

137 Osgood Avenue

137 Osgood, Staten Island NY 10304

OFFERING MEMORANDUM



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137 Osgood Avenue

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Exclusively Marketed by:

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01

- Executive Summary
- Investment Summary
- Unit Mix Summary
- Location Summary

137 OSGOOD AVENUE



OFFERING SUMMARY

ADDRESS	137 Osgood Staten Island NY 10304
COUNTY	Richmond
BUILDING SF	4,400 SF
LAND ACRES	.12
LAND SF	5,025 SF
YEAR BUILT	1935
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING	\$999,999
PRICE PSF	\$227.27

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2020 Population	45,410	245,915	832,451
2020 Median HH Income	\$62,044	\$77,232	\$67,370
2020 Average HH Income	\$85,620	\$103,723	\$93,508



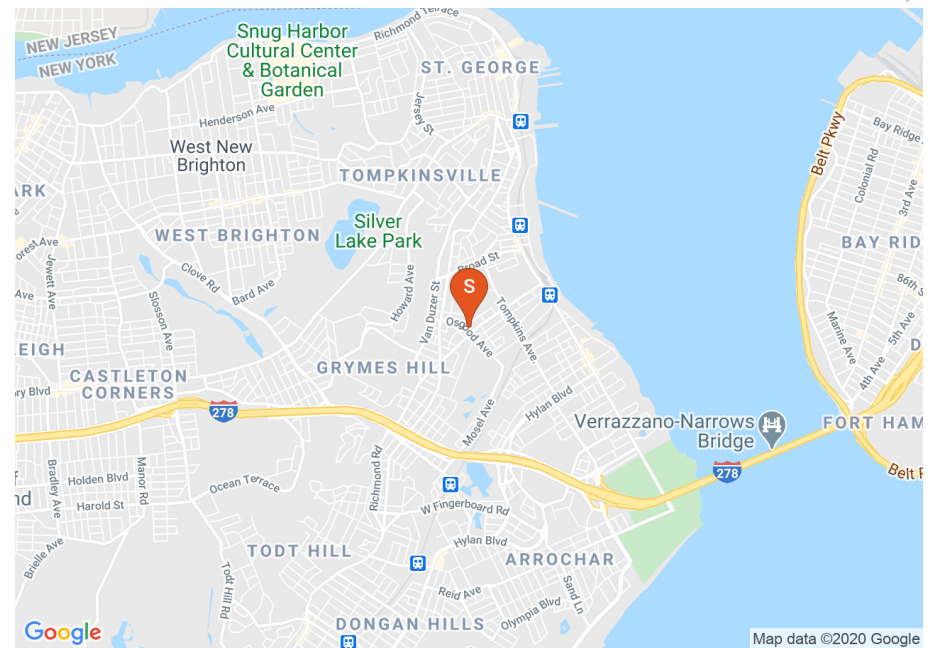
- The property is surrounded by dense residential housing.

Regional Map



Map data ©2020 Google

Locator Map



Map data ©2020 Google



137 OSGOOD AVENUE

- 02 Property Description
- Property Features
- Aerial Map
- Parcel Map
- Additional Maps
- Pictures with Captions

GLOBAL

NUMBER OF UNITS	3
BUILDING SF	4,400
LAND SF	5,025
LAND ACRES	.12
YEAR BUILT	1935
ZONING TYPE	R3-2
BUILDING CLASS	S2
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	2
LOT DIMENSION	50X100
PARKING RATIO	0

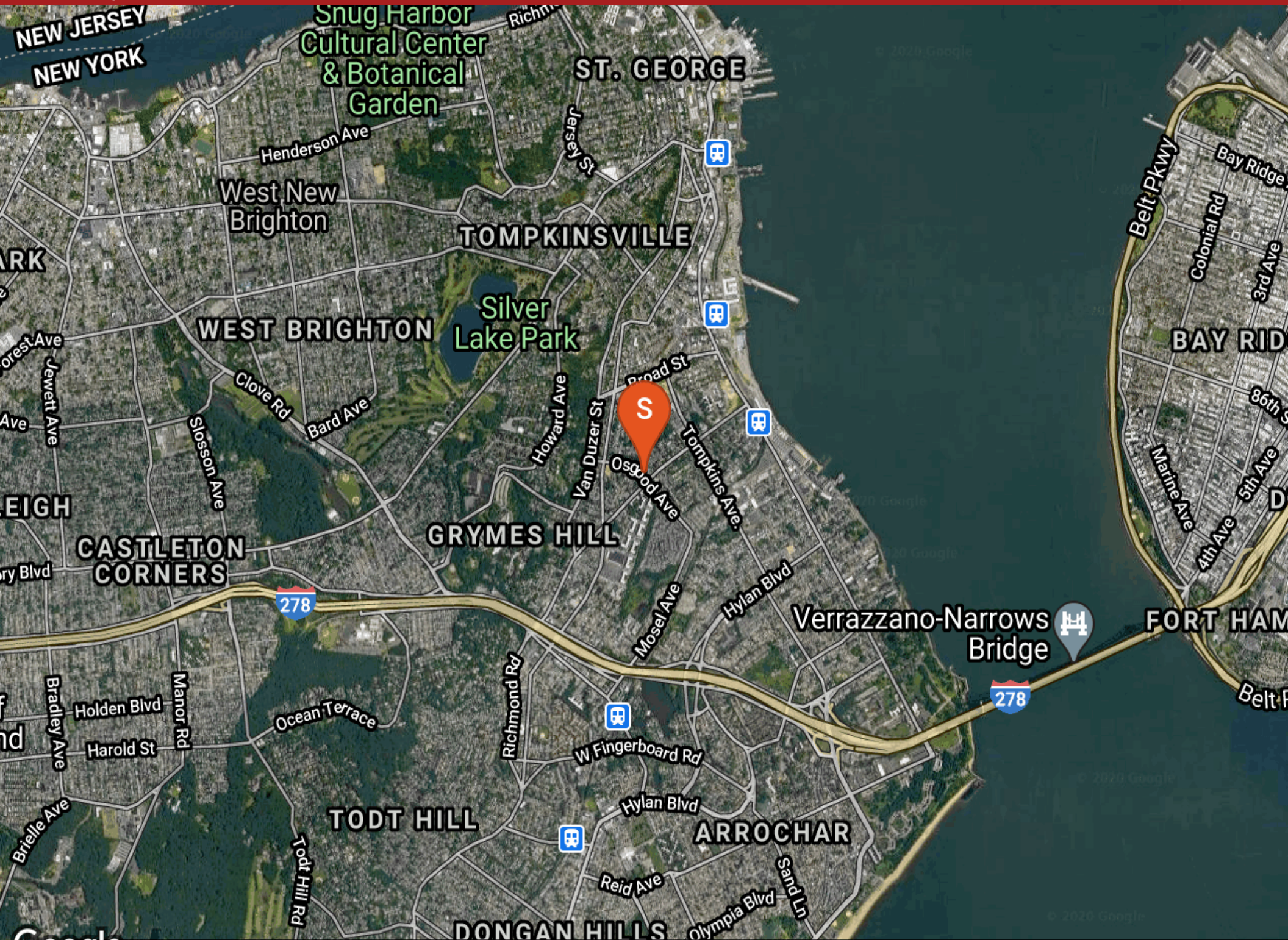
COMMERCIAL VITALS

FIRE SPRINKLERS	No
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CONSTRUCTION

EXTERIOR	brick
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03

Rent Roll

Rent Roll Details

Tenant Profile

Income is as follows:**Deli**

Started May 1, 2012
Years 1-12 \$3,500 a month
May 1, 2024 goes to \$3,675- April 30, 2025
May 1, 2025- \$3,856.75- April 30, 2026
May 1, 2026- \$4,051.69- April 30, 2027

Tenant pays half water and half taxes for entire length of the lease

2 Apartments

1st apartment- occupied at \$1,996
Tenant pays \$200, the remainder is paid by the city
Top floor apartment- \$2,200-\$2,400
\$7,500 a month or \$90,000 annually gross

Expenses Below:

Water/Sewer- \$400 per quarter
Insurance- \$2,000 a year
Taxes- \$4,259 a year (tenant pays half)
Self Managed

Net Income: \$80,000



Financial Analysis

Income & Expense

Multiyear Cash Flow Assumptions

2nd Gen Leasing

Multiyear Cash Flow Projections

Disposition Sensitivity Analysis

137 OSGOOD AVENUE

GLOBAL

Offering

\$999,999





137 OSGOOD AVENUE

05

Demographics

Demographic Details

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	39,432	229,328	773,212
2010 Population	43,659	239,169	809,152
2020 Population	45,410	245,915	832,451
2025 Population	46,145	248,440	842,153
2020 African American	13,046	34,636	63,163
2020 American Indian	289	1,047	3,634
2020 Asian	6,632	31,774	187,765
2020 Hispanic	13,421	53,555	180,964
2020 Other Race	5,391	20,451	76,213
2020 White	18,089	148,349	473,606
2020 Multiracial	1,928	9,524	27,653
2020-2025: Population: Growth Rate	1.60 %	1.00 %	1.15 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,280	11,628	35,163
\$15,000-\$24,999	1,421	6,837	25,939
\$25,000-\$34,999	1,157	5,699	22,252
\$35,000-\$49,999	1,510	8,404	28,781
\$50,000-\$74,999	2,213	12,308	42,075
\$75,000-\$99,999	1,671	10,805	34,456
\$100,000-\$149,999	2,612	16,311	46,656
\$150,000-\$199,999	1,321	10,022	27,318
\$200,000 or greater	1,064	10,206	25,697
Median HH Income	\$62,044	\$77,232	\$67,370
Average HH Income	\$85,620	\$103,723	\$93,508

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	14,481	92,354	291,766
2010 Total Households	14,691	90,259	283,487
2020 Total Households	15,250	92,220	288,339
2025 Total Households	15,461	92,964	291,017
2020 Average Household Size	2.84	2.61	2.85
2000 Owner Occupied Housing	5,850	41,277	116,668
2000 Renter Occupied Housing	7,625	46,285	162,599
2020 Owner Occupied Housing	6,575	44,465	122,802
2020 Renter Occupied Housing	8,675	47,755	165,537
2020 Vacant Housing	1,216	8,835	29,951
2020 Total Housing	16,466	101,055	318,290
2025 Owner Occupied Housing	6,677	44,834	124,346
2025 Renter Occupied Housing	8,785	48,130	166,671
2025 Vacant Housing	1,364	9,785	32,734
2025 Total Housing	16,825	102,749	323,751
2020-2025: Households: Growth Rate	1.40 %	0.80 %	0.95 %



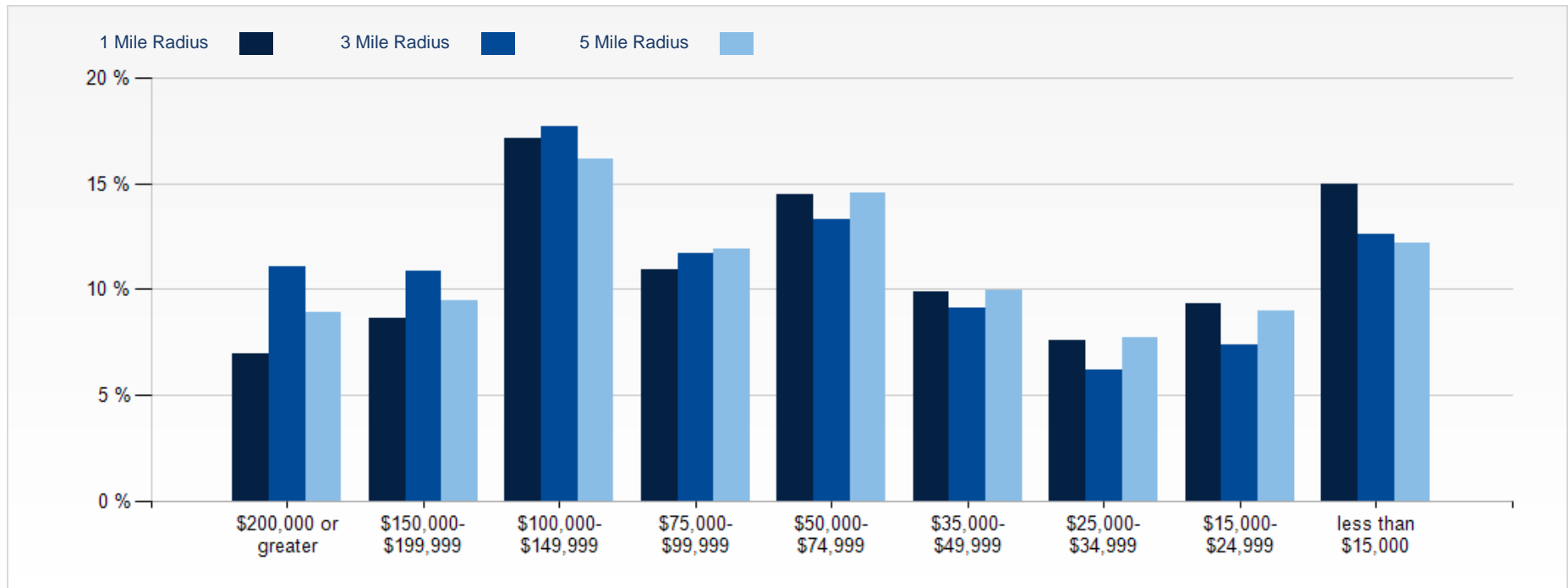
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	3,268	16,952	61,877
2020 Population Age 35-39	3,042	17,074	58,772
2020 Population Age 40-44	2,714	15,747	52,996
2020 Population Age 45-49	2,734	15,644	51,726
2020 Population Age 50-54	2,787	16,216	51,874
2020 Population Age 55-59	2,818	16,408	51,757
2020 Population Age 60-64	2,584	15,553	49,007
2020 Population Age 65-69	2,135	13,134	41,247
2020 Population Age 70-74	1,544	10,422	33,032
2020 Population Age 75-79	958	7,078	22,288
2020 Population Age 80-84	609	4,927	15,417
2020 Population Age 85+	609	5,561	17,758
2020 Population Age 18+	34,900	194,281	646,161
2020 Median Age	35	39	38

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$58,407	\$73,998	\$66,572
Average Household Income 25-34	\$79,352	\$92,485	\$86,533
Median Household Income 35-44	\$77,406	\$95,205	\$85,249
Average Household Income 35-44	\$94,544	\$118,896	\$107,830
Median Household Income 45-54	\$87,318	\$108,986	\$100,276
Average Household Income 45-54	\$107,579	\$135,036	\$122,297
Median Household Income 55-64	\$67,070	\$87,466	\$78,803
Average Household Income 55-64	\$89,272	\$114,480	\$102,960
Median Household Income 65-74	\$50,867	\$59,743	\$53,879
Average Household Income 65-74	\$69,707	\$82,730	\$73,688
Average Household Income 75+	\$50,877	\$58,328	\$52,212

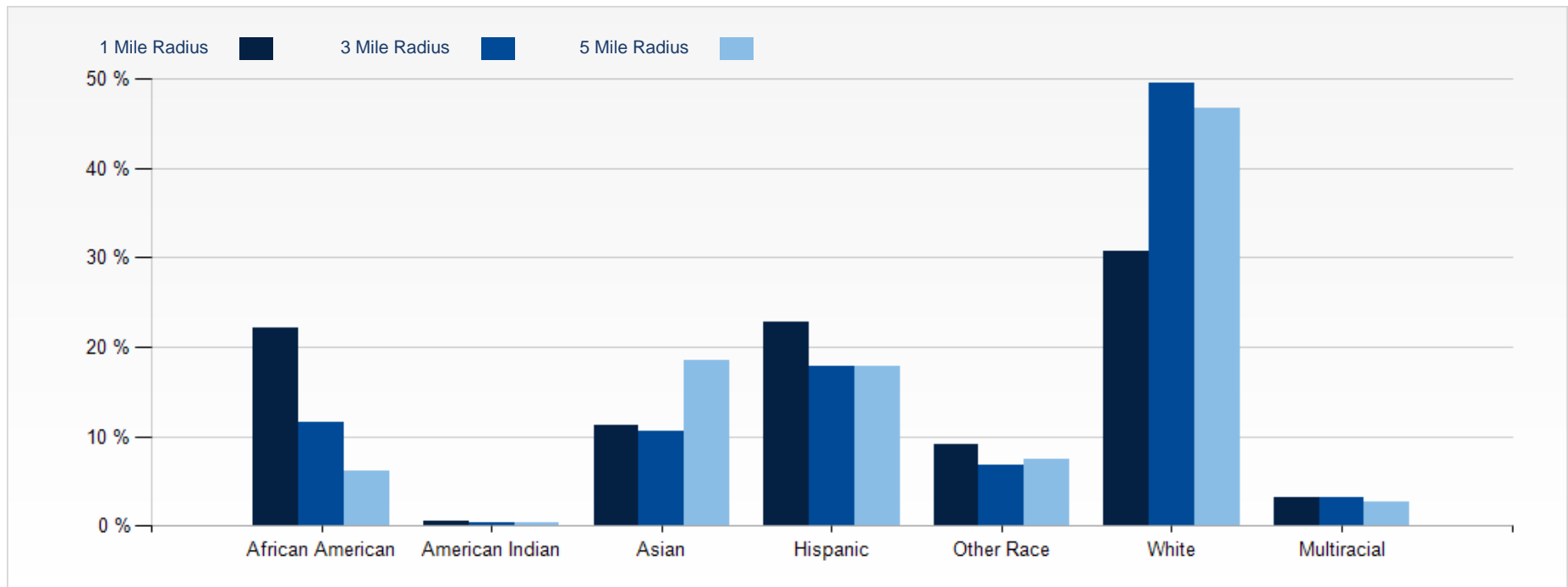
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	3,594	17,891	61,763
2025 Population Age 35-39	3,202	16,983	59,590
2025 Population Age 40-44	2,966	16,817	56,864
2025 Population Age 45-49	2,719	15,658	51,923
2025 Population Age 50-54	2,696	15,476	50,761
2025 Population Age 55-59	2,644	15,419	50,019
2025 Population Age 60-64	2,604	15,515	49,935
2025 Population Age 65-69	2,348	14,076	43,289
2025 Population Age 70-74	1,840	11,663	37,267
2025 Population Age 75-79	1,307	9,004	28,863
2025 Population Age 80-84	763	5,730	18,418
2025 Population Age 85+	659	5,987	18,943
2025 Population Age 18+	36,134	199,327	663,673
2025 Median Age	36	40	39

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$66,545	\$81,041	\$72,315
Average Household Income 25-34	\$88,765	\$102,954	\$94,815
Median Household Income 35-44	\$84,768	\$103,599	\$91,005
Average Household Income 35-44	\$104,401	\$132,245	\$118,536
Median Household Income 45-54	\$96,829	\$116,411	\$105,611
Average Household Income 45-54	\$118,954	\$149,924	\$134,402
Median Household Income 55-64	\$76,377	\$97,138	\$84,806
Average Household Income 55-64	\$99,893	\$127,695	\$113,881
Median Household Income 65-74	\$55,263	\$65,765	\$57,292
Average Household Income 65-74	\$78,456	\$92,954	\$81,698
Average Household Income 75+	\$57,326	\$64,856	\$57,441

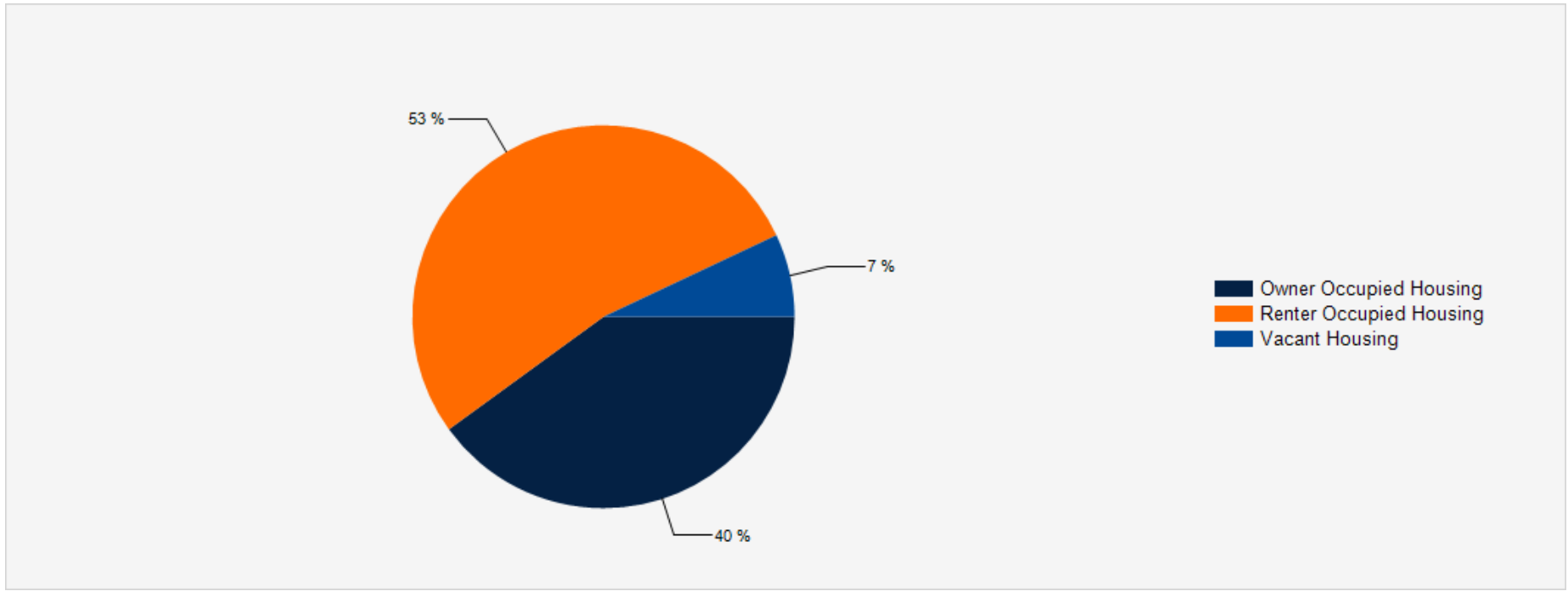
2020 Household Income



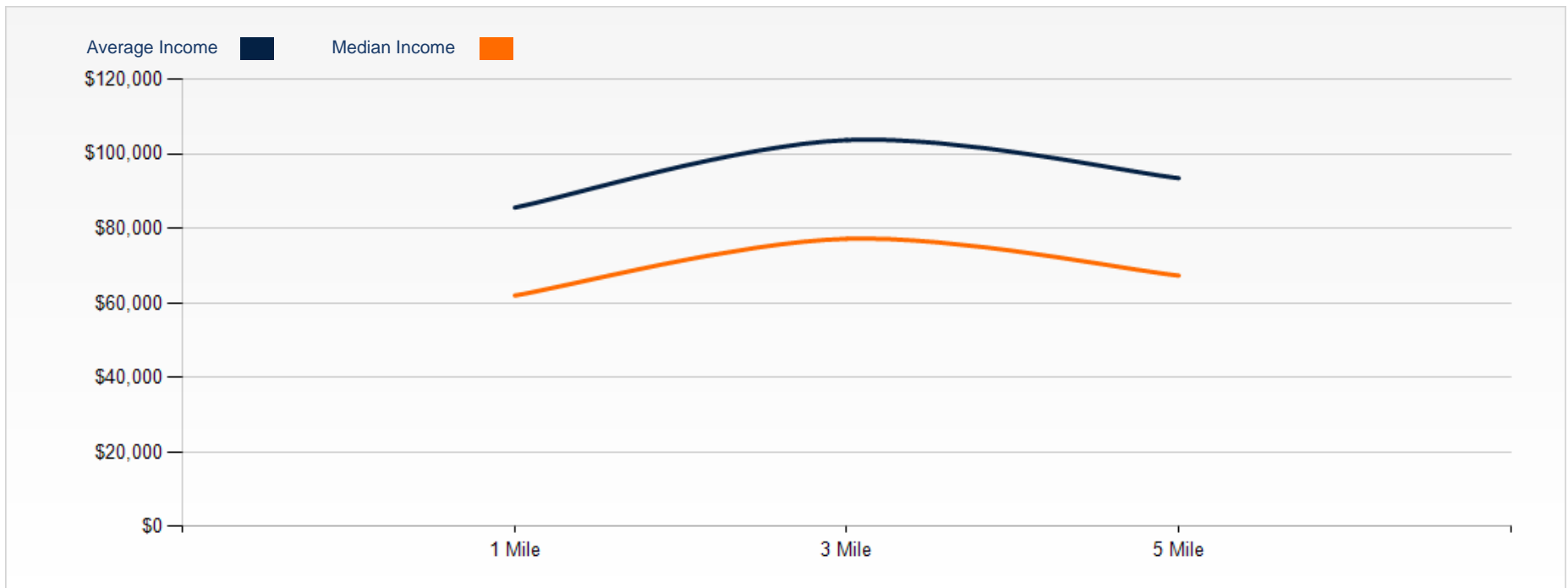
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median





Robert Nixon
Sales and Leasing Associate

Rob Nixon has quickly become one of Staten Island's most productive and well-regarded commercial real estate agents, and has been directly involved in several hundred million dollars in transactions during his tenure. While Robert covers the full gamut of the industry, his expertise lies in investment sales, retail leasing, and industrial transactions.

Most notably, Rob has facilitated some of Staten Island's most exciting and historic real estate transactions to date, including The View Luxury Apartments and 90 Bay Street Landing Penthouse 9F, the highest apartment building sale and highest condo sale on Staten Island respectively, and South Shore Commons, the largest-ever real estate transaction in the Island's history. In addition, Rob has also spearheaded the leasing efforts for a number of retail and industrial projects across Staten Island.

Robert is a proud and active member of the community. Some of his affiliations include Staten Island Rotary, the Executive Club of Staten Island, and I am Empowering. He is also a Board Member of both the Staten Island Board of Realtors and the Building Industry Association of NYC, Inc. Rob's ongoing commitment to the community earned him the "King of Staten Island" award by the Star network in 2018 and Staten Island Economic Development Committees "20 Under 40" Award in 2019.

Rob earned his Bachelor of Arts degree in Business Finance and Entrepreneurship from Marist College. He was President of the Marist Student Entrepreneur Network which he co founded and graduated Magna Cum Laude.

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