

**EXCLUSIVE OFFERING**  
**FAR ROCKAWAY PORTFOLIO**  
**10-07 HARTMAN LANE**  
**31-41 HEALY AVENUE**  
**112 GARDEN STYLE APARTMENTS**



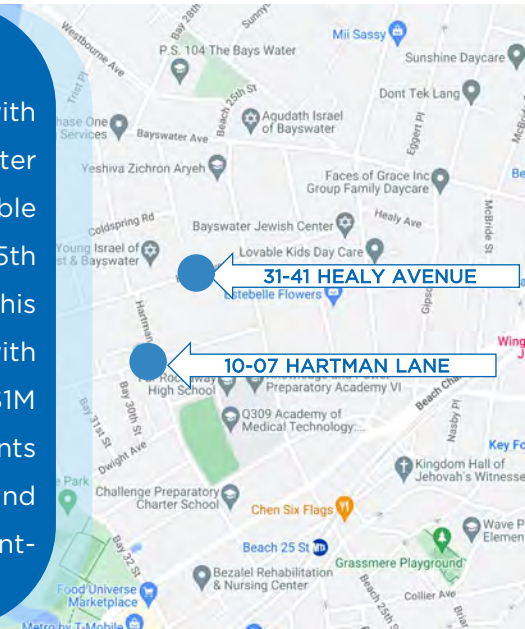
**MERIDIAN**  
INVESTMENT SALES

# EXCLUSIVE FAR ROCKAWAY GARDEN STYLE PORTFOLIO

QUEENS | 98,718 SF | 112 APARTMENTS | PREFERENTIAL RENT UPSIDE

## EXCLUSIVE: \$11,250,000

The Far Rockaway Portfolio includes two 2-story garden style complexes with 98,718 SF combined, 112 apartments, and parking. Located in the Bayswater neighborhood of Far Rockaway, Queens, the properties reside in a highly desirable location with proximity to multiple beaches. Nearby subway access at Beach 25th Street [A] train and the Far Rockaway Long Island Railroad station. This investment opportunity offers significant rental upside to a new investor with approximately \$404,942 in preferential rents. In addition, ownership has spent \$1M on capital improvements over the past 18 months. There are 17 vacant apartments (14 at 10-07 Hartman Lane & 3 at 31-41 Healy Avenue) that require renovations and may be rented to program tenants which yield higher allowable rents through rent-subsidies (Section 8, FHEPS, and City FHEPS).



### PACKAGE SUMMARY

BOROUGH	Queens
# OF BUILDINGS	2 Garden Apartment Buildings
UNITS / ROOMS	112 Units / 404 Rooms
STORIES	2 Stories
STATUS	111 RS, 2 TE
AVG/RENTS (UNIT/ROOM)	\$1,586 / \$440
COMBINED GROSS SF	98,718 GSF

### PRICING METRICS

<b>PACKAGE PRICE</b>	<b>\$11,250,000</b>
PPU	\$100,446
PPSF	\$114
GRM	5.5x
CAP RATE	7.0%

### FINANCING

Delivered free and clear

### PORTFOLIO INCOME & EXPENSES

INCOME	IN-PLACE
RESIDENTIAL	\$2,131,100
STORAGE + PARKING	\$22,600
LAUNDRY	\$9,600
<b>GROSS INCOME</b>	<b>\$2,163,300</b>
VACANCY & CREDIT LOSS (5%)	(\$106,500)
<b>EFFECTIVE GROSS INCOME (EGI)</b>	<b>\$2,056,800</b>
<i>Legal vs billed rent upside: \$404,942</i>	
EXPENSES	
REAL ESTATE TAXES (2026/2027)	\$372,200
WATER & SEWER	\$143,500
PAYROLL (2 Men / Non-Union)	\$180,900
INSURANCE	\$196,500
MANAGEMENT FEE (4.5%)	\$92,600
FUEL (GAS)	\$151,600
UTILITIES	\$24,300
REPAIRS, MAINTENANCE, & MISC.	\$109,120
<b>TOTAL EXPENSES</b>	<b>\$1,270,720</b>
Operating Expense Ratio (% of EGI)	61.78%
<b>NET OPERATING INCOME</b>	<b>\$786,080</b>

# EXCLUSIVE FAR ROCKAWAY GARDEN STYLE PORTFOLIO

QUEENS | 98,718 SF | 112 APARTMENTS | PREFERENTIAL RENT UPSIDE

## INVESTMENT HIGHLIGHTS



Ownership has spent **\$1M in Capital Improvements**: New entrances, repaired and painted terraces, brickwork, new hot water tanks, 400 feet of new plumbing, replaced 70% of the soffits, new mixing valve for the heating system, Ten renovated apartments (\$25k per unit),



Legal vs. Billed Rents have **annual upside** of approximately \$404,942 between both assets, allowing future ownership to increase rents accordingly



Garden style complexes with lush landscaping attract **both families and working professionals** seeking a suburban feel in an urban environment



**Desirable Location**: Steps from Bayswater Park and Rockaway Beach with close proximity to Far Rockaway High School. 15-minute drive to JFK airport



**Nearby Transportation**: A-line at Far Rockaway-Mott Avenue, Beach 25<sup>th</sup> Street, and Beach 35<sup>th</sup> Street. 6-minute drive to Far Rockaway Long Island Railroad Station.

## NEW DEVELOPMENTS



### *13-12 BEACH CHANNEL DRIVE - BEACH CHANNEL APARTMENTS*

Completed in 2025, this 8-story property consists of a mix of 147 affordable units, 100 shelter units with supportive services, tenant amenities, and a community facility space of roughly 1,239 SF on the ground floor.

### *331 BEACH 35<sup>TH</sup> STREET - BEACH GREEN DUNES III*

The mixed-use affordable housing property includes 146 mixed-income apartments, 2,100 SF of commercial space, and a 1,160 SF community center. The development will create a new transit plaza with access from the building to the Beach 36<sup>th</sup> Street-Edgemere A Train subway station.



### *20-50 NAMEOKE AVENUE - NAMEOKE APARTMENTS*

The 9-story residential building includes 117 apartments, of which 45 units are for residents at 60 percent area median income (AMI). Amenities include laundry room, outdoor areas, a recreation room, security cameras and a security guard.



# EXCLUSIVE

## 10-07 HARTMAN LANE, FAR ROCKAWAY, NY 11691

AKA 29-03 BESSEMUND AVENUE & 10-20 BAY 30<sup>TH</sup> STREET | 72 UNITS

Built in 1960, 10-07 Hartman Lane is a 2-story garden style complex that sits on 1.9 acres, has 55,218 SF, 72 apartments, and parking. This property is located adjacent to Hartman Lane, Bay 30 Street, and Bessemund Avenue in Far Rockaway. The property is walking distance to Bayswater Park, Rockway Beach, and St John's Episcopal Hospital. Nearby subways include the Beach 25 Street [A] train station.



### PROPERTY SUMMARY

NEIGHBORHOOD	Far Rockaway
CROSS STREETS	Bessemund Avenue, Dwight Avenue & Bay 30 <sup>th</sup> Street
BLOCK / LOT	15739 / 1
LOT SIZE / # OF BUILDINGS	399.5' x 207' / 4 Buildings
STORIES	2 Stories
GROSS SF/ ACRES	55,218 SF/ 1.9 Acres
YEAR BUILT	1960
APARTMENTS	72 Apartments
LAYOUT	48/3 & 24/4 = 240 Rooms
AVERAGE RENT (APT/ROOM)	\$1,547 / \$464
FAR BUILT / ALLOWED	0.5 / 0.68
ZONING	R3-2

### INCOME & EXPENSES

INCOME	IN-PLACE
RESIDENTIAL	\$1,336,400
STORAGE + PARKING	\$11,600
LAUNDRY	\$4,800
<b>GROSS INCOME</b>	<b>\$1,352,800</b>
VACANCY & CREDIT LOSS (5%)	(\$66,800)
<b>EFFECTIVE GROSS INCOME (EGI)</b>	<b>\$1,286,000</b>
<i>Legal vs billed rent upside: \$221,425</i>	
EXPENSES	
REAL ESTATE TAXES (2026/2027)	\$238,600
WATER & SEWER	\$85,100
PAYROLL	\$108,500
INSURANCE	\$121,500
MANAGEMENT FEE (4.5%)	\$57,900
FUEL (GAS)	\$91,000
UTILITIES	\$15,200
REPAIRS, MAINTENANCE, & MISC.	\$69,120
<b>TOTAL EXPENSES</b>	<b>\$786,920</b>
Operating Expense Ratio (% of EGI)	61.19%
<b>NET OPERATING INCOME</b>	<b>\$499,080</b>

### NOTES

\*There are two garage spots leased to non-tenants. One pays \$300/month and the other pays \$75/month

# EXCLUSIVE 10-07 HARTMAN LANE, FAR ROCKAWAY, NY 11691

AKA 29-03 BESSEMUND AVENUE & 10-20 BAY 30<sup>TH</sup> STREET | 72 UNITS

## RESIDENTIAL RENT ROLL [APRIL 2026]

UNIT	APT#	TENANT	RENT/MONTH	LEGAL RENT	ROOMS	LXP	STATUS
1	B1036A	Tenant 1	\$1,467.30	\$1,779.90	3.0	3/31/2026	RS
2	B1036B	Tenant 2 - Vacant	\$1,536.60	\$1,536.60	3.0		RS
3	B1038A	Tenant 3	\$1,402.13	\$2,323.35	3.0	3/31/2027	RS
4	B1038B	Tenant 4	\$1,495.17	\$1,495.17	3.0	7/31/2026	RS
5	B1040A	Tenant 5	\$1,575.99	\$3,037.66	3.0	6/30/2026	RS
6	B1040B	Tenant 6	\$1,209.19	\$1,209.19	3.0	6/30/2026	RS
7	B2917A	Tenant 7	\$1,478.04	\$1,745.36	3.0	4/30/2026	RS
8	B2917B	Tenant 8	\$1,006.64	\$1,006.64	3.0	3/31/2027	RS
9	B2915A	Tenant 9	\$1,849.50	\$1,965.38	3.0	8/31/2026	RS
10	B2915B	Tenant 10	\$1,571.66	\$2,207.32	3.0	12/31/2027	RS
11	B2911A	Tenant 11	\$1,617.72	\$1,617.72	4.0	10/31/2026	RS
12	B2911B	Tenant 12	\$1,442.09	\$1,442.09	4.0	12/31/2026	RS
13	B2909A	Tenant 13	\$1,197.83	\$1,197.83	4.0	2/28/2027	RS
14	B2909B	Tenant 14	\$2,063.88	\$2,249.87	4.0	12/31/2027	RS
15	B2905A	Tenant 15	\$1,411.68	\$2,525.51	3.0	3/31/2027	RS
16	B2905B	Tenant 16	\$1,014.68	\$1,014.68	3.0	12/31/2027	RS
17	B2903A	Tenant 17	\$1,678.64	\$1,678.64	3.0	10/31/2026	RS
18	B2903B	Tenant 18	\$1,478.04	\$1,748.77	3.0	3/31/2026	RS
19	H1031A	Tenant 19	\$1,685.02	\$2,557.35	3.0	10/31/2026	RS
20	H1031B	Tenant 20	\$1,636.89	\$2,043.99	3.0	4/30/2026	RS
21	H1029A	Tenant 21	\$1,344.52	\$1,344.52	3.0	1/31/2027	RS
22	H1029B	Tenant 22	\$1,291.61	\$1,291.61	3.0	1/31/2028	RS
23	H1027A	Tenant 23 - Vacant	\$1,643.79	\$1,643.79	3.0		RS
24	H1027B	Tenant 24	\$1,750.00	\$3,293.77	3.0	7/31/2025	RS
25	H1025A	Tenant 25 - Vacant	\$1,103.74	\$1,103.74	4.0		RS
26	H1025B	Tenant 26	\$1,533.33	\$1,975.68	4.0	2/29/2028	RS
27	H1023A	Tenant 27	\$1,778.02	\$3,241.16	4.0	4/30/2026	RS
28	H1023B	Tenant 28 - Vacant	\$984.34	\$984.34	4.0		RS
29	H1021A	Tenant 29	\$1,777.31	\$1,777.31	3.0	7/31/2027	RS
30	H1021B	Tenant 30	\$1,387.82	\$1,387.82	3.0	3/31/2026	RS
31	H1019A	Tenant 31 - Vacant	\$2,055.41	\$2,055.41	3.0		RS
32	H1019B	Tenant 32	\$1,523.63	\$2,831.20	3.0	11/30/2027	RS
33	H1017A	Tenant 33	\$1,491.92	\$2,054.44	3.0	2/28/2027	RS
34	H1017B	Tenant 34 - Vacant	\$1,472.67	\$1,472.67	3.0		RS
35	H1015A	Tenant 35	\$1,802.50	\$2,005.18	3.0	1/31/2027	RS
36	H1015B	Tenant 36	\$1,696.61	\$2,004.02	3.0	7/14/2026	RS
37	H1011A	Tenant 37 - Vacant	\$2,051.59	\$2,051.59	3.0		RS
38	H1011B	Tenant 38	\$1,442.47	\$1,750.50	3.0	1/31/2028	RS
39	H1009A	Tenant 39	\$1,176.79	\$1,176.79	3.0	11/30/2026	RS
40	H1009B	Tenant 40	\$1,475.18	\$2,198.93	3.0	1/31/2026	RS

\* There are 17 vacant apartments (14 at 10-07 Hartman Lane & 3 at 31-41 Healy Avenue) that require renovations and may be rented to program tenants which yield higher allowable rents through rent-subsidies (Section 8, FHEPS, and City FHEPS).

# EXCLUSIVE

## 10-07 HARTMAN LANE, FAR ROCKAWAY, NY 11691

AKA 29-03 BESSEMUND AVENUE & 10-20 BAY 30<sup>TH</sup> STREET | 72 UNITS

### RESIDENTIAL RENT [APRIL 2026]

UNIT	APT#	TENANT	RENT/MONTH	LEGAL RENT	ROOMS	LXP	STATUS
41	H1007A	Tenant 41	\$2,584.00	\$2,844.90	3.0	8/31/2026	RS
42	H1007B	Tenant 42	\$1,580.49	\$1,683.19	3.0	6/30/2026	RS
43	H1005A	Tenant 43 - Vacant	\$1,725.81	\$1,725.81	3.0		RS
44	H1005B	Tenant 44	\$1,343.79	\$1,343.79	3.0	12/31/2027	RS
45	H1003A	Tenant 45 - Vacant	\$1,206.87	\$1,206.87	4.0		RS
46	H1003B	Tenant 46	\$1,659.83	\$1,659.83	4.0	6/30/2026	RS
47	H1001A	Tenant 47	\$1,611.64	\$1,611.64	4.0	6/30/2026	RS
48	H1001B	Tenant 48	\$1,395.75	\$1,395.75	4.0	1/31/2026	RS
49	D2906A	Tenant 49	\$1,904.21	\$2,497.60	4.0	3/31/2026	RS
50	D2906B	Tenant 50	\$1,700.16	\$1,763.78	4.0	8/31/2026	RS
51	D2908A	Tenant 51	\$1,615.11	\$1,615.11	4.0	7/31/2026	RS
52	D2908B	Tenant 52	\$1,493.43	\$1,560.63	4.0	11/30/2027	RS
53	D2914A	Tenant 53 - Vacant	\$2,584.00	\$2,584.00	3.0		RS
54	D2914B	Tenant 54 - Vacant	\$1,206.87	\$1,206.87	3.0		RS
55	D2916A	Tenant 55	\$1,229.48	\$1,229.48	3.0	8/31/2026	RS
56	D2916B	Tenant 56	\$1,277.38	\$1,277.38	3.0	9/30/2027	RS
57	B1008A	Tenant 57	\$1,659.41	\$1,683.59	3.0	11/30/2026	RS
58	B1008B	Tenant 58	\$1,495.93	\$1,532.81	3.0	2/28/2028	RS
59	B1010A	Tenant 59 - Vacant	\$1,708.08	\$1,708.08	3.0		RS
60	B1010B	Tenant 60 - Vacant	\$1,843.80	\$1,843.80	3.0		RS
61	B1012A	Tenant 61 - Vacant	\$1,649.27	\$1,649.27	4.0		RS
62	B1012B	Tenant 62	\$1,494.67	\$2,162.32	4.0	10/31/2026	RS
63	B1014A	Tenant 63 - Super	\$0.00	\$0.00	4.0		TE
64	B1014B	Tenant 64	\$1,852.07	\$3,213.88	4.0	2/28/2027	RS
65	B1018A	Tenant 65	\$1,442.40	\$1,442.40	4.0	10/31/2027	RS
66	B1018B	Tenant 66	\$1,580.78	\$2,435.69	4.0	1/31/2027	RS
67	B1020A	Tenant 67	\$1,959.67	\$1,959.67	4.0	5/14/2027	RS
68	B1020B	Tenant 68	\$1,885.90	\$2,258.02	4.0	1/31/2028	RS
69	B1022A	Tenant 69	\$1,294.51	\$1,294.51	3.0	10/31/2025	RS
70	B1022B	Tenant 70	\$926.32	\$926.32	3.0	7/31/2016	RS
71	B1024A	Tenant 71	\$2,202.87	\$2,202.87	3.0	10/31/2026	RS
72	B1024B	Tenant 72	\$1,647.34	\$2,268.52	3.0	11/30/2027	RS
<b>RESIDENTIAL MONTHLY INCOME</b>			<b>\$111,363.78</b>	<b>\$129,815.87</b>	<b>240.0</b>		
<b>RESIDENTIAL ANNUAL INCOME</b>			<b>\$1,336,365.36</b>	<b>\$1,557,790.44</b>			

\* There are 17 vacant apartments (14 at 10-07 Hartman Lane & 3 at 31-41 Healy Avenue) that require renovations and may be rented to program tenants which yield higher allowable rents through rent-subsidies (Section 8, FHEPS, and City FHEPS).

EXCLUSIVE

10-07 HARTMAN LANE, FAR ROCKAWAY, NY 11691

AKA 29-03 BESSEMUND AVENUE & 10-20 BAY 30<sup>TH</sup> STREET | 72 UNITS

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PROPERTY PHOTOS: EXTERIOR



# EXCLUSIVE

# 10-07 HARTMAN LANE, FAR ROCKAWAY, NY 11691

AKA 29-03 BESSEMUND AVENUE & 10-20 BAY 30<sup>TH</sup> STREET | 72 UNITS

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## PROPERTY PHOTOS: EXTERIOR



# EXCLUSIVE

# 10-07 HARTMAN LANE, FAR ROCKAWAY, NY 11691

AKA 29-03 BESSEMUND AVENUE & 10-20 BAY 30<sup>TH</sup> STREET | 72 UNITS

## PROPERTY PHOTOS: MECHANICALS



EXCLUSIVE

10-07 HARTMAN LANE, FAR ROCKAWAY, NY 11691

AKA 29-03 BESSEMUND AVENUE & 10-20 BAY 30<sup>TH</sup> STREET | 72 UNITS

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PROPERTY PHOTOS: STREET VIEWS



Far Rockaway High School located directly across the street.

# EXCLUSIVE

## 31-41 HEALY AVENUE, FAR ROCKAWAY, NY 11691

AKA 3107-3135 HEALY AVENUE | 40 UNITS | 43,500 SF

Built in 1945, 31-41 Healy Avenue is a 2-story garden style complex that sits on 1.61 acres and has 43,500 SF, 40 apartments, and parking. This property is located on the corner of Bay 32nd Street and Hartman Lane. 31-41 Healy Avenue is walking distance to Far Rockaway, Bayswater Park, Rockway Beach, Rockaway Community Park, and St John's Episcopal Hospital. Nearby subways include the Beach 25 Street [A] train stations.



### PROPERTY SUMMARY

NEIGHBORHOOD	Far Rockaway
CROSS STREETS	Norton Drive, Waterview Street & Hartman Lane
BLOCK / LOT	15738 / 33
LOT SIZE / # OF BUILDINGS	348' x 162' / 1 Building
STORIES	2 Stories
GROSS SF/ ACRES	43,500 SF/ 1.61 Acres
YEAR BUILT	1945
APARTMENTS	40 Apartments
LAYOUT	4/3, 32/4 & 4/6 = 164 Rooms
AVERAGE RENT (APT/ROOM)	\$1,656 / \$404
FAR BUILT / ALLOWED	0.75 / 0.62
ZONING	R4-1

### INCOME & EXPENSES

INCOME	IN-PLACE
RESIDENTIAL	\$794,700
STORAGE + PARKING	\$11,000
LAUNDRY	\$4,800
<b>GROSS INCOME</b>	<b>\$810,500</b>
VACANCY & CREDIT LOSS (5%)	(\$39,700)
<b>EFFECTIVE GROSS INCOME (EGI)</b>	<b>\$770,800</b>
<i>Legal vs billed rent upside: \$183,517</i>	
EXPENSES	
REAL ESTATE TAXES (2026/2027)	\$133,600
WATER & SEWER	\$58,400
PAYROLL	\$72,400
INSURANCE	\$75,000
MANAGEMENT FEE (4.5%)	\$34,700
FUEL (GAS)	\$60,600
UTILITIES	\$9,100
REPAIRS, MAINTENANCE, & MISC.	\$40,000
<b>TOTAL EXPENSES</b>	<b>\$483,800</b>
Operating Expense Ratio (% of EGI)	62.77%
<b>NET OPERATING INCOME</b>	<b>\$287,000</b>

# EXCLUSIVE

## 31-41 HEALY AVENUE, FAR ROCKAWAY, NY 11691

AKA 3107-3135 HEALY AVENUE | 40 UNITS | 43,500 SF

### RESIDENTIAL RENT [APRIL 2026]

UNIT	APT#	TENANT	RENT/MONTH	LEGAL RENT	ROOMS	LXP	STATUS
1	01A	Tenant 1	\$1,786.20	\$3,706.09	4.0	1/31/2027	RS
2	01B	Tenant 2	\$1,860.70	\$3,568.21	4.0	3/31/2027	RS
3	03A	Tenant 3	\$1,956.40	\$4,017.42	6.0	3/31/2026	RS
4	03B	Tenant 4	\$2,175.22	\$2,865.44	6.0	5/31/2026	RS
5	05A	Tenant 5	\$1,888.10	\$1,888.10	6.0	8/31/2026	RS
6	05B	Tenant 6	\$1,921.76	\$2,152.78	6.0	8/31/2026	RS
7	07A	Tenant 7	\$1,779.31	\$1,779.31	4.0	1/14/2027	RS
8	07B	Tenant 8	\$1,658.20	\$1,658.20	4.0	4/30/2026	RS
9	09A	Tenant 9	\$2,143.75	\$2,143.75	4.0	11/30/2026	RS
10	09B	Tenant 10 - Vacant	\$2,970.09	\$2,970.09	4.0		RS
11	11A	Tenant 11	\$1,764.84	\$1,764.84	4.0	2/28/2027	RS
12	11B	Tenant 12	\$1,361.50	\$1,361.50	4.0	10/31/2026	RS
13	15A	Tenant 13	\$1,910.83	\$1,910.83	4.0	6/30/2026	RS
14	15B	Tenant 14	\$1,791.96	\$3,039.90	4.0	2/28/2027	RS
15	17A	Tenant 15	\$1,487.69	\$1,688.15	4.0	9/30/2026	RS
16	17B	Tenant 16	\$1,986.28	\$2,233.73	4.0	1/31/2027	RS
17	19A	Tenant 17	\$1,102.59	\$1,102.59	4.0	2/28/2027	RS
18	19B	Tenant 18	\$2,881.00	\$2,881.00	4.0	10/31/2026	RS
19	21A	Tenant 19	\$1,591.83	\$1,844.63	4.0	5/31/2026	RS
20	21B	Tenant 20	\$1,857.09	\$2,917.26	4.0	1/31/2027	RS
21	23A	Tenant 21 - Vacant	\$1,105.62	\$1,105.62	4.0		RS
22	23B	Tenant 22	\$1,755.77	\$2,248.23	4.0	10/31/2026	RS
23	25A	Tenant 23	\$1,457.11	\$2,744.78	4.0	9/30/2027	RS
24	25B	Tenant 24	\$2,007.80	\$2,010.34	4.0	12/31/2026	RS
25	27A	Tenant 25	\$1,671.10	\$2,795.43	4.0	1/31/2026	RS
26	27B	Tenant 26	\$1,726.80	\$2,382.92	4.0	8/31/2026	RS
27	29A	Tenant 27 - Vacant	\$1,852.34	\$1,852.34	4.0		RS
28	29B	Tenant 28	\$1,457.13	\$2,248.92	4.0	7/31/2026	RS
29	31A	Tenant 29 - Super	\$0.00	\$0.00	4.0		RS
30	31B	Tenant 30	\$1,188.37	\$1,188.37	4.0	7/31/2027	RS
31	33A	Tenant 31	\$1,355.88	\$1,355.88	4.0	10/31/2026	RS
32	33B	Tenant 32	\$1,168.62	\$1,168.62	4.0	3/31/2026	RS
33	35A	Tenant 33	\$1,251.43	\$1,251.43	4.0	10/31/2026	RS
34	35B	Tenant 34	\$1,386.91	\$1,386.91	4.0	3/31/2028	RS
35	37A	Tenant 35	\$1,454.04	\$1,454.04	3.0	12/14/2026	RS
36	37B	Tenant 36	\$1,355.20	\$1,355.20	3.0	4/30/2026	RS
37	39A	Tenant 37	\$1,475.18	\$2,583.19	3.0	8/31/2026	RS
38	39B	Tenant 38	\$1,618.46	\$1,830.15	3.0	4/30/2027	RS
39	41A	Tenant 39	\$1,451.96	\$1,451.96	4.0	6/30/2025	RS
40	41B	Tenant 40	\$1,612.23	\$1,612.23	4.0	3/31/2026	RS
<b>RESIDENTIAL MONTHLY INCOME</b>			<b>\$66,227.30</b>	<b>\$81,520.39</b>	<b>164.0</b>		
<b>RESIDENTIAL ANNUAL INCOME</b>			<b>\$794,727.54</b>	<b>\$978,244.62</b>			

\* There are 17 vacant apartments (14 at 10-07 Hartman Lane & 3 at 31-41 Healy Avenue) that require renovations and may be rented to program tenants which yield higher allowable rents through rent-subsidies (Section 8, FHEPS, and City FHEPS).

**EXCLUSIVE**  
**31-41 HEALY AVENUE, FAR ROCKAWAY, NY 11691**  
AKA 3107-3135 HEALY AVENUE | 40 UNITS | 43,500 SF

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PROPERTY PHOTOS: EXTERIOR



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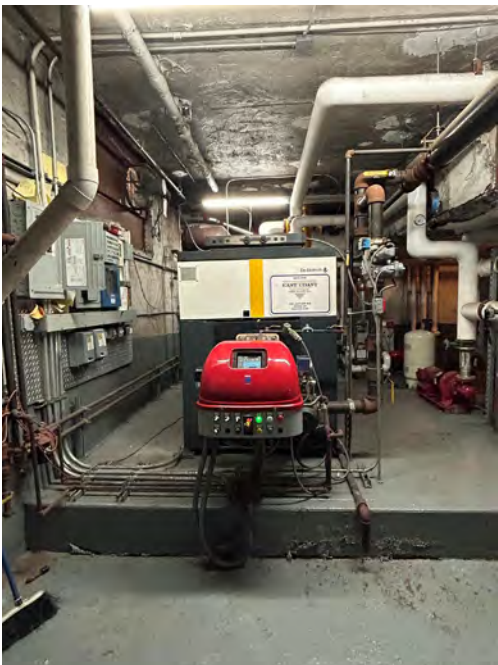
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PROPERTY PHOTOS: EXTERIOR



# EXCLUSIVE 31-41 HEALY AVENUE, FAR ROCKAWAY, NY 11691 AKA 3107-3135 HEALY AVENUE | 40 UNITS | 43,500 SF

## PROPERTY PHOTOS: MECHANICALS



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PROPERTY PHOTOS: STREET VIEWS



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PROPERTY PHOTOS: PARKING LOT



NEIGHBORING SINGLE FAMILY DEVELOPMENT



Located at 3016 Bessemund Avenue - directly adjacent to 31-41 Healy Avenue

# EXCLUSIVE FAR ROCKAWAY GARDEN STYLE PORTFOLIO

QUEENS | 98,718 SF | 112 APARTMENTS | PREFERENTIAL RENT UPSIDE

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## LOCATION OVERVIEW

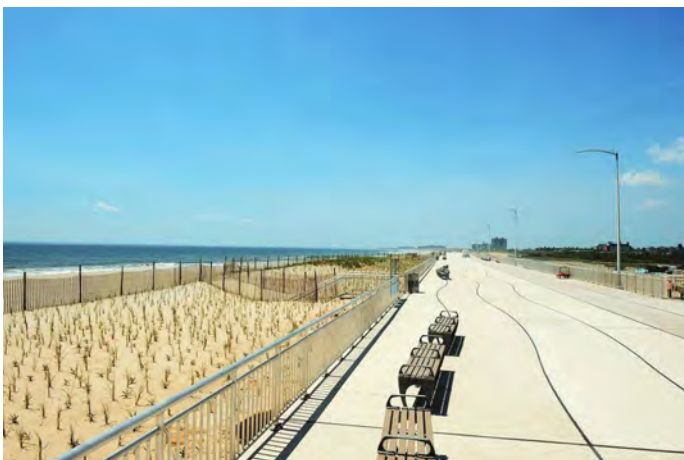
Located on the easternmost part of the Rockaway peninsula, extending from Beach 32<sup>nd</sup> Street to the Nassau County boundary, Far Rockaway is known for its sprawling public beaches, iconic boardwalk and several parks and green spaces. Centered on Seagirt and Far Rockaway Boulevard, the neighborhood remains a popular destination for beach lovers and outdoor enthusiasts. Known for its coastal location along the Atlantic Ocean, Far Rockaway offers a tranquil escape from the hustle and bustle of New York City and draws tourists and vacationers from nearby boroughs. This dense residential area offers a taste of urban life in a beautiful oceanfront setting with easy and convenient mass transportation options with access through the A train subway line, the Long Island Railroad which offers direct service into Far Rockaway, and John F. Kennedy International Airport just across the Broad Channel.

The Portfolio is tucked into the south shore, seaside neighborhood of Bayswater, Far Rockaway. The predominantly residential neighborhood provides easy access to mass public transportation, parks and open spaces and stunning views of the Manhattan skyline across the bay. Bayswater offers a quiet and peaceful retreat for those looking to escape the hustle and bustle of city life.

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## NEARBY ATTRACTIONS

- **Far Rockaway Beach:** The primary and most popular beach in the area. It stretches for miles along the coast and offers a wide expanse of sandy shoreline. It's a favorite destination for New Yorkers during the summer months.
- **Jacob Riis Park Beach:** Located adjacent to Far Rockaway Beach, it is known for its distinctive art deco bathhouse and historic charm.
- **Breezy Point Beach:** Located at the western tip of the Rockaway Peninsula, Breezy Point offers a serene and less crowded beach experience.



- **Bayswater Point State Park:** A beautiful waterfront park spanning across 12 acres on the eastern edge of Jamaica Bay, where the Rockaway Peninsula widens into the mainland of Long Island. A unique aspect of the park is its proximity to Runway 4R/22L of JFK Airport, a plus for plane watchers.
- **Rockaway Beach Boardwalk:** The boardwalk extends for miles along the coast and offers fantastic ocean views. Its ideal for walking, jogging, or simply enjoying the scenery.

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AERIAL PROPERTY VIEW

10-07 HARTMAN LANE



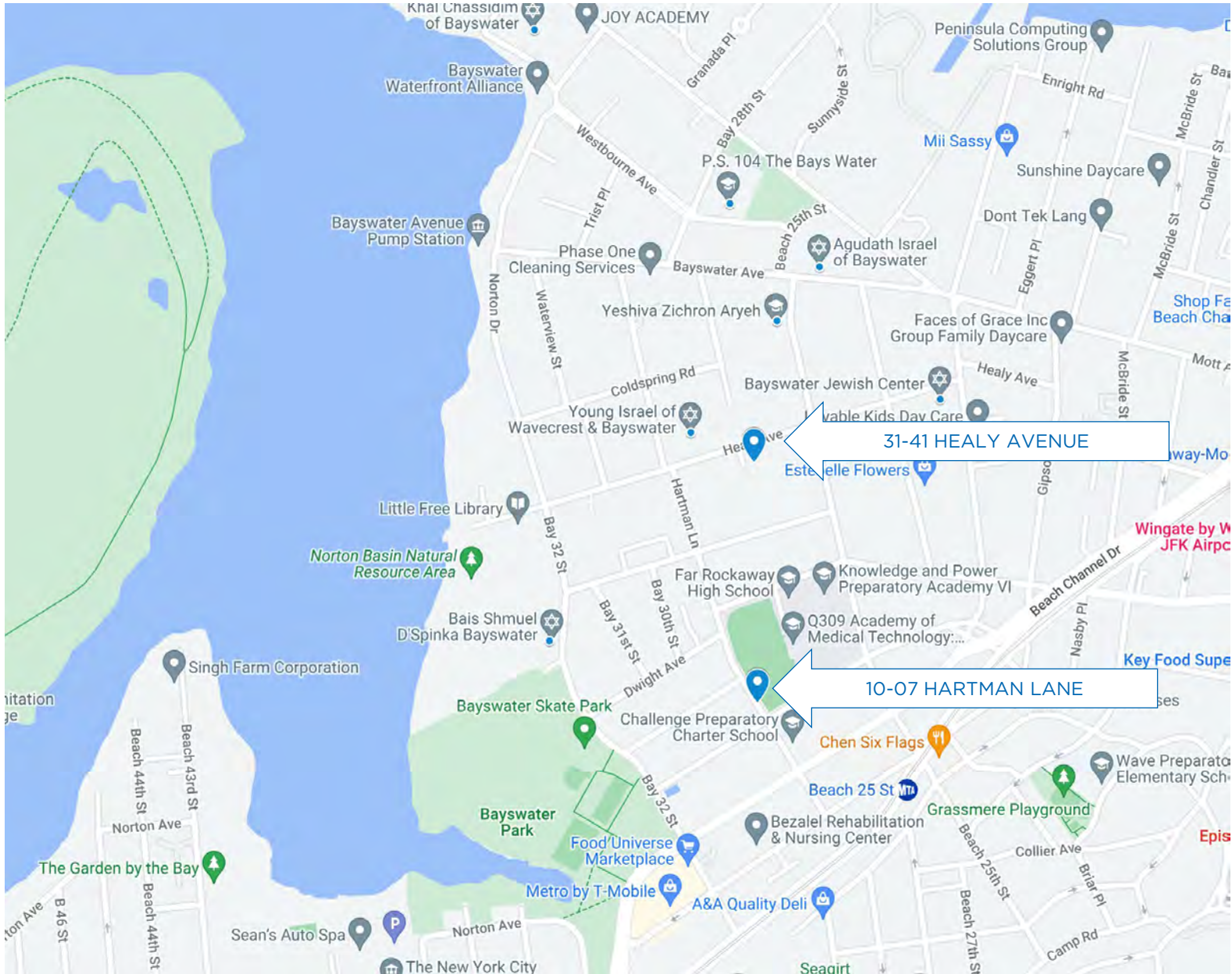
31-41 HEALY AVENUE



# EXCLUSIVE FAR ROCKAWAY GARDEN STYLE PORTFOLIO

QUEENS | 98,718 SF | 112 APARTMENTS | PREFERENTIAL RENT UPSIDE

## NEIGHBORHOOD MAP



FOR FINANCIAL INQUIRIES:

AMIT DOSHI

SHALLINI MEHRA

MICHAEL FARKOVITZ

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