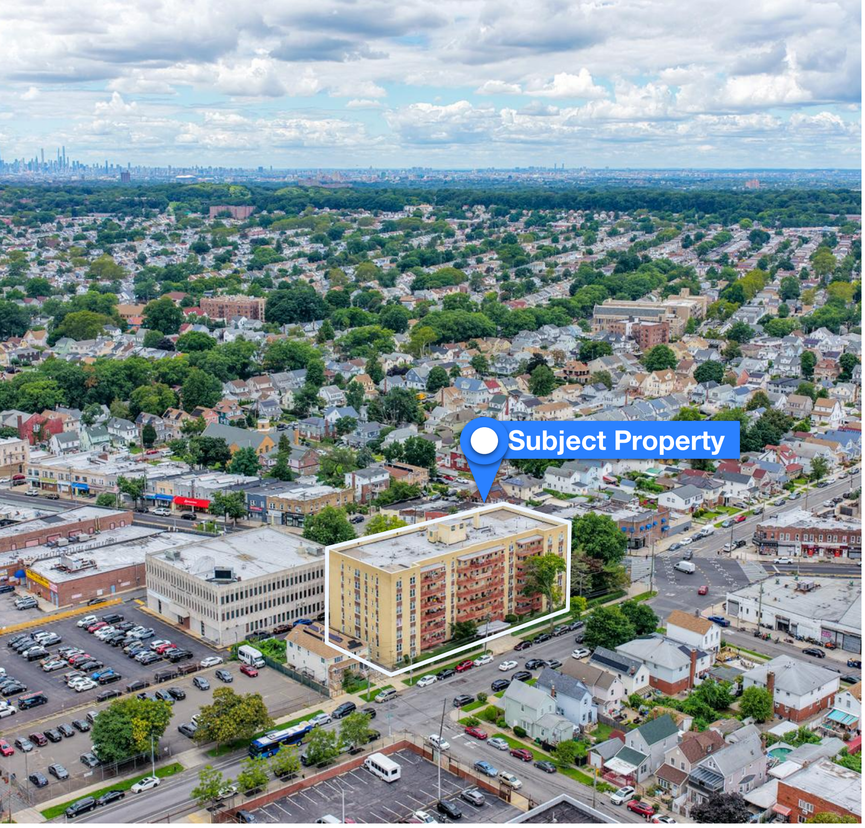
95-20 222nd Street

New York, NY 11249

Multifamily Investment Opportunity | Offering Memorandum


Subject Property


Long Island
Rail Road


Below Grade Parking

The Opportunity

$10,000,000
($102 / SF | 8.6% Cap)
List Price

7-Story Elevatored Multifamily
Opportunity

98,116 SF | 70’ x 175’
Building Size

$2,000,000+
Gross Rental Income

4-5 Blocks From LIRR
Transportation Accessibility

104 Residential Apts
Units

32,116 SF | 124’ x 259’
Lot Size

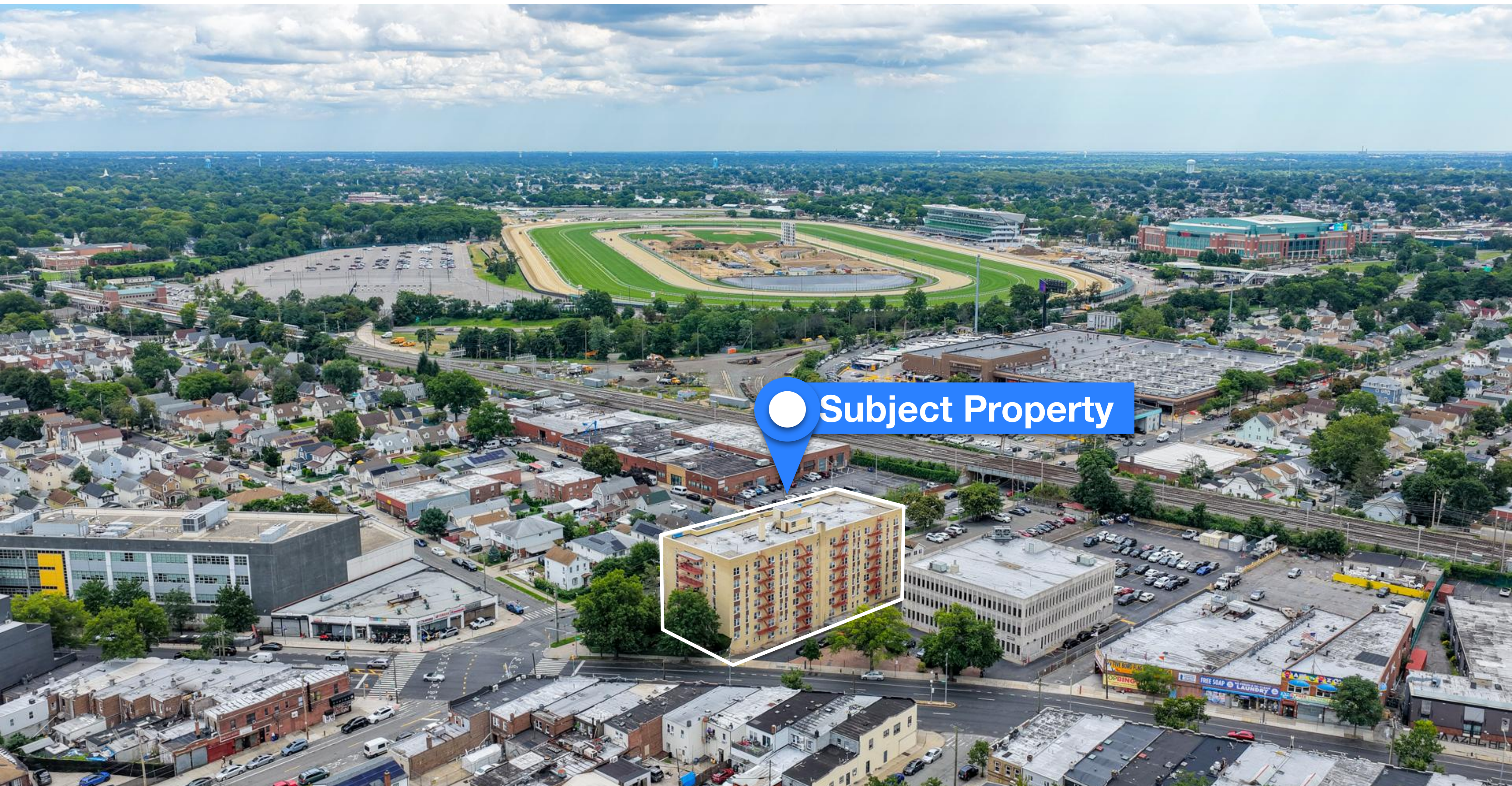
R3-2 / C1-2
Zoning

Class 2 | $417,062
Taxes ‘26/’27

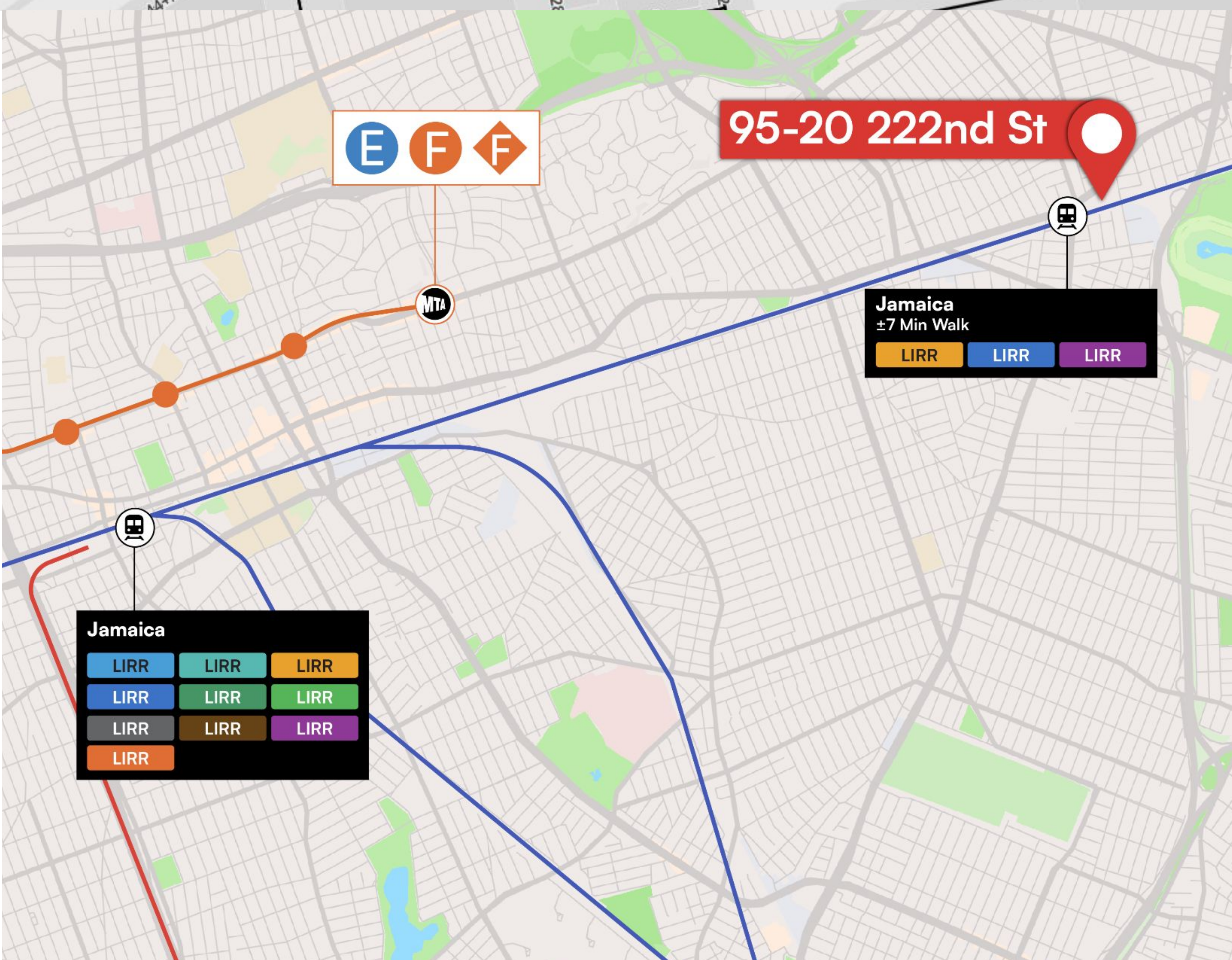
95-20 222nd Street

Investment Highlights

- **104-Unit Elevator Multifamily:** Seven story apartment building totaling approximately 98,116 square feet, offering meaningful scale in the Queens Village submarket.
- **Substantial Site Presence:** The building occupies a prominent corner with 385 feet of frontage, reinforcing its institutional scale and visibility.
- **Stable In-Place Revenue:** The property currently generates $2,000,000+ in gross revenue with strong collections history.
- **Light & Air:** The property benefits from light and air on all four sides
- **Large Unit Layouts:** Generously sized apartments (averaging 825+ SF) and practical layouts provide flexibility for families, apartment shares, and long-term residents
- **Consistent Residential Demand:** The property's combination of large units, transit access, neighborhood retail, and proximity to major employment centers supports a broad and stable tenant base.
- **Highly Accessible Queens Village Location:** Conveniently located near the Queens Village Long Island Railroad (LIRR) station, providing residents with direct access to Jamaica and Manhattan.
- **Neighborhood Convenience:** Residents benefit from proximity to Jamaica Avenue, with nearby shopping, grocery, restaurants, schools, and everyday services.



Tax & Transportation Maps



Revenue

				Current Rent Roll		
Unit	Type	Lease Exp.	NSF	Rent	Annual Rent	Rent/SF
1A	RS	2/28/27	825	$1,347	$16,167	$20
1B	RS	7/31/28	825	$1,329	$15,954	$19
1C	RS	3/31/27	825	$1,465	$17,580	$21
1D	RS	10/31/26	825	$1,728	$20,734	$25
1E	RS	12/31/27	825	$2,206	$26,474	$32
1F	RS	7/31/28	825	$1,706	$20,472	$25
1G	RS	1/31/27	825	$1,642	$19,702	$24
1H	RS	12/31/27	825	$1,768	$21,217	$26
1J	RS	7/31/27	825	$1,699	$20,391	$25
1K	RS	8/31/26	825	$1,652	$19,822	$24
1L	RS	6/30/27	825	$1,979	$23,744	$29
1M	SCRIE	4/30/27	825	$1,580	$18,954	$23
1N	RS	7/31/27	825	$1,406	$16,877	$20
1R	RS	3/31/27	825	$1,388	$16,661	$20
1S	RS	1/31/27	825	$1,315	$15,780	$19
2A	RS	7/31/27	825	$1,338	$16,057	$19
2B	RS	3/31/28	825	$1,466	$17,596	$21
2C	RS	11/30/26	825	$1,392	$16,700	$20
2D	RS	2/28/28	825	$1,807	$21,687	$26
2E	RS	9/30/26	825	$1,994	$23,924	$29
2F	RS	9/30/26	825	$1,642	$19,702	$24
2G	RS	12/31/26	825	$1,591	$19,097	$23
2H	RS	2/28/27	825	$1,756	$21,077	$26
2J	RS	10/31/26	825	$1,662	$19,948	$24
2K	RS	5/31/28	825	$1,750	$20,996	$25
2L	SUPER	3/31/27	825	$1,831	$21,977	$27
2M	RS	2/28/27	825	$1,662	$19,948	$24
2N	RS	4/30/27	825	$1,347	$16,160	$20
2R	RS	4/30/27	825	$1,437	$17,242	$21
2S	RS	6/30/27	825	$1,219	$14,627	$18
3A	RS	8/31/27	825	$1,253	$15,033	$18
3B	RS	5/31/28	825	$1,419	$17,028	$21
3C	RS	8/31/27	825	$1,353	$16,231	$20
3D	RS	10/31/27	825	$1,545	$18,545	$22
3E	RS	11/30/26	825	$2,010	$24,124	$29
3F	SCRIE	2/31/26	825	$1,592	$19,104	$23
3G	RS	10/31/26	825	$1,702	$20,426	$25
3H	RS	9/30/26	825	$1,600	$19,200	$23
3J	RS	7/31/27	825	$1,656	$19,869	$24
3K	RS	2/28/27	825	$1,621	$19,453	$24
3L	PREF $2,060	12/31/26	825	$2,142	$25,704	$31
3M	RS	4/30/27	825	$1,727	$20,724	$25
3N	RS	12/31/26	825	$1,300	$15,601	$19
3R	RS	9/30/27	825	$1,433	$17,199	$21
3S	RS	10/31/27	825	$1,343	$16,114	$20
4A	SCRIE	7/31/28	825	$1,310	$15,721	$19
4B	RS	4/30/27	825	$1,370	$16,444	$20
4C	RS	5/31/28	825	$1,363	$16,352	$20
4D	RS	9/30/26	825	$1,702	$20,428	$25
4E	RS	5/31/27	825	$2,037	$24,439	$30
4F	RS	6/30/28	825	$1,815	$21,781	$26
4G	RS	1/31/28	825	$1,640	$19,685	$24

Revenue Continued

				Current Rent Roll		
Unit	**Type**	**Lease Exp.**	**NSF**	**Rent**	**Annual Rent**	**Rent/SF**
4H	RS	8/31/27	825	$1,744	$20,929	$25
4J	RS	11/30/26	825	$1,768	$21,219	$26
4K	RS	12/31/26	825	$1,698	$20,377	$25
4L	RS	8/31/28	825	$2,174	$26,083	$32
4M	RS	3/31/28	825	$1,780	$21,354	$26
4N	RS	3/31/27	825	$1,319	$15,824	$19
4R	RS	7/31/27	825	$1,341	$16,087	$19
4S	RS	12/31/27	825	$1,208	$14,494	$18
5A	RS	4/30/27	825	$1,294	$15,528	$19
5B	RS	6/30/28	825	$1,422	$17,067	$21
5C	RS	7/31/27	825	$1,439	$17,272	$21
5D	RS	8/31/27	825	$1,692	$20,306	$25
5E	RS	9/30/27	825	$2,447	$29,361	$36
5F	RS	1/31/27	825	$1,633	$19,596	$24
5G	RS	3/31/27	825	$1,638	$19,656	$24
5H	RS	6/30/27	825	$1,755	$21,056	$26
5J	RS	1/31/27	825	$1,698	$20,377	$25
5K	RS	6/30/27	825	$1,731	$20,775	$25
5L	RS	6/30/27	825	$2,100	$25,200	$31
5M	RS	2/29/28	825	$1,722	$20,662	$25
5N	RS	6/30/28	825	$1,339	$16,067	$19
5R	RS	9/30/26	825	$1,254	$15,048	$18
5S	RS	9/30/27	825	$1,338	$16,054	$19
6A	RS	1/31/27	825	$1,339	$16,068	$19
6B	RS	5/31/28	825	$1,433	$17,197	$21
6C	RS	5/31/27	825	$1,380	$16,555	$20
6D	SCRIE	6/30/27	825	$1,748	$20,975	$25
6E	RS	12/31/26	825	$2,166	$25,996	$32
6F	RS	4/30/27	825	$1,695	$20,343	$25
6G	RS	11/30/26	825	$1,598	$19,176	$23
6H	RS	1/31/27	825	$1,690	$20,277	$25
6J	RS	11/30/26	825	$1,590	$19,080	$23
6K	RS	8/31/27	825	$1,755	$21,061	$26
6L	RS	7/31/27	825	$2,020	$24,238	$29
6M	RS	12/31/27	825	$1,739	$20,862	$25
6N	RS	4/30/28	825	$1,346	$16,151	$20
6R	RS	9/30/27	825	$1,437	$17,242	$21
6S	RS	1/31/27	825	$1,341	$16,087	$19
LA	RS	1031/26	825	$1,212	$14,546	$18
LB	RS	1/31/27	825	$1,377	$16,519	$20
LC	RS	5/31/27	825	$1,395	$16,743	$20
LD	RS	4/30/27	825	$1,792	$21,498	$26
LE	RS	11/30/26	825	$2,048	$24,579	$30
LF	RS	6/30/27	825	$1,728	$20,734	$25
LG	RS	2/28/27	825	$1,668	$20,016	$24
LJ	RS	4/30/27	825	$1,501	$18,011	$22
LK	RS	6/30/27	825	$1,496	$17,955	$22
LL	RS	5/31/27	825	$1,598	$19,180	$23
LM	RS	12/31/26	825	$1,507	$18,084	$22
LN	RS	6/30/27	825	$1,319	$15,827	$19
LR	PREF	8/31/27	825	$1,300	$15,600	$19
LS	PREF	8/31/27	825	$1,300	$15,600	$19
LAUNDRY	-	-	-	$625	$7,500	-
TOTAL:			85,800	$166,714	$2,000,563	$23

Expenses

Revenue		
Potential Gross Income:		**$2,000,563**
Vacancy & Credit Loss:	**3.0%**	**($60,017)**
Effective Gross Income:		**$1,940,546**

Expenses (Estimated)	Matthews™ Metrics	Projected-1	$/Unit	$/SF
Real Estate Taxes (26/27)	*Dept. of Finance*	$417,062	$4,010	$4.25
Insurance	*$1,000/ Unit*	$104,000	$1,000	$1.06
Heating Fuel	*$1,200/ Unit*	$124,800	$1,200	$1.27
Electric (Common)	*$0.50/ GSF*	$49,058	$472	$0.50
Water & Sewer	*$850/ Unit*	$88,400	$850	$0.90
Repairs & Maintenance	*$1,250/ Unit*	$130,000	$1,250	$1.32
Elevator Maintenance	*$5,000/ Elevator*	$10,000	$96	$0.10
Superintendent	*$5,000/Month*	$60,000	$577	$0.61
Legal & Administrative	*$2,000/Month*	$24,000	$231	$0.24
Management	*4.0%of EGI*	$77,622	$746	$0.79
Total:		**$1,084,942**	**$10,432**	***$11.06***
	Exp. Ratio:	55.91%		
	Tax Ratio:	21.49%		

Effective Gross Income:	**$1,940,546**
Less Expenses:	**($1,084,942)**
Net Operating Income:	**$855,604**

NEIGHBORHOOD OVERVIEW

Queens Village, Queens NY

Located on the Queens–Brooklyn border, Ridgewood is a historic, transit-oriented neighborhood known for its brick rowhouses, pre-war multifamily buildings, and strong residential appeal. Steady rental demand, excellent transit access, and limited new supply make it a stable and attractive multifamily investment market.

LIRR | Q27 | Q36 | Q88 | Q110
Transit Access

Hollis | Bellerose
Key Submarkets

Multifamily Market Overview

Queens Village is primarily a homeowner market, with rentals concentrated in two- and three-family homes, small apartment buildings, and mixed-use properties. Limited supply and comparatively attainable rents support steady demand and long-term investment appeal.

Development Market Overview

New multifamily development remains limited by the neighborhood's low-density character. Nearby Creedmoor represents the area's largest long-term development catalyst, while smaller infill and corridor redevelopment provide more localized opportunities.

Amenity Overview

Retail is concentrated along Jamaica Avenue, Hillside Avenue, Springfield Boulevard, and Hempstead Avenue. Grocers, restaurants, pharmacies, and neighborhood services create a practical commercial environment, with the strongest walkability near major corridors and transit.

Living & Working in Nolita

Queens Village offers tree-lined streets, private homes, yards, and a quieter residential atmosphere. Nearby Cunningham Park, Alley Pond Park, schools, community institutions, Belmont Park, and UBS Arena add recreation and amenities while reinforcing the neighborhood's family-oriented appeal.

Notable Dining & Culture

Queens Village

Cookerz Blend

Caribbean restaurant known for jerk dishes, oxtail, and seafood.

Queens Village

Transportation Snapshot

Queens Village is served by the LIRR's Hempstead Branch and multiple MTA bus routes connecting to Jamaica and the subway network. The Cross Island, Grand Central, and Southern State parkways provide regional highway access, while JFK Airport is accessible through Jamaica and by road.

DOB Overview

NYC Department of Buildings

Property Profile Overview

95-20 222 STREET		**QUEENS 11429**		**BIN# 4231224**	
222 STREET	95-02 - 95-20	**Health Area**	: 2920	**Tax Block**	: 10789
JAMAICA AVENUE	221-22 - 221-22	**Census Tract**	: 568	**Tax Lot**	: 279
		Community Board	: 413	**Condo**	: NO
		Buildings on Lot	: 1	**Vacant**	: NO

View DCP Addresses... Browse Block

View Zoning Documents View Challenge Results Pre - BIS PA View Certificates of Occupancy

Cross Street(s):	95 AVENUE, 96 AVENUE		
DOB Special Place Name:			
DOB Building Remarks:			
Landmark Status:		**Special Status:**	N/A
Local Law:	NO	**Loft Law:**	NO
SRO Restricted:	NO	**TA Restricted:**	NO
UB Restricted:	NO		
Environmental Restrictions:	N/A	**Grandfathered Sign:**	NO
Legal Adult Use:	NO	**City Owned:**	NO
Additional BINs for Building:	NONE		
HPD Multiple Dwelling:	Yes		
Number of Dwelling Units:	98		

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. Click here for more information

Department of Finance Building Classification: D1-ELEVATOR APT

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open
Complaints	9	0
Violations-DOB	44	0
Violations-OATH/ECB	22	0
Jobs/Filings	5	
ARA / LAA Jobs	0	
Total Jobs	5	
Actions	12	

OR Enter Action Type:

OR Select from List: Select...

AND Show Actions

- Elevator Records
- Electrical Applications
- Permits In-Process / Issued
- Illuminated Signs Annual Permits
- Plumbing Inspections
- Open Plumbing Jobs / Work Types
- Facades
- Marquee Annual Permits
- Boiler Records
- DEP Boiler Information
- Crane Information
- After Hours Variance Permits

Certificate Of Occupancy

Form 54-40M-701600(50) 114

DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF QUEENS **, CITY OF NEW YORK**

850

No. Q 157425

Date 8/5/64

CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C26-181.0 to C26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Building Code.)

This certificate supersedes C. O. No. Q 156902

To the owner or owners of the building or premises:

THIS CERTIFIES that the new—altered—existing—building—premises located at XXXXXXXXXXX
95-20 222nd. St., SWC. Jamaica Ave.

Block 10789 Lot 64

, conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

N.B. or Alt. No.— XXXXX NB. 4183/61 Construction classification— Non-fire

Occupancy classification— Res. . Height 6 stories, 59 feet.

Date of completion— 7/17/64 . Located in Retail Use District.

D & B 1/2 Area . Height Zone at time of issuance of permit

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
ub-cellar	On gr.				Garage for 31 cars, Boiler rm., Meter rm., Laundry rm., Carriage rm., storage
ellar	40			8	Multiple Dwelling "A", Lobby & 6 Doctors' offices
thru 6th. fls.	40	each fl.		15	Multiple Dwelling "A"
					Fire Dept. Certification 6/30/64.

THIS CERTIFICATE SHALL ALSO BE CONSIDERED A CERTIFICATE OF COMPLIANCE OR OCCUPANCY UNDER SECTION 301 OF THE MULTIPLE DWELLING LAW.

SANITARY DRAINAGE does (DOES) (DOES NOT) SANITARY OR COMBINED SEWER

STORM DRAINAGE does not (DOES) (DOES NOT) DISCHARGE INTO EITHER STORM OR COMBINED SEWER

Borough Superintendent.

(Page 1)

Confidentiality Agreement & Disclaimer

This **Offering Memorandum** contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **95-20 222nd Street New York, NY 11249** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews ™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;

2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

95-20 222nd Street

New York, NY 11249

Multifamily Investment Opportunity | Offering Memorandum

Exclusively Listed By

Bobby Lawrence
Vice President

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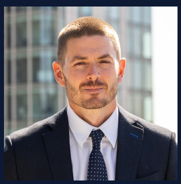

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MATTHEWS™