

Offering Memorandum

New Construction Retail for Sale

Single Tenant Ivy Day Prep School
10+ new lease



PointBridge CRE

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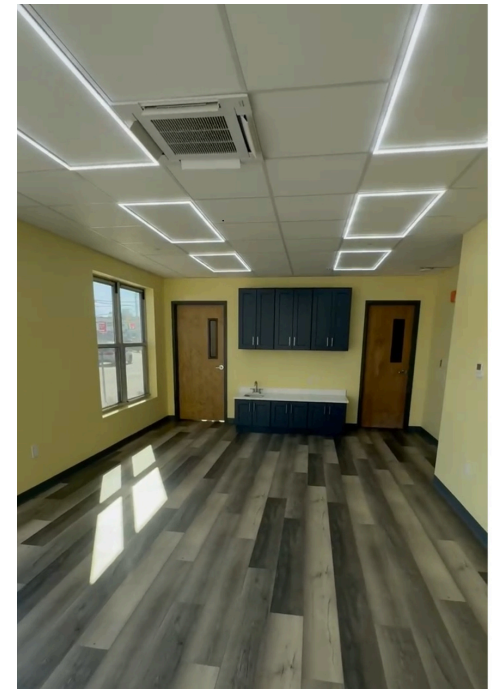
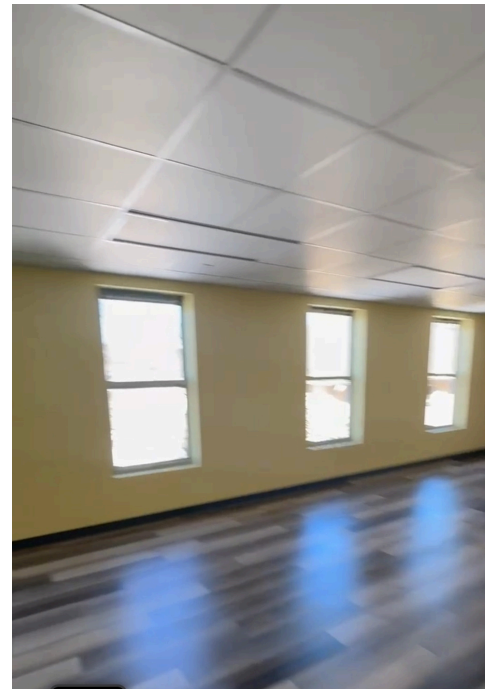
Contact Information/ Disclaimer

EXECUTIVE SUMMARY

PointBridge CRE LLC is pleased to present the exclusive opportunity to acquire a newly constructed, single-tenant net-leased educational asset located at 1719 Hylan Boulevard in Staten Island, New York. This brand-new (2025) development is fully leased to Ivy Prep Day School on a long-term 15-year lease, providing investors with secure, passive income backed by a strong educational operator. The asset offers stable cash flow with zero near-term capital requirements. Positioned along the highly trafficked Hylan Boulevard corridor, the property benefits from excellent visibility, strong demographics, and consistent community demand for education services.

INVESTMENT HIGHLIGHTS

- Brand New Construction (2025) – No deferred maintenance
- Long-Term Lease – 15-year lease with Ivy Prep Day School
- Stable Cash Flow – \$722,000 Net Operating Income
- Passive Investment – Single-tenant structure
- Prime Corridor Location – High visibility on Hylan Blvd
- Strong Tenant Use – Education sector (recession-resistant)
- Attractive Cap Rate – 5.50% asking cap
- Asking Price: \$13,127,000



PROPERTY OVERVIEW

- Address: 1719 Hylan Blvd, Staten Island, NY 10305
- Property Type: Retail / Educational (Single Tenant)
- Tenant: Ivy Prep Day School
- Lease Term: 15 Years
- Building Size: 15,277 SF
- Lot Size: 9,635 SF
- Year Built: 2025
- Construction: New Development
- Zoning: R3-2, C1-1

TENANT OVERVIEW – IVY PREP DAY SCHOOL

Ivy Prep Day School is a private educational institution offering early childhood and primary education services. The tenant's long-term lease commitment reflects confidence in the location and strong demand within the Staten Island market. Educational tenants are considered highly stable due to consistent enrollment demand and community integration, making them desirable net-lease investments.

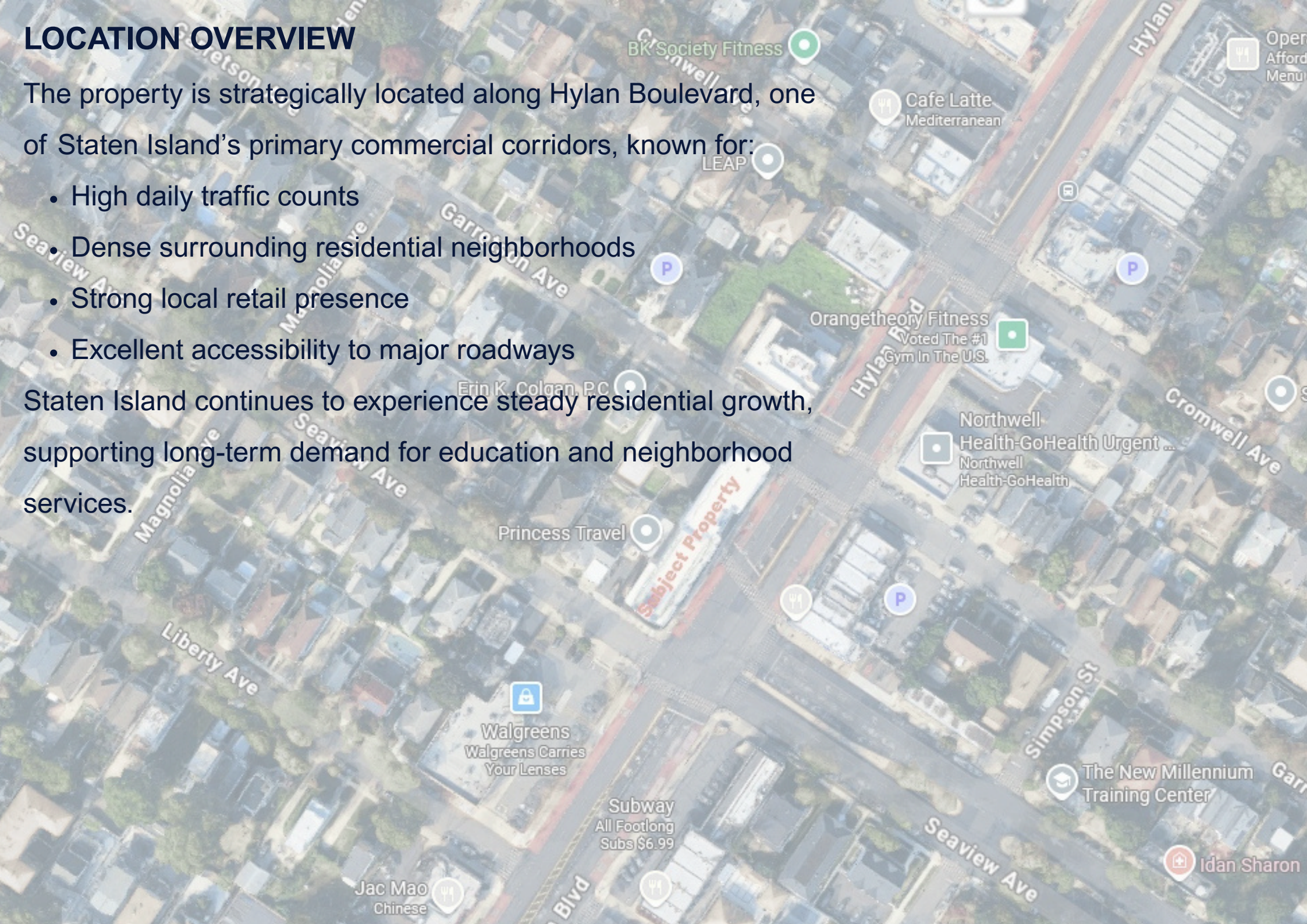


LOCATION OVERVIEW

The property is strategically located along Hylan Boulevard, one of Staten Island's primary commercial corridors, known for:

- High daily traffic counts
- Dense surrounding residential neighborhoods
- Strong local retail presence
- Excellent accessibility to major roadways

Staten Island continues to experience steady residential growth, supporting long-term demand for education and neighborhood services.



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PointBridge CRE

CONFIDENTIALITY AGREEMENT

By accepting this Offering Memorandum, the recipient agrees to keep all information contained herein confidential and to use it solely for the purpose of evaluating the property for potential acquisition.

DISCLAIMER

This Offering Memorandum (“OM”) has been prepared for informational purposes only and does not constitute an offer to sell or a solicitation to buy any securities or real estate. All information contained herein has been obtained from sources deemed reliable; however, no warranty or representation is made as to its accuracy or completeness. Prospective purchasers are advised to conduct their own independent investigations and due diligence.