CUSHMAN & WAKEFIELD

THE SOPHIE

54-07 ROOSEVELT AVENUE

Turnkey Statutorily Free Market Mixed-Use in Woodside, Queens

CONFIDENTIAL OFFERING MEMORANDUM

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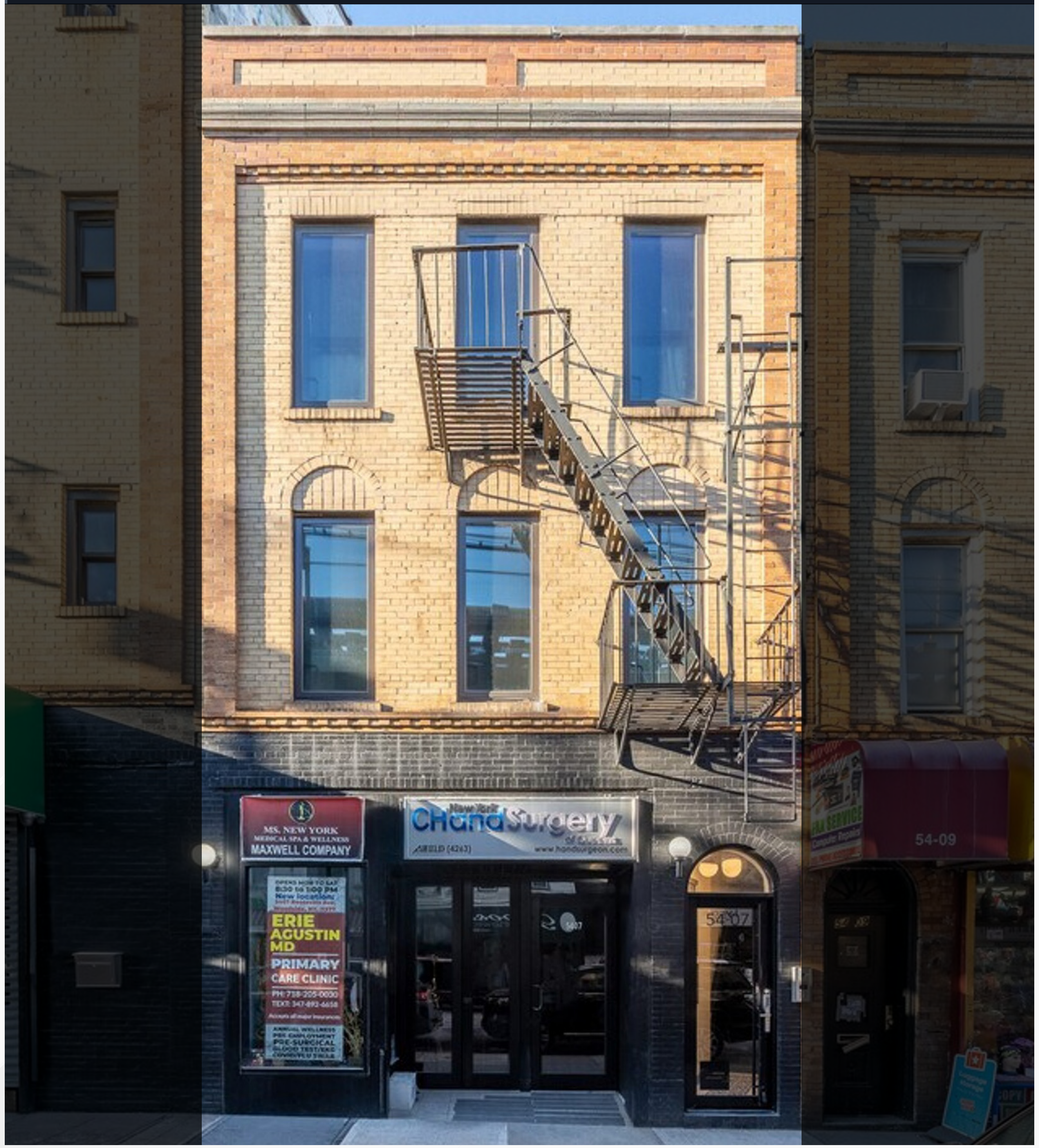
ASKING PRICE: $2,200,000
$/SF: $522



Executive Summary

Cushman & Wakefield is pleased to present to market **The Sophie, located at 54-07 Roosevelt Avenue**, a boutique three-story mixed-use building located in the vibrant Woodside neighborhood of Queens. The property comprises **four residential units and one commercial unit**, totaling approximately **4,216 gross square feet** (17′ x 62′) on a **1,216 square foot lot** (19′ x 64′), and benefits from a low tax burden of **$7,888 for tax year 2026/2027** — further protected by its Tax Class 1 designation, which caps assessed value increases at 6% annually and 20% over any five-year period, providing ownership with a meaningful, long-term shield against rising tax exposure.

The residential units feature elegant condo-quality finishes with Italian-made cabinetry, oak flooring, and Carrara marble-inspired bathrooms — offering a boutique luxury loft aesthetic rarely found in this submarket. The unit mix consists of **two studios and two one-bedroom, one-bathroom apartments**, catering to the neighborhood's strong commuter demand.

The ground-floor commercial space is occupied by **Blu Point Health**, a medical care and wellness services tenant, paying **currently paying $5,665 in monthly base rent (at fixed annual increases)** plus property tax recoveries equal to 50% of the increase over the 2024/2025 base year. The lease runs through **January 2034**, providing ownership with a long-term, stable income anchor.

The property's positioning along Roosevelt Avenue places it steps from the **52nd Street station serving the 7 train**, offering residents direct and seamless access to Midtown Manhattan. Woodside is one of Queens' most well-connected and sought-after residential neighborhoods, characterized by tree-lined blocks, a thriving local dining and retail scene, and a strong sense of community that continues to attract a diverse and growing renter base. The Property also stands to benefit from its location within the heart of Western Queens, where several of New York City's most significant redevelopment initiatives are underway or planned, including the recently approved **OneLIC Neighborhood Plan**, the transformative **redevelopment of Willets Point**, and the **long-term vision for Sunnyside Yards, a potential $21 billion mixed-use neighborhood planned** above the adjacent Amtrak rail yard.

This offering represents a rare opportunity to acquire a fully occupied, income-producing boutique asset with luxury residential finishes and a long-term commercial anchor in one of Queens' most dynamic neighborhoods.

Please direct all inquiries to Cushman & Wakefield.

INVESTMENT HIGHLIGHTS

Fully Occupied

100% occupied with a diversified residential and commercial tenant mix generating immediate, stable cash flow.

Long-Term Commercial Anchor

Blu Point Health leased through January 2034, currently at $5,680/month including monthly property tax recoveries.

Boutique Luxury Finishes

Italian-made cabinetry, oak flooring, and Carrara marble-inspired bathrooms throughout all residential units.

Steps from the 7 Train

Located on Roosevelt Avenue, steps from the 52nd Street station with direct service to Midtown Manhattan.

Tax Class Protected

Annual taxes of just $7,888 (Tax Year 2026/2027), with assessed value increases capped at 20% over any five-year period.

PROPERTY SUMMARY

PROPERTY INFORMATION			
ADDRESS:	54-07 ROOSEVELT AVENUE, QUEENS, NY 11377		
SUBMARKET:	WOODSIDE		
BLOCK & LOT:	1317-73		
LOT DIMENSIONS:	19' X 64'	IRREGULAR	
LOT SF:	1,216	SF (APPROX.)	

BUILDING INFORMATION			
PROPERTY TYPE:	MIXED-USE WALKUP		
BUILDING DIMENSIONS:	17' X 62'	IRREGULAR	
STORIES:	3		
TOTAL GROSS SF:	4,216	SF (APPROX.)	
RESIDENTIAL UNITS:	4		
COMMERCIAL UNITS:	1		
TOTAL UNITS:	5		
GROSS RESIDENTIAL SF:	3,162	SF (APPROX.)	
NET RESIDENTIAL SF:	2,688	SF (APPROX.)	15% LOSS FACTOR
AVG. NET UNIT SF:	672	SF (APPROX.)	
ABOVE GRADE COMMERCIAL SF:	1,054	SF (APPROX.)	

ZONING INFORMATION		
ZONING:	R6, C1-4	
FAR (AS-OF-RIGHT):	2.20	*3.9 CITY OF YES UAP FAR
TOTAL BUILDABLE SF (AS-OF-RIGHT):	2,675	SF (APPROX.)
LESS EXISTING STRUCTURE:	4,216	SF (APPROX.)
AVAILABLE AIR RIGHTS (AS-OF-RIGHT):	OVERBUILT	SF (APPROX.)

NYC FINANCIAL INFORMATION (26/27)	
TOTAL ASSESSMENT:	$39,750
ANNUAL PROPERTY TAX:	$7,888
TAX CLASS:	1
TAX RATE:	19.843%

TAX MAP

RESIDENTIAL REVENUE

UNIT	BEDS	BATHS	STATUS	EXP.	BASE RENT	CONCESSIONS	MONTHLY RENT	PRO FORMA
2F	0	1	FM	MAY-27	$1,975	-	$1,975	$2,225
2R	1	1	FM	AUG-26	$2,550	-	$2,550	$2,800
3F	0	1	FM	APR-27	$2,020	-	$2,020	$2,270
3R	1	1	FM	AUG-26	$2,490	-	$2,490	$2,740
MONTHLY TOTAL	**2**	**4**			**$9,035**	-	**$9,035**	**$10,035**
ANNUAL TOTAL					**$108,420**	-	**$108,420**	**$120,420**
						AVERAGE RENT PER UNIT:	**$2,259**	**$2,509**
						AVERAGE RENT PER NET SF:	**$40**	**$45**

COMMERCIAL REVENUE

UNIT	TENANT	LEASE EXP.	TAX BASE YEAR	BASE RENT	MONTHLY RECOVERY	MONTHLY RENT	PRO FORMA
RETAIL	COMMERCIAL	JAN-34	24/25	$5,665	$15	$5,680	$5,835
MONTHLY TOTAL				**$5,665**	**$15**	**$5,680**	**$5,835**
ANNUAL TOTAL				**$67,980**	**$178**	**$68,158**	**$70,019**
				AVERAGE RENT PER SF (ABOVE GRADE):		**$65**	**$66**

TOTAL GROSS MONTHLY REVENUE:	**$14,715**	**$15,870**
TOTAL GROSS ANNUAL REVENUE:	**$176,578**	**$190,439**

INCOME & EXPENSES

RESIDENTIAL REVENUE	NSF	$/UNIT	$/SF	ANNUAL INCOME
Gross Annual Income	2,688	$27,105	$40.34	$108,420
Less General Vacancy / Credit Loss (3.0%)		$813	$1.21	$3,253
Effective Gross Annual Income		**$26,292**	**$39.13**	**$105,167**

COMMERCIAL REVENUE	SF	$/UNIT	$/SF	ANNUAL INCOME
Gross Annual Income	1,054	$68,158	$64.67	$68,158
Less General Vacancy / Credit Loss (5.0%)		$3,408	$3.23	$3,408
Effective Gross Annual Income		**$64,750**	**$61.43**	**$64,750**

TOTAL REVENUE	ANNUAL INCOME
Total Gross Annual Income	$176,578
Less Total General Vacancy / Credit Loss	$6,660
Effective Gross Annual Income	**$169,917**

OPERATING EXPENSES

TYPE	PROJECTION	% OF EGI	$/UNIT	$/SF	PROJECTED
Property Taxes	Actual	4.6%	$1,578	$1.87	$7,888
Insurance	Actual	2.4%	$815	$0.97	$4,076
Utilities	Actual	2.7%	$924	$1.10	$4,622
Fuel	Tenants Pay	-	-	-	-
Repairs & Maintenance	Actual	3.3%	$1,118	$1.33	$5,588
General & Administrative	Actual	1.7%	$590	$0.70	$2,949
Professional Fees	Actual	3.9%	$1,321	$1.57	$6,604
Super / Payroll	Actual	3.2%	$1,104	$1.31	$5,520
Management Fee	Actual	3.1%	$1,055	$1.25	$5,274
Total Expenses		**25.0%**	**$8,504**	**$10.09**	**$42,521**

Net Operating Income	**$127,397**

PRO FORMA INCOME & EXPENSES ANALYSIS

RESIDENTIAL REVENUE	NSF	$/UNIT	$/SF	ANNUAL INCOME
Gross Annual Income	2,688	$30,105	$44.80	$120,420
Less General Vacancy / Credit Loss (3.0%)		$903	$1.34	$3,613
Effective Gross Annual Income		**$29,202**	**$43.46**	**$116,807**

COMMERCIAL REVENUE	SF	$/UNIT	$/SF	ANNUAL INCOME
Gross Annual Income	1,054	$70,019	$66.43	$70,019
Less General Vacancy / Credit Loss (5.0%)		$3,501	$3.32	$3,501
Effective Gross Annual Income		**$66,518**	**$63.11**	**$66,518**

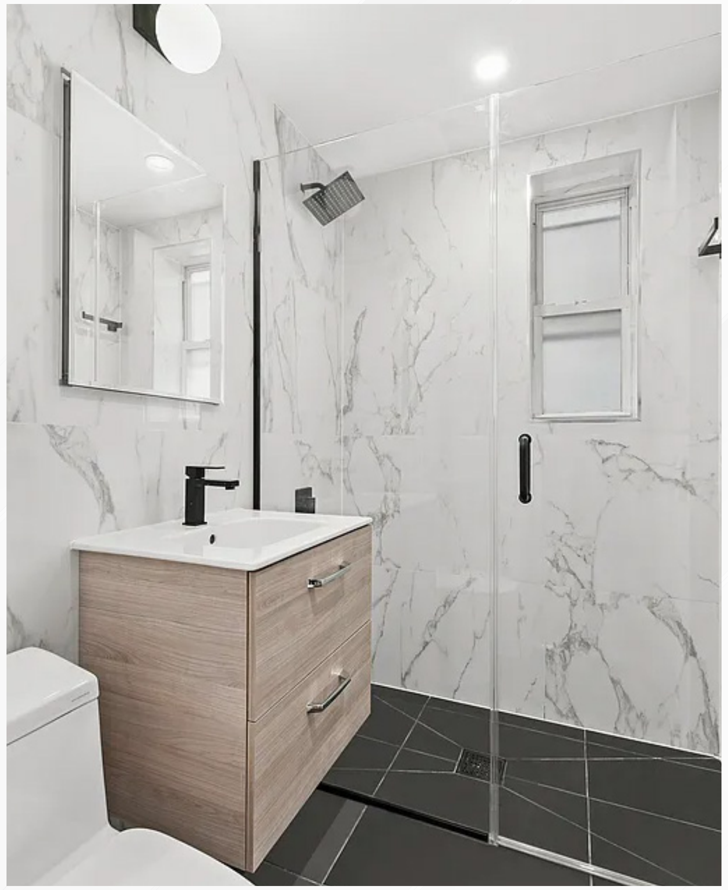
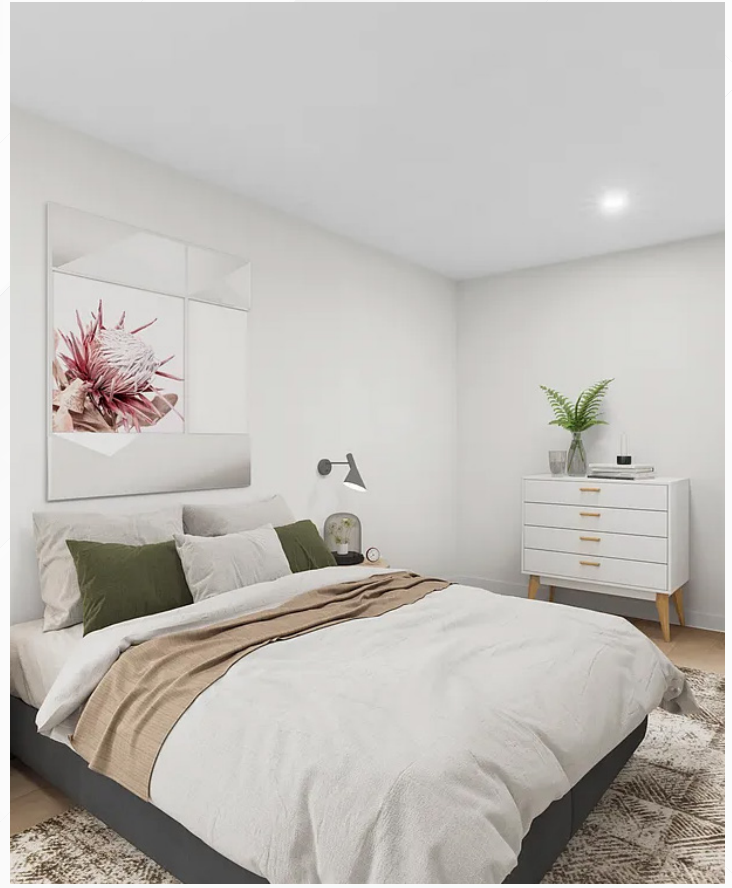
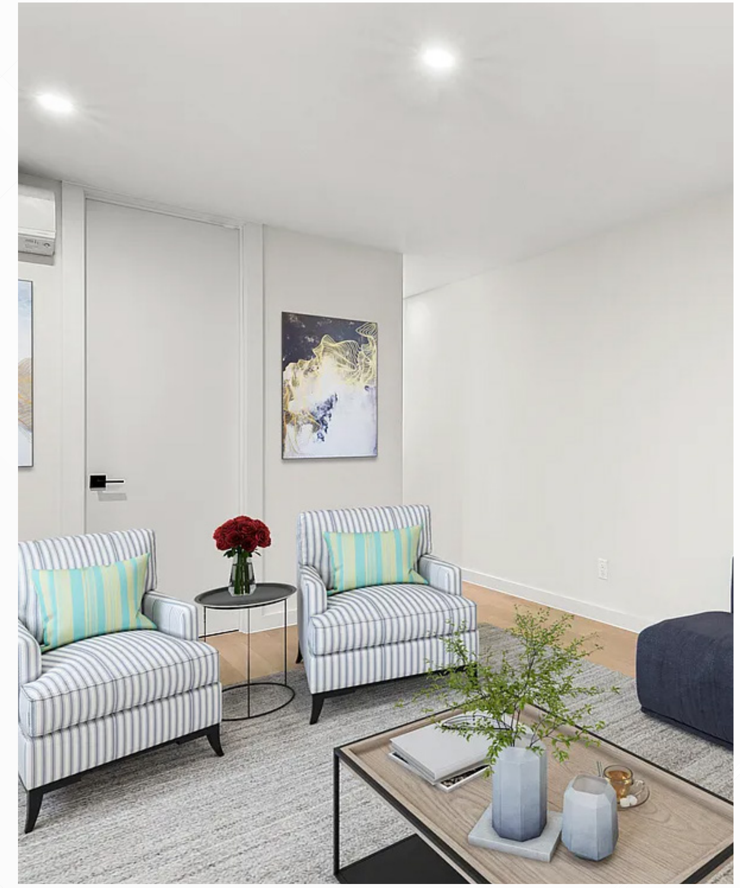
TOTAL INCOME	ANNUAL INCOME
Total Gross Annual Income	$190,439
Less Total General Vacancy / Credit Loss	$7,114
Effective Gross Annual Income	**$183,326**

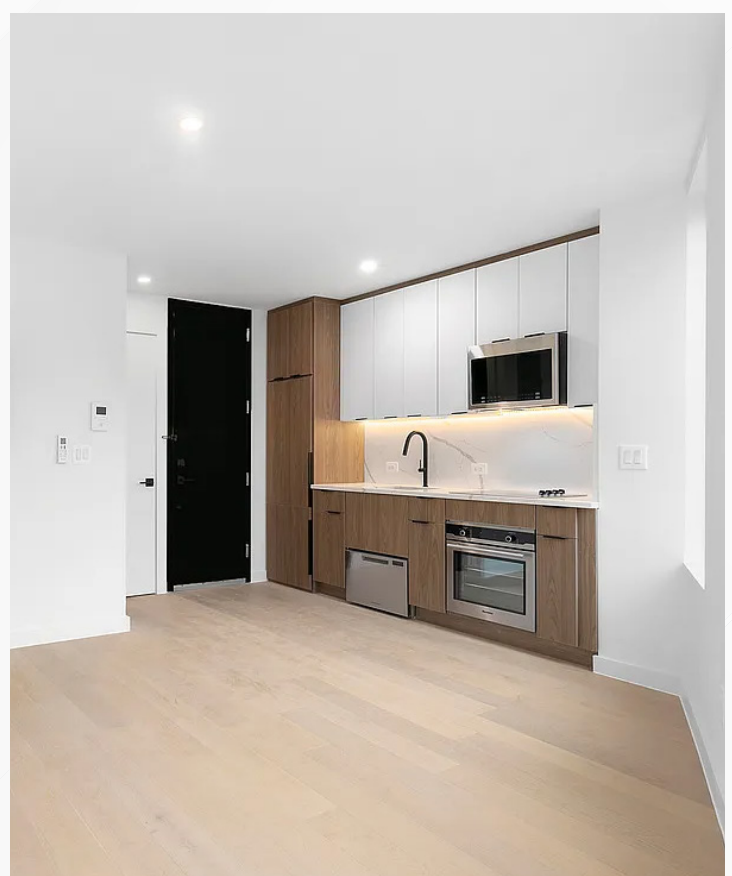
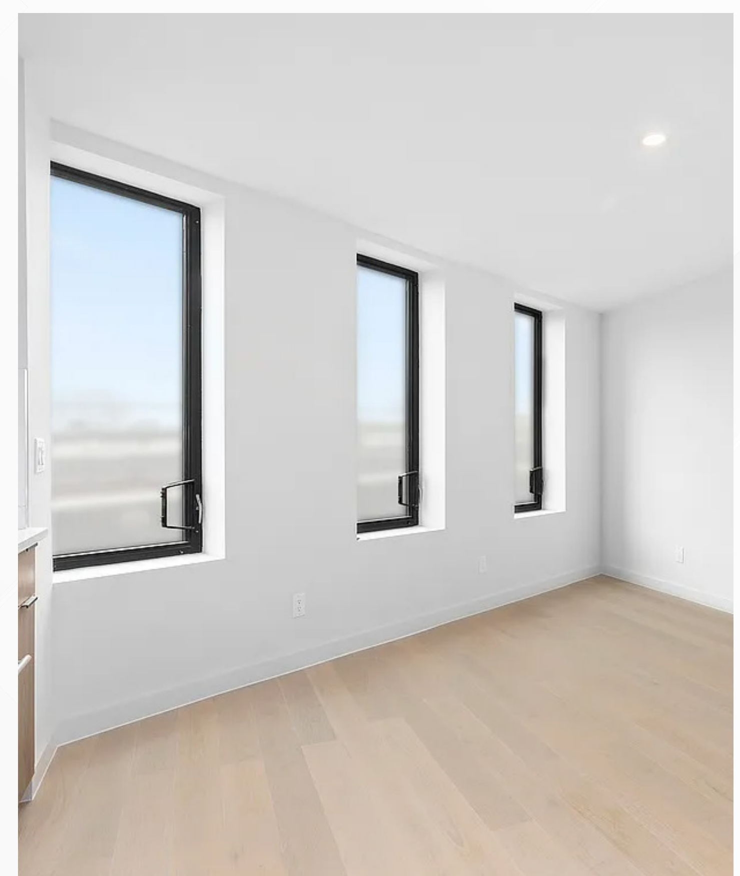
PROJECTED OPERATING EXPENSES

TYPE	PROJECTION	% OF EGI	$/UNIT	$/SF	PROJECTED
Property Taxes	Actual	4.3%	$1,578	$1.87	$7,888
Insurance	Actual	2.2%	$815	$0.97	$4,076
Utilities	Actual	2.5%	$924	$1.10	$4,622
Fuel	Tenants Pay	-	-	-	-
Repairs & Maintenance	Actual	3.0%	$1,118	$1.33	$5,588
General & Administrative	Actual	1.6%	$590	$0.70	$2,949
Professional Fees	Actual	3.6%	$1,321	$1.57	$6,604
Super / Payroll	Actual	3.0%	$1,104	$1.31	$5,520
Management Fee	3.0% / EGI	3.0%	$1,100	$1.30	$5,500
Total Expenses		**23.3%**	**$8,549**	**$10.14**	**$42,746**

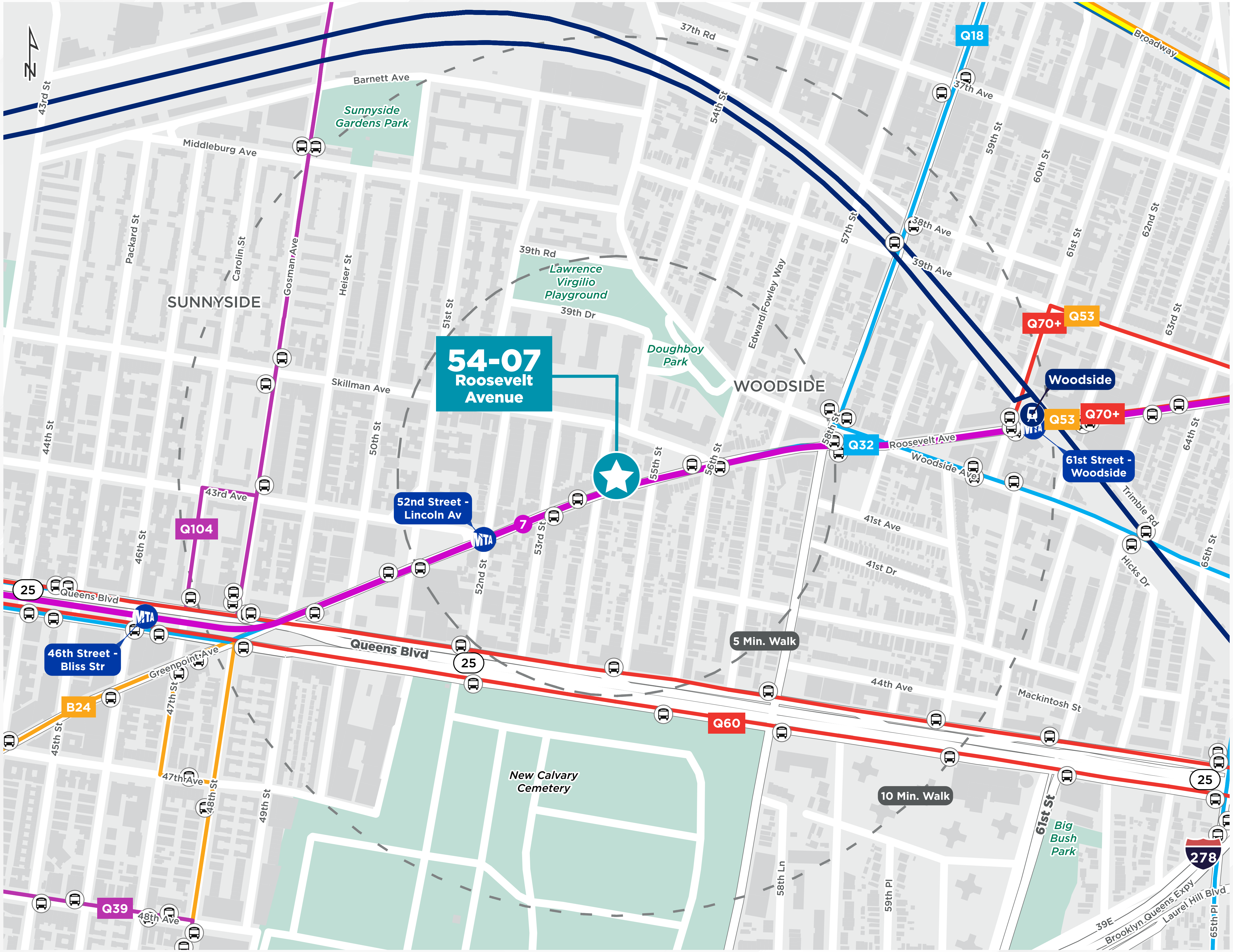
Net Operating Income	**$140,580**

PHOTOS

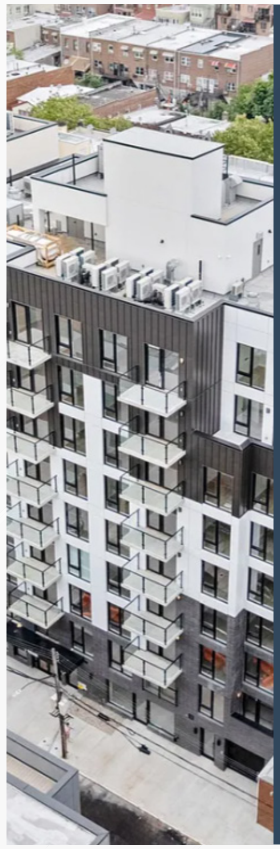

TRANSIT MAP


54-07
Roosevelt
Avenue
SUNNYSIDE
WOODSIDE
Sunnyside
Gardens Park
Lawrence
Virgilio
Playground
Doughboy
Park
New Calvary
Cemetery
Big
Bush
Park
52nd Street -
Lincoln Av
46th Street -
Bliss Str
Woodside
61st Street -
Woodside
5 Min. Walk
10 Min. Walk
Q18
Q32
Q53
Q70+
Q104
Q60
Q39
B24
25
7
278
Barnett Ave
Middleburg Ave
Skillman Ave
43rd Ave
Queens Blvd
Greenpoint Ave
47th Ave
48th Ave
39th Rd
39th Dr
37th Rd
37th Ave
38th Ave
39th Ave
Roosevelt Ave
Woodside Ave
41st Ave
41st Dr
44th Ave
Mackintosh St
Broadway
Trimble Rd
Hicks Dr
Brooklyn Queens Expy
Laurel Hill Blvd
39E
43rd St
44th St
45th St
46th St
47th St
48th St
49th St
50th St
51st St
52nd St
53rd St
54th St
55th St
56th St
57th St
58th St
58th Ln
59th St
59th Pl
60th St
61st St
62nd St
63rd St
64th St
65th St
65th Pl
Packard St
Carolin St
Gosman Ave
Heiser St
Edward Fowley Way

RETAIL MAP


54-07 Roosevelt Avenue
Sunnyside Mall
Barnett Ave
Sunnyside Gardens Park
Middleburg Ave
Torsney Playground
SUNNYSIDE
Skillman Ave
43rd Ave
Queens Blvd
Greenpoint Ave
47th Ave
48th Ave
39th Rd
39th Dr
Lawrence Virgilio Playground
WOODSIDE
Doughboy Park
37th Rd
37th Ave
38th Ave
39th Ave
Roosevelt Ave
Woodside Ave
41st Ave
41st Dr
44th Ave
Mackintosh St
Broadway
Trimble Rd
Hicks Dr
Edward Fowley Way
New Calvary Cemetery
Big Bush Park
Laurel Hill Blvd
Brooklyn Queens Expy
5 Min. Walk
10 Min. Walk
ALCOVE
LA FLOR
dawa's
FUYU RAMEN
Bank of Hope
WOORI AMERICA BANK
Walgreens
CVS
SHAKE SHACK
Pelicana
Advance Auto Parts
Tito Rad's GRILL
P.C. RICHARD & SON
EPICARE PHARMACY
QUEENS PUBLIC LIBRARY
PUREGYM
CHASE
PEKING BBQ
DUANE reade
STAPLES
CT PHYSICAL THERAPY CARE
0
0.1
0.2
Miles

RECENT LOCAL DEVELOPMENTS



1

43-25 52nd St
J Tower 52

Year Built: 2025

Developer: Yi Lu Fa Corporation

# of Rental Units: 60

Asking rent for studios:
$2,537 - $3,600

Asking rent for 1-bedroom units:
$2,844 - $3,900

Asking rent for 2-bedroom units:
$3,333 - $5,500

Asking rent for 3-bedroom units:
$4,444 - $5,500

2

43-15 52nd St
Vida 52

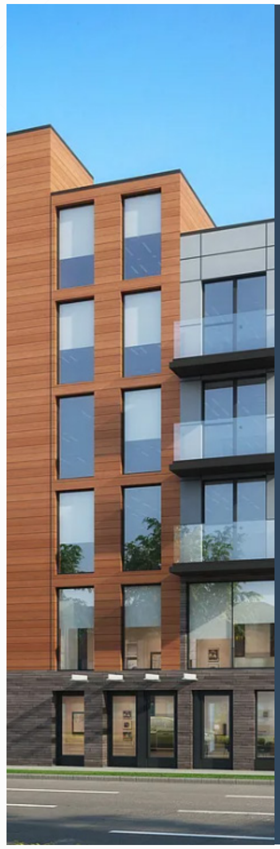
Year Built: 2023

Developer: ZD Jasper Realty

# of Rental Units: 87

Asking rent for 1-bedroom units:
$2,775 - $3,600

Asking rent for 2-bedroom units:
$3,950 - $4,950



3

43-20 52nd St
Silver Point Apartments

Year Built: 2022

Developer: Yi Lu Fa Corporation

# of Rental Units: 14

Asking rent for 2-bedroom units:
$2,725 - $4,195

4

69-02 Queens Blvd
Woodside Central

Year Built: 2023

Developer: Madison Realty Capital

# of Rental Units: 478

Asking rent for studios:
$2,650 - $2,950

Asking rent for 1-bedroom units:
$2,800 - $3,500

Asking rent for 2-bedroom units:
$3,200 - $4,350

5

72-01 Queens Blvd
SOLA Woodside

Year Built: 2024

Developer:
Hakimian Organization

# of Rental Units: 364

Asking rent for studios:
$2,875 - $3,217

Asking rent for 1-bedroom units:
$2,850 - $3,575

Asking rent for 2-bedroom units:
$3,950 - $5,050

Asking rent for 3-bedroom units:
$4,950 - $5,050

6

40-22 61st St
Arcadia Woodside Condominium

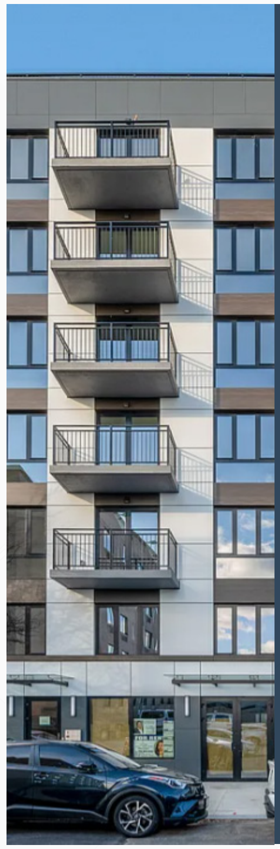
Year Built: 2023

Developer: Ampiera Group

# of Condo Units: 76

Sellout range for 1-bedroom units:
$649,000 - $898,000

Sellout range for 2-bedroom units:
$815,000 - $1,250,000



7

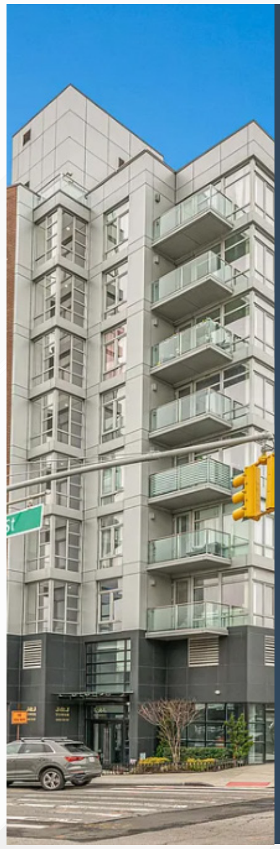
43-34 53rd St
Skylimit Tower

Year Built: 2023

Developer: Jaime Lopez

# of Rental Units: 24

Asking rent for 1-bedroom units:
$2,800 - $3,300



8

46-02 70th St
J & J Tower

Year Built: 2019

Developer: Yi Lu Fa Corporation

# of Rental Units: 74

Asking rent for studios:
$1,970 - $2,250

Asking rent for 1-bedroom units:
$2,595 - $2,700

Asking rent for 2-bedroom units:
$2,670 - $3,395

·· THE SOPHIE ··

54-07 ROOSEVELT AVENUE

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