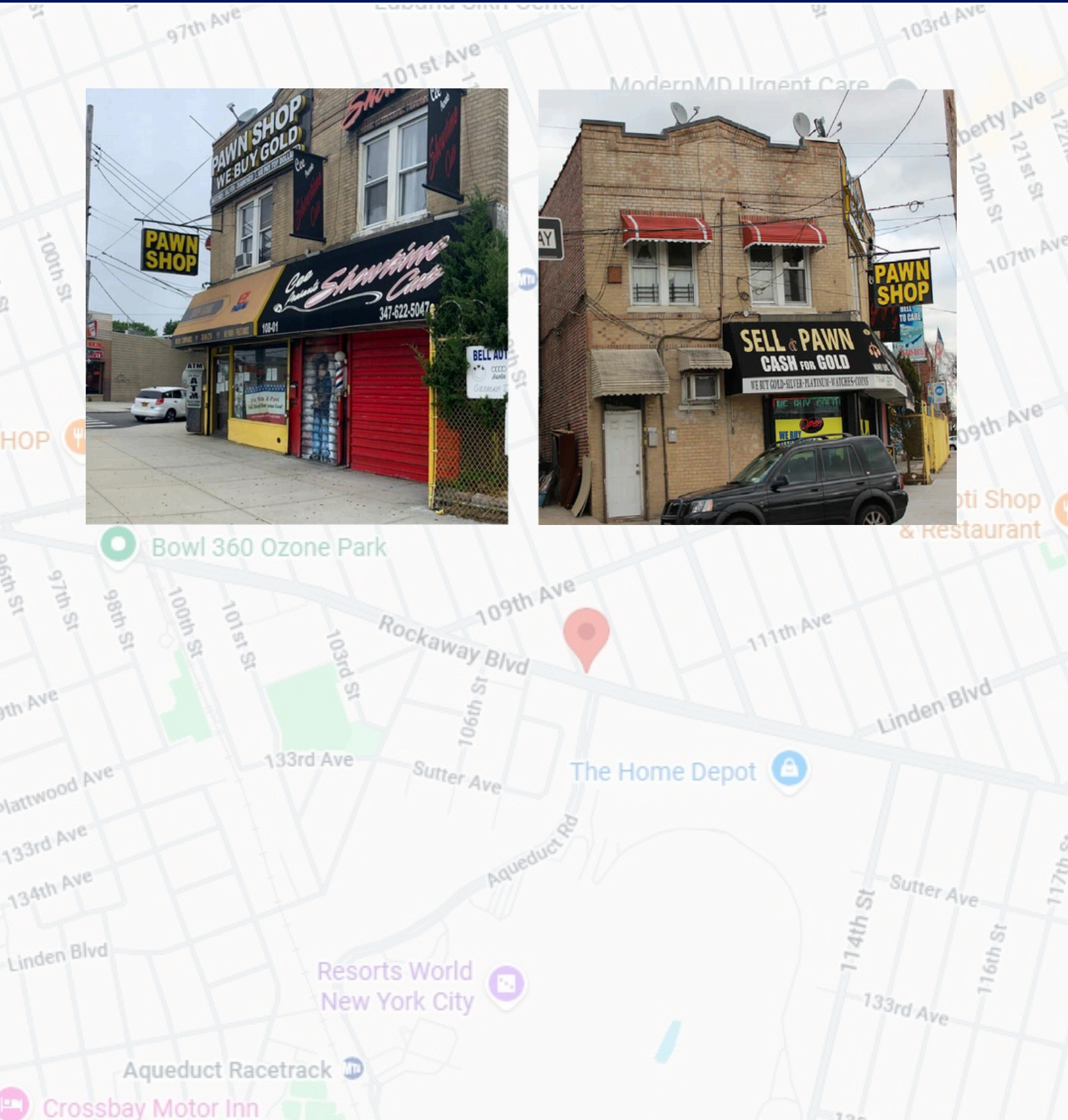


# Offering Memorandum

10801 Rockaway Blvd, South Ozone Park, NY 11420



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## Executive Summary

10801 Rockaway Blvd presents a prime mixed-use investment opportunity located in the high-traffic commercial corridor of South Ozone Park, Queens. The property consists of one residential apartment and two established commercial tenants: EZ Pawn Corp and a barbershop. With stable in-place income and additional upside potential, this asset is ideal for both long-term investors and value-add buyers.

The property benefits from strong visibility, excellent frontage, and proximity to major thoroughfares including Rockaway Blvd, the Belt Parkway, and JFK Airport. High daily foot and vehicle traffic support robust commercial demand.

Based on the current Net Operating Income of **\$88,888**, the property reflects a **5% cap rate valuation of approximately \$1,777,760**, with further upside through rental growth and lease restructuring.

## Property Highlights

- **Mixed-use asset** featuring one residential unit and two street-level retail spaces.
- **Strong performing tenants** including EZ Pawn Corp and a long-standing barbershop.
- **Total Annual Income:** \$134,088.
- **Net Operating Income:** \$88,888.
- **5% Cap Rate Valuation:** ~\$1.78M.
- **Upside potential** through rent increases, modernization, and improved leasing strategy.
- **High-visibility location** on a major commercial corridor.
- **Short distance to JFK Airport**, major highways, and public transportation.
- **Strong retail demand** driven by local population density and consistent foot traffic.

## Property Overview

- **Address:** 10801 Rockaway Blvd, South Ozone Park, NY 11420
- **Building Type:** Mixed-use **Configuration:** 1 apartment + 2 retail units **Square Footage:**
- Approximately 2,500 SF of combined retail and residential space (confirmable with survey or public records)
- **Lot Size:** Standard commercial lot (estimated 2,000 SF)
- **Zoning:** C1/C2 overlay within residential district



## Rent Roll

Unit / Tenant	Monthly Rent	Annual Rent
Apartment 1	\$2,600	\$31,200
EZ Pawn Corp (Retail 1)	\$4,679	\$56,148
Barbershop (Retail 2)	\$3,895	\$46,740
<b>Total Income</b>	<b>\$11,174</b>	<b>\$134,088</b>

## Operating Expenses

Expense Type	Annual Cost
Insurance	\$6,200
Taxes	\$33,500
Gas	\$4,000
Maintenance	\$1,500
<b>Total Expenses</b>	<b>\$45,200</b>

## Financial Summary

- **Annual Income:** \$134,088
- **Annual Expenses:** \$45,200
- **Net Operating Income:** \$88,888
- **5% Cap Rate Value:** ~\$1,777,760
- **Upside Opportunities:**
  - Modernization of units
  - Potential rent increases on future renewals
  - Improved tenant mix over time
  - Enhanced signage and exterior improvements

