



45-05 DITMARS BOULEVARD, QUEENS, NY 11105

EXCLUSIVE OFFERING MEMORANDUM

Ditmars Boulevard Mixed-Used Building

IPRG

TABLE OF CONTENTS

03 INVESTMENT PRICING

06 PROPERTY INFORMATION

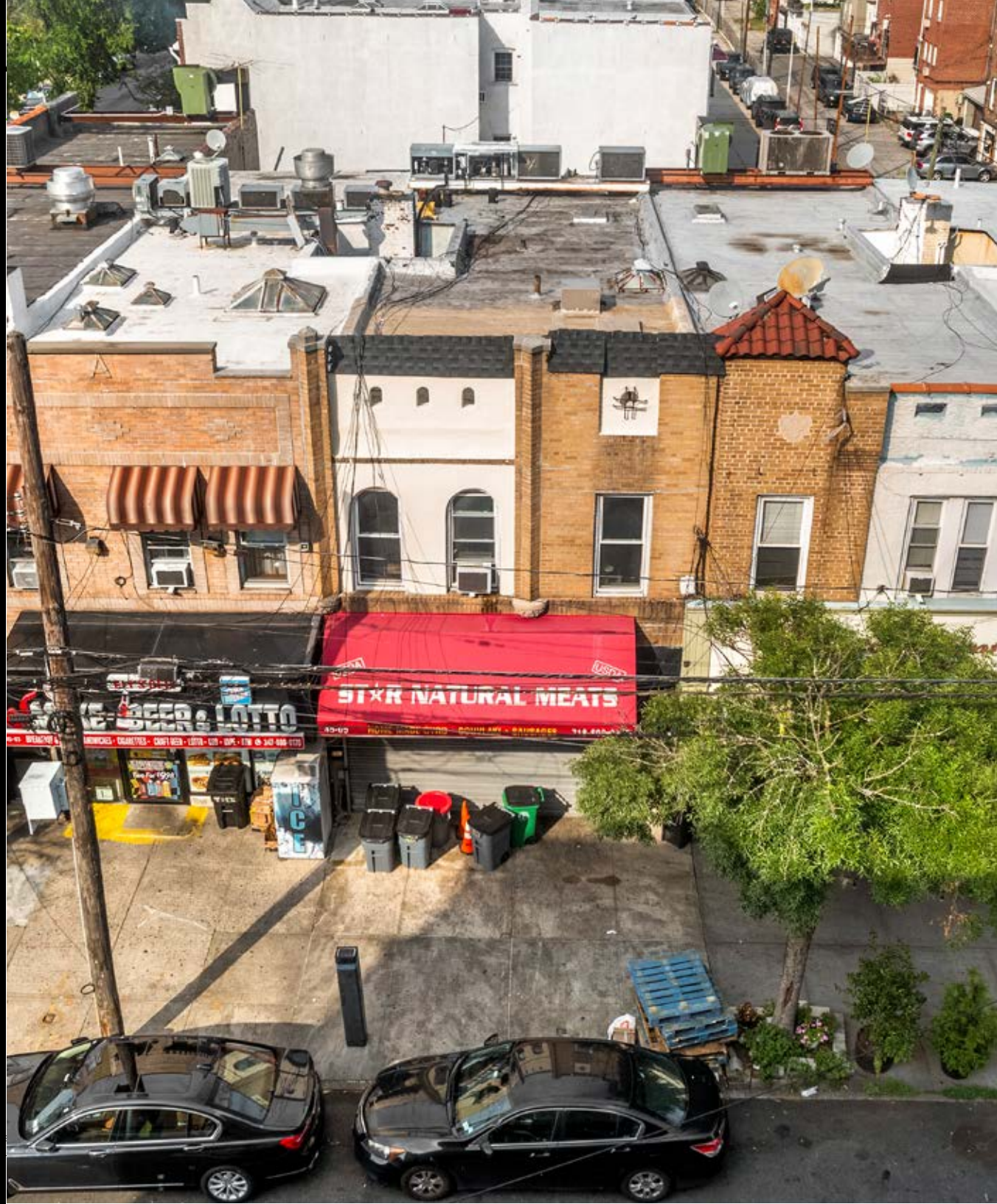
FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

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INVESTMENT PRICING

45-05 DITMARS BOULEVARD





OFFERING PRICE
\$1,975,000

INVESTMENT HIGHLIGHTS

2 Apts & 1 Store
of Units

3,300 SF
Approx. SF

6.31%
Current Cap Rate

7.63%
Pro Forma Cap Rate

\$658,333
Price/Unit

\$598
Price/SF

12.87x
Current GRM

10.91x
Pro Forma GRM

45-05 DITMARS BOULEVARD, QUEENS, NY 11105

DITMARS BLVD MIXED-USED BUILDING FOR SALE

INCOME & EXPENSES

UNIT	TYPE	APPROX. SF	CURRENT	PRO FORMA	CURRENT RPSF	PF RPSF	STATUS	LEASE START	LEASE EXPIRY	NOTES
1	1 Bed / 1 Bath	600	\$2,200	\$2,600	\$44	\$52	FM	-	-	
2	2 Bed / 1 Bath	700	\$3,000	\$3,400	\$51	\$58	FM	-	-	
Ground	Store	2,000	\$7,588	\$9,088	\$46	\$55	-	12/1/2014	12/1/2029	*3% Yearly Increases
		MONTHLY:	\$12,788	\$15,088						*\$9,088 Starting 12/1/2025
		ANNUALLY:	\$153,456	\$181,056						

	CURRENT	PRO FORMA
GROSS OPERATING INCOME:	\$ 153,456	\$ 181,056
VACANCY/COLLECTION LOSS (2%):	\$ (3,069)	\$ (3,621)
EFFECTIVE GROSS INCOME:	\$ 150,387	\$ 177,435
REAL ESTATE TAXES (1):	\$ (8,598)	\$ (8,598)
FUEL:	\$ (2,970)	\$ (2,970)
WATER AND SEWER:	\$ (2,300)	\$ (2,300)
INSURANCE:	\$ (3,300)	\$ (3,300)
COMMON AREA ELECTRIC:	\$ (500)	\$ (500)
REPAIRS & MAINTENANCE:	\$ (2,000)	\$ (2,000)
MANAGEMENT (4%):	\$ (6,015)	\$ (7,097)
TOTAL EXPENSES:	\$ (25,683)	\$ (26,765)
NET OPERATING INCOME:	\$ 124,703	\$ 150,669

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

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PROPERTY INFORMATION

45-05 DITMARS BOULEVARD



45-05 DITMARS BOULEVARD, QUEENS, NY 11105

DITMARS BLVD MIXED-USED BUILDING **FOR SALE**

INVESTMENT SUMMARY

IPRG has been exclusively retained to sell 45-05 Ditmars Blvd, a mixed-use investment opportunity located in the heart of Astoria, Queens, between 45th and 46th Road.

PROPERTY OVERVIEW:

Configuration: 2 Residential Apartments + 1 Ground-Floor Retail Space

Retail Lease: Tenant currently in Year 11 of a 15-Year Lease with 3% Annual Increases

Frontage: Strong visibility on Ditmars Blvd, a high-traffic commercial corridor

LOCATION HIGHLIGHTS:

- Situated in the vibrant Astoria neighborhood
- Walking distance to the N & W subway lines, providing convenient access to Manhattan and greater Queens
- Surrounded by a dynamic mix of dining, retail, and residential developments

This property presents a stable income-producing asset with long-term upside in a sought-after Queens location.

BUILDING INFORMATION

BLOCK & LOT:	00771-0003
NEIGHBORHOOD:	Astoria
CROSS STREETS:	45th & 46th
BUILDING DIMENSIONS:	20 ft x 100 ft Ground Fl ; 20 x 65 2nd Fl
LOT DIMENSIONS:	20 ft x 110 ft
# OF UNITS:	2 Apts & 1 Store
APPROX. TOTAL SF:	3,300 SF
ZONING:	R4
FAR:	1.0
TAX CLASS / ANNUAL TAXES:	1 / \$8,598

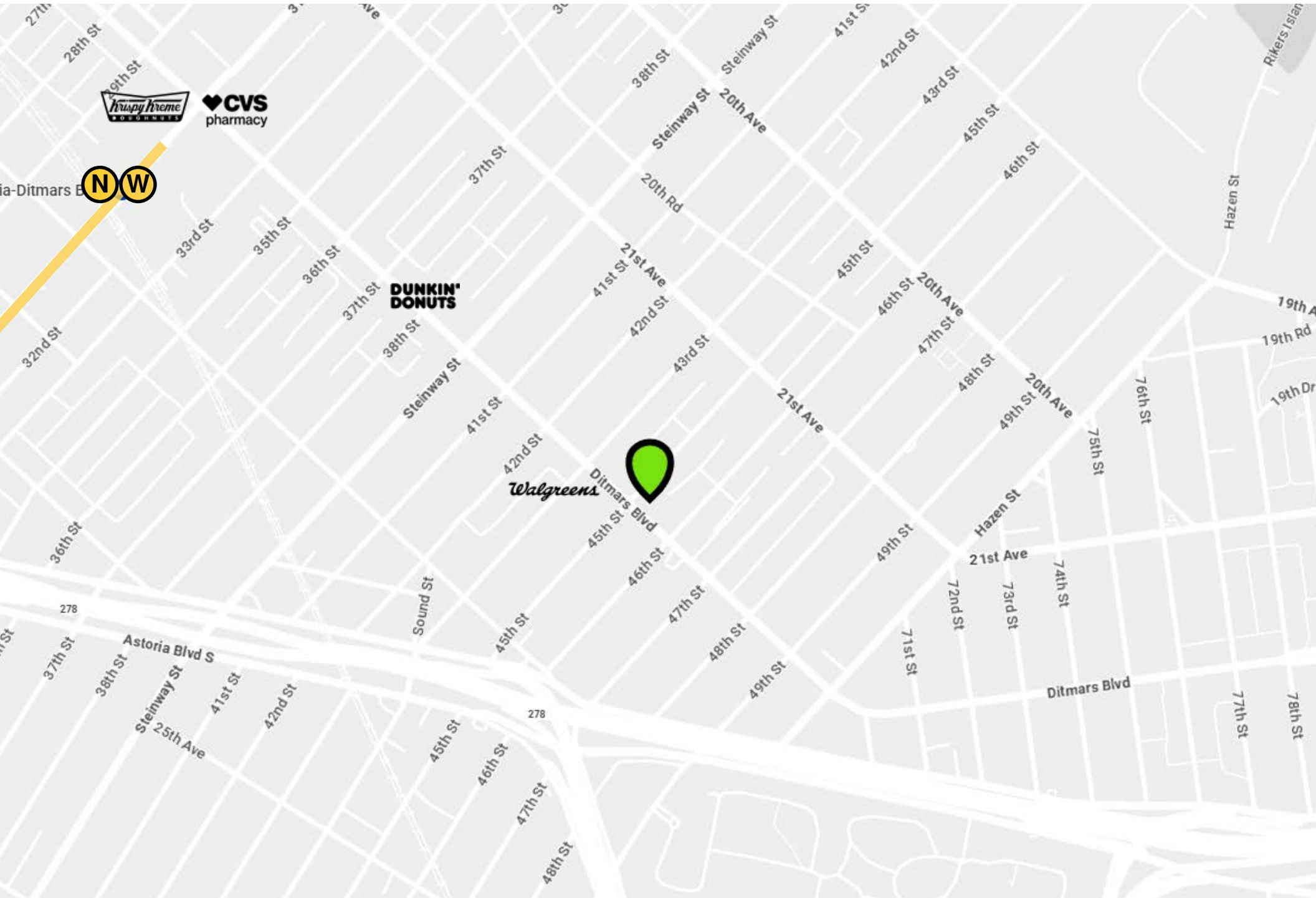
TAX MAP



45-05 DITMARS BOULEVARD, QUEENS, NY 11105

DITMARS BLVD MIXED-USED BUILDING **FOR SALE**

PROPERTY MAP



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DITMARS BLVD MIXED-USED BUILDING FOR SALE

INTERIOR PHOTOS



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