

738 ELTON AVENUE

BRONX, NY





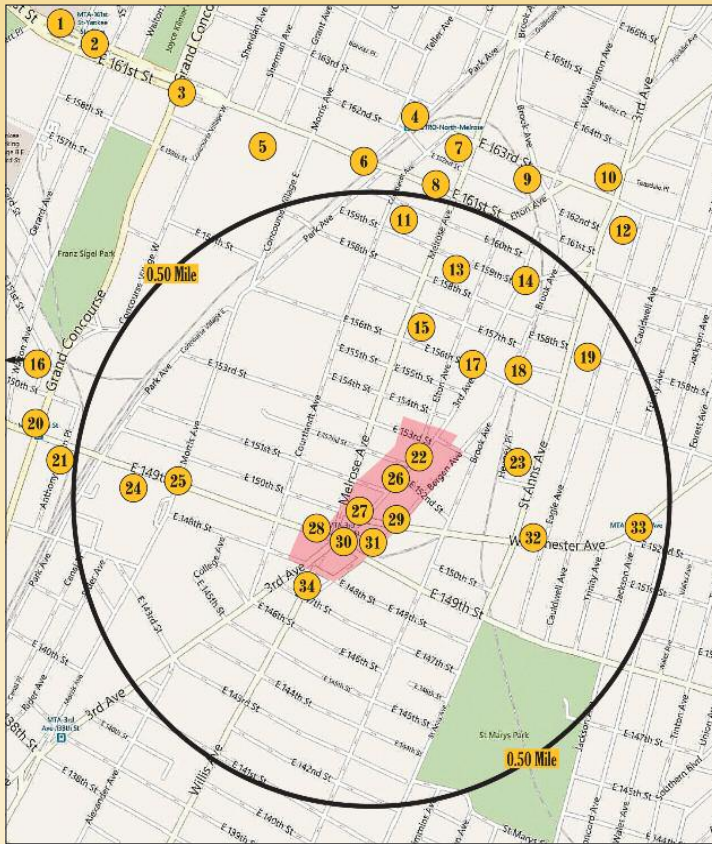
GETTING TO KNOW THE NEIGHBORHOOD – THE HUB/3RD AVENUE

Located in the shadow of the world-famous Yankee Stadium, the HUB/3rd Avenue is more than just a great place to shop and dine. With more than 200,000 pedestrians in this business district every day, it is the second busiest place in New York City after Time Square. And still increasing in popularity. Nearly 4,000 new residential units built in the last few years alone, the HUB/3rd Avenue is one of New York City's fastest growing neighborhoods. Major Local and National retailers want to be here, this is where the shoppers are. The HUB boasts a large residential population, a high visiting population, and a large workforce adding to the daytime population. From developers to retailers to shoppers, it is the place to be!

GROWING RESIDENTIAL POPULATION

Over 154,000 people live within a one mile radius and that is growing increasing steadily. Over 4,000 new apartments and condos have been built in this district and still more are in the planning and construction phase. The HUB/3rd Avenue is New York City's next big opportunity to buy into a neighborhood where value and quality of life are on the rise. This steady growth is increasing the income demographic of the neighborhood and attracting many retailers on a national scale.

The HUB/3rd Avenue – Essential Facts & Figures



THE HUB/3RD AVENUE

- 22. Bx55 bus along Third Avenue 13,400 riders/day
- 26. Bx15 bus along Third Avenue 12,000 riders/day
- 27. 200,000 Pedestrians average daily foot traffic
- 28. Bx1/2 bus along Third Avenue 38,600 riders/day
- 29. Bx4/4A bus along Westchester Ave 15,300 riders/day
- 30. 3 Av/149th St Subway (2/5 train) 24,000 weekday boardings

TRANSPORTATION & ACCESS

- 2. 161st Subway (B/D/4 train) 26,600 weekday boardings
- 3. Grand Concourse & 161st Street 19,000 vehicles/day
- 4. Metro-North Train 43,000 daily ridership
- 8. 161st Street & Melrose Avenue 12,100 vehicles/day
- 17. Third Avenue & 156th Street 12,500 vehicles/day
- 20. 149th St Subway (2/5 train) 13,400 weekday boardings
- 25. 149th Street & Morris Avenue 12,200 vehicles/day
- 32. Westchester Ave & Saint Ann's Ave 17,000 vehicles/day
- 33. Jackson Av Subway (2/5 train) 5,100 weekday boardings
- 34. Bx41 bus along Melrose Avenue 19,000 riders/day

NEW RESIDENTIAL DEVELOPMENTS

- 6. 177 new residences Crossroads Plaza
- 7. 252 new residences Courtland Corners
- 9. 750 new residences Melrose Commons North
- 10. 689 new residences Northrose Residences
- 11. 125 new residences Courtland Avenue Apartments
- 12. 600 new residences Saint Ann's Terrace
- 13. 165 new residences Peter Cintron Apartments
- 15. 110 new residences Palacio Del Sol
- 18. 222 new residences Via Verde
- 19. 107 new residences La Terraza

ADDITIONAL DESTINATIONS

- 1. Yankee Stadium 3.6 million visitors/year
- 5. Concourse Plaza 228,000 SF shopping center
- 14. NYPD 42nd Precinct
- 16. Gateway Center 900 fee off map 1,000,000 SF open-air mall
- 21. CUNY Hostos Community College 6,500 students
- 23. Parking Garage 3000 Third Avenue
- 24. Lincoln Medical Center 420,000 annual outpatient visits
- 31. College of New Rochelle 1,200 students

Demographics & Spending Data

	1 mile	2 miles
Population (2011)	154,285	611,760
Households (2011)	53,560	218,930
Population growth 2011 to 2016 (est)	0.68%	0.51%
Population density (per square mile)	49,135	48,707
Average household size (persons)	2.83	2.72
Median age (years)	30.9	31.9
Average household income	\$35,047	\$36,817

Retail Spending (in million of dollars)

Total consumer demand within area	\$658.7	\$3,009.3
Total retail sales within area	\$625.9	\$3,203.9

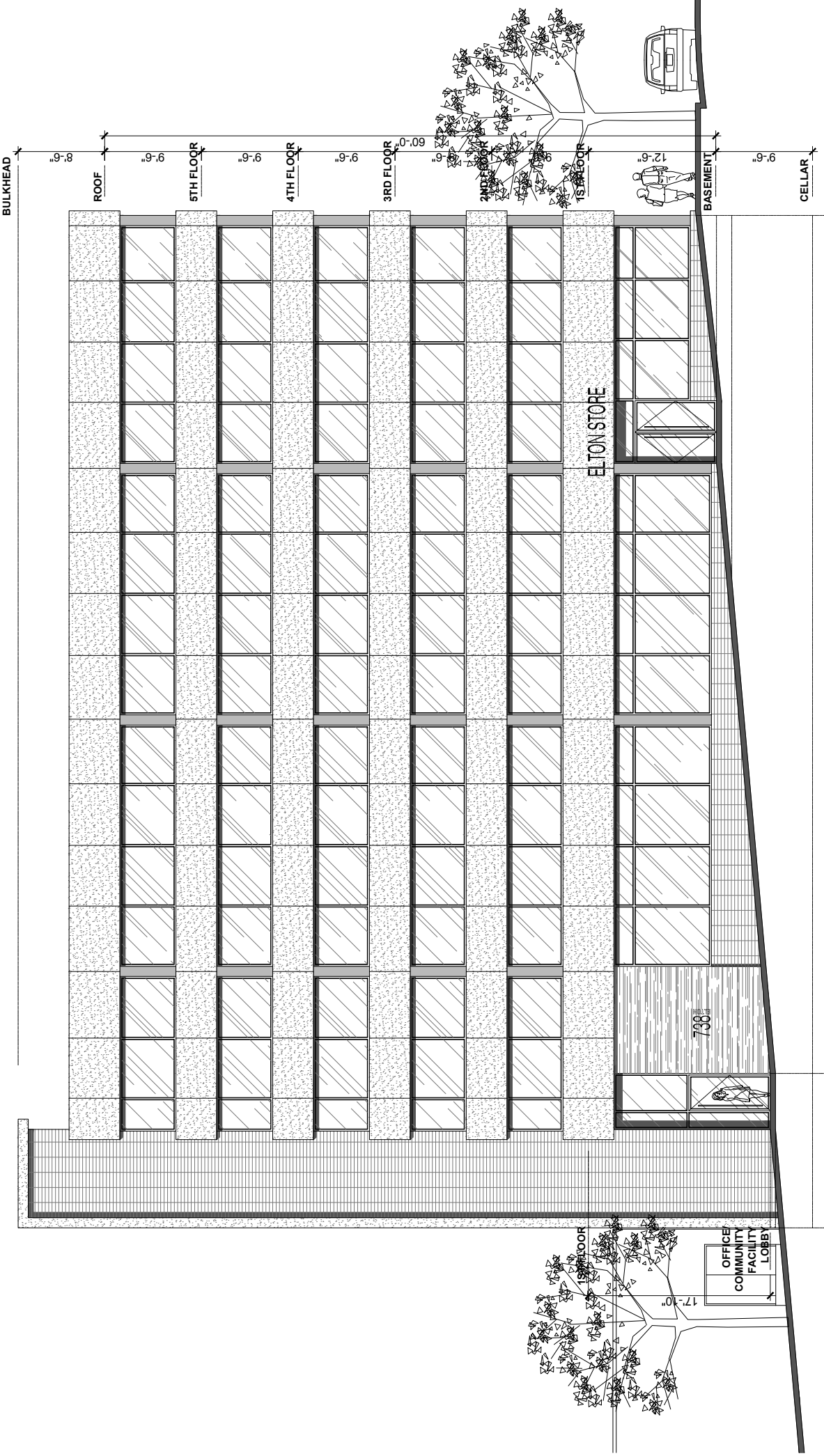
Consumer Demand (in million of dollars)

Demand for clothing stores	\$27.6	\$140.4
Demand for shoe stores	\$4.2	\$19.4
Demand for jewelry/luggage stores	\$3.1	\$18.0
Demand for furniture stores	\$10.9	\$47.7
Demand for home furnishing stores	\$8.2	\$38.6
Demand for electronics stores	\$19.6	\$97.3
Demand for specialty food stores	\$21.6	\$95.4
Demand for full-service restaurants	\$48.6	\$252.6

Omega Development Group

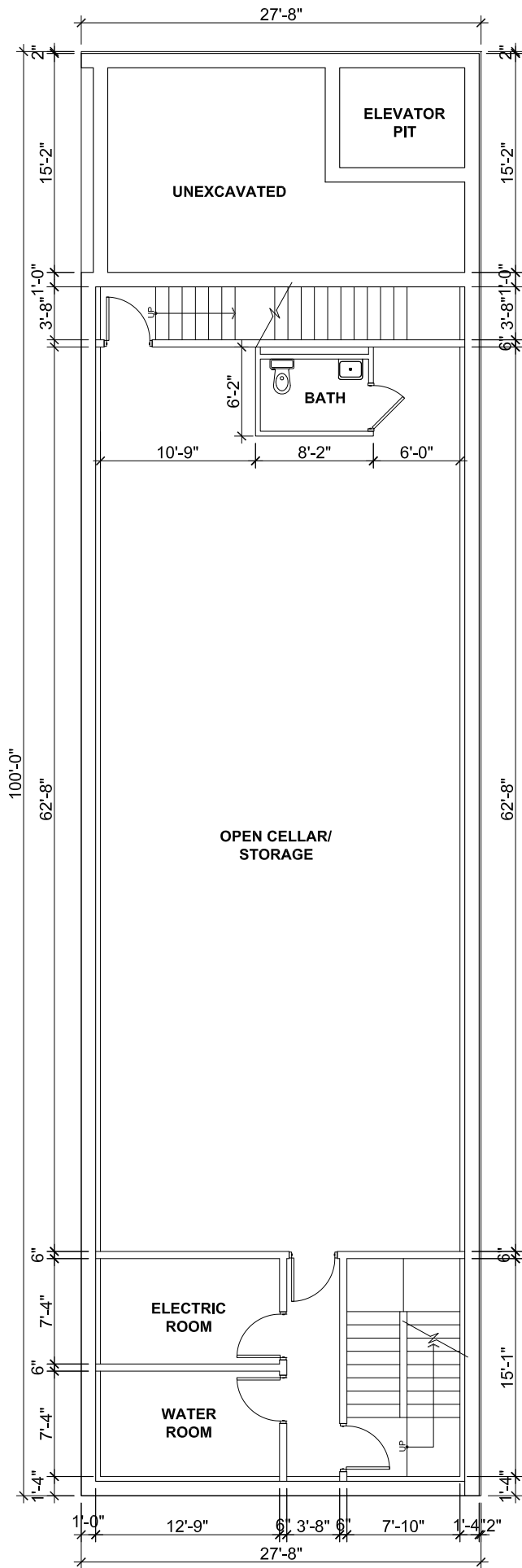
FINANCIAL SNAPSHOT

UNIT	STATUS	TYPE	S.F.**	\$/S.F.	MONTHLY RENT	ANNUAL RENT
Ground Floor 1	"No Relation"	Retail Store	1400	95	\$11,100	\$133,200
Ground Floor 2	"No Relation"	Retail Store	1400	95	\$11,100	\$133,200
UNIT	STATUS	TYPE			MONTHLY RENT	ANNUAL RENT
1	Free Market	OFFICE			\$2,381	\$28,572.73
2	Free Market	OFFICE			\$2,381	\$28,572.73
3	Free Market	OFFICE			\$2,381	\$23,572.73
4	Free Market	OFFICE			\$2,381	\$23,572.73
5	Free Market	OFFICE			\$2,381	\$23,572.73
6	Free Market	OFFICE			\$2,381	\$23,572.73
7	Free Market	OFFICE			\$2,381	\$23,572.73
8	Free Market	OFFICE			\$2,381	\$23,572.73
9	Free Market	OFFICE			\$2,381	\$23,572.73
10	Free Market	OFFICE			\$2,381	\$23,572.73
11	Free Market	OFFICE			\$2,381	\$23,572.73
12	Free Market	OFFICE			\$2,381	\$23,572.73
13	Free Market	OFFICE			\$2,381	\$23,572.73
14	Free Market	OFFICE			\$2,381	\$23,572.73
15	Free Market	OFFICE			\$2,381	\$23,572.73
16	Free Market	OFFICE			\$2,381	\$23,572.73
17	Free Market	OFFICE			\$2,381	\$23,572.73
18	Free Market	OFFICE			\$2,381	\$23,572.73
19	Free Market	OFFICE			\$2,381	\$23,572.73
20	Free Market	OFFICE			\$2,381	\$23,572.73
21	Free Market	OFFICE			\$2,381	\$23,572.73
22	Free Market	OFFICE			\$2,381	\$23,572.73
COMMERCIAL REVENUE					\$52,382	\$628,600.06
TOTAL REVENUE					\$74,582	\$895,000.06
EXPENSES						
REAL ESTATE TAXES 16/17		<i>Per Tentative Assessment Roll from the Department of Finance</i>				\$20,000
FUEL & GAS		<i>Provided by owner</i>				\$4,000
INSURANCE		<i>Provided by owner</i>				\$4,500
WATER		<i>Provided by owner</i>				\$4,700
ELECTRIC & CON EDISON		<i>Provided by Owner</i>				\$3,400
REPAIRS & MAINTENANCE		<i>Estimated @ \$500/unit</i>				\$12,000
PROPERTY MANAGEMENT & VACANCY		<i>Estimated @ 3% of effective gross income</i>				\$24,000
TOTAL						\$72,600



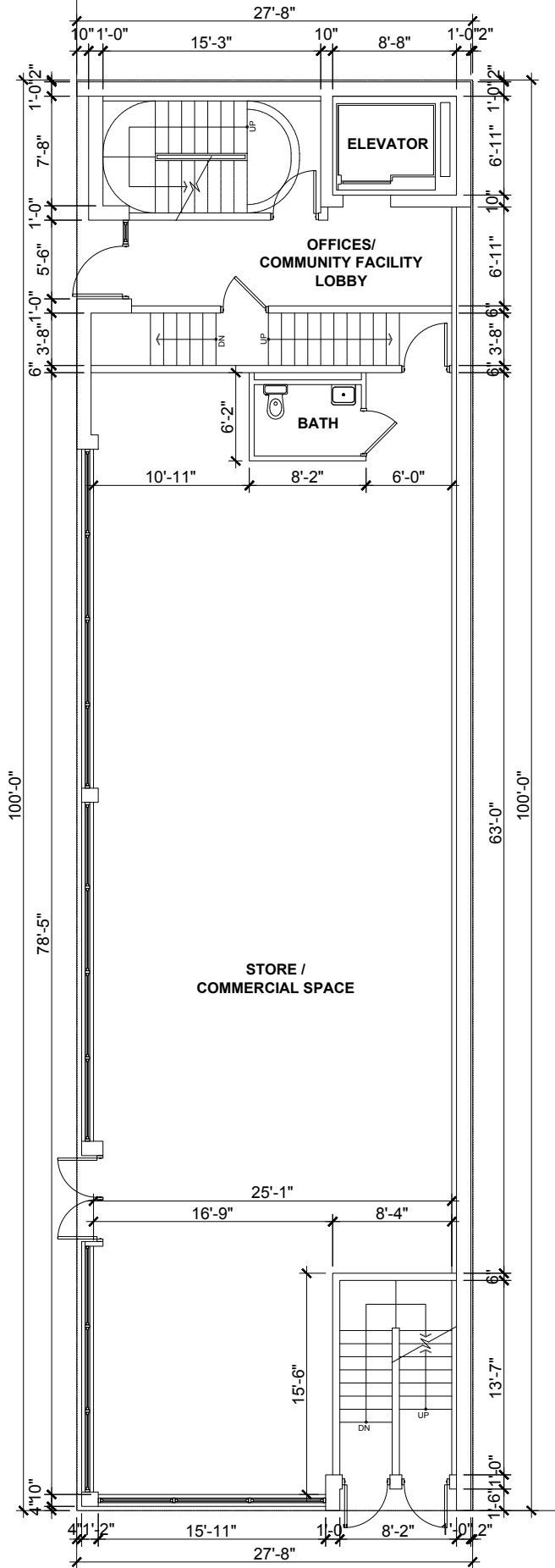
E 156TH STREET - ELEVATION

SCALE: N.T.S.




CELLAR PLAN
 SCALE: N.T.S.

E 156TH STREET

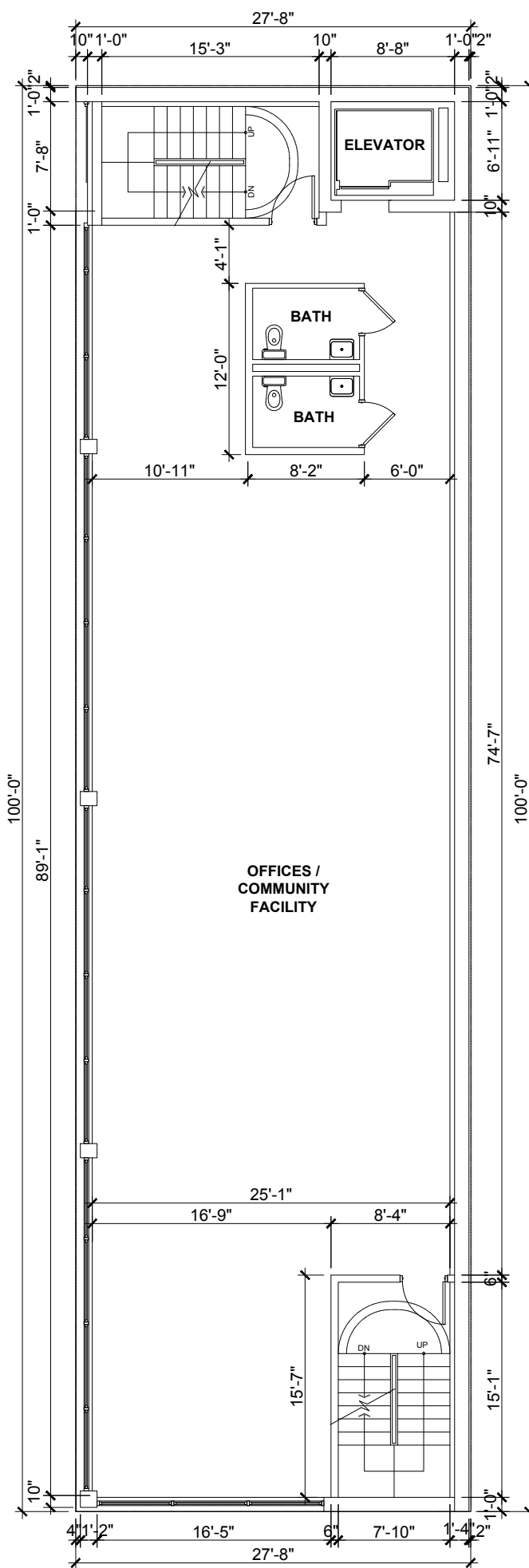


ELTON AVENUE



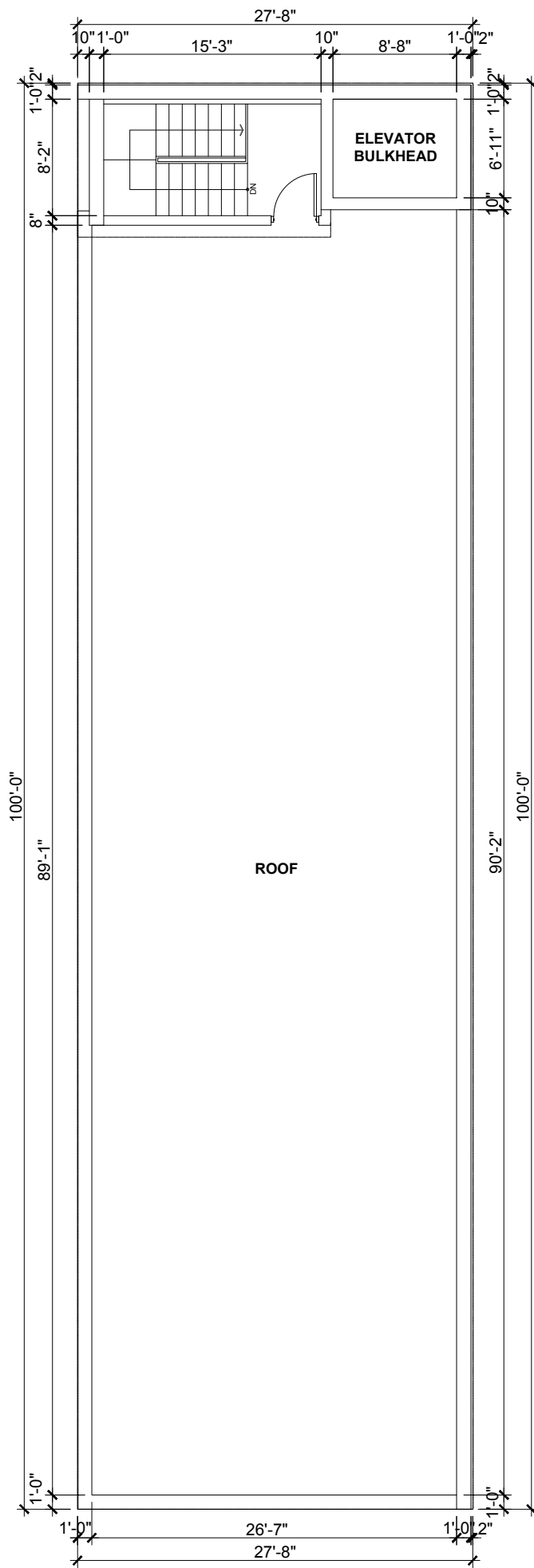
BASEMENT PLAN

SCALE: N.T.S.

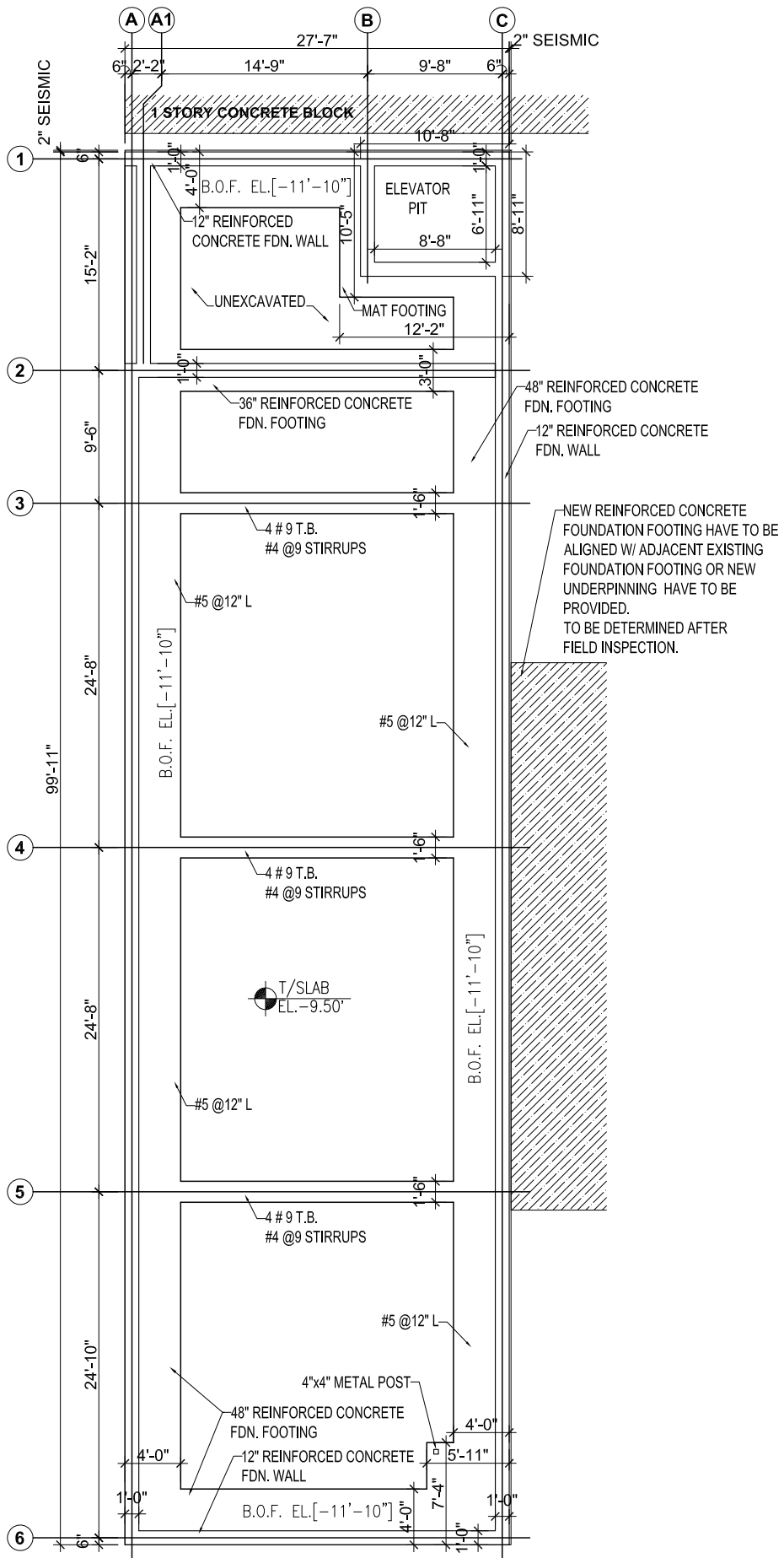


1ST THRU 5HT FLOOR PLAN

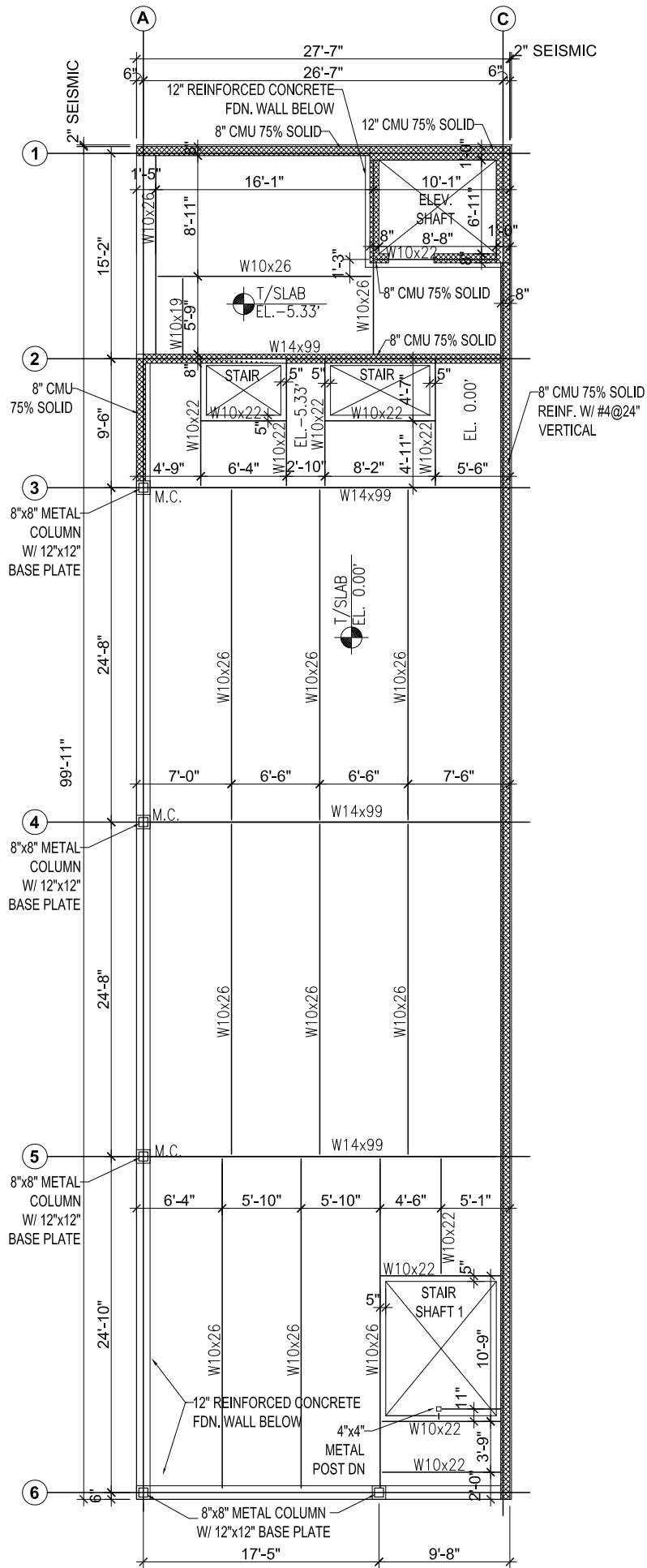
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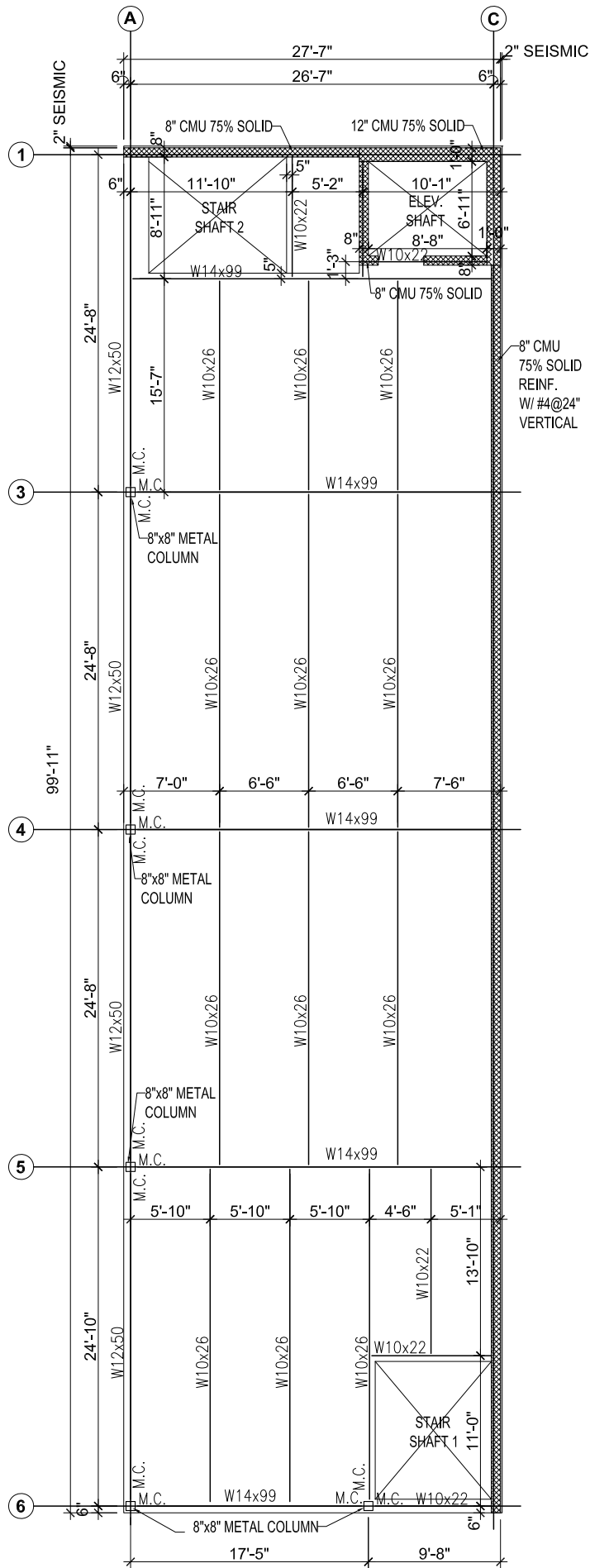
ROOF PLAN
SCALE: N.T.S.



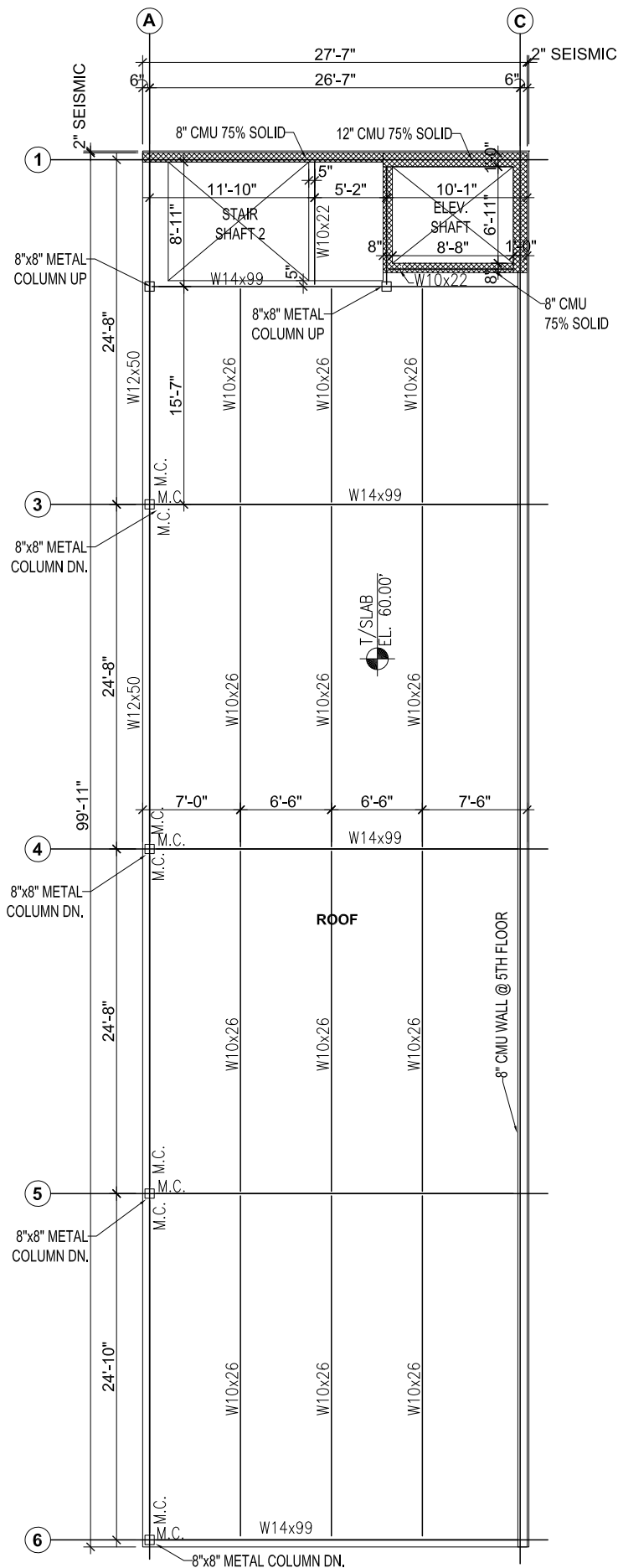
CELLAR PLAN
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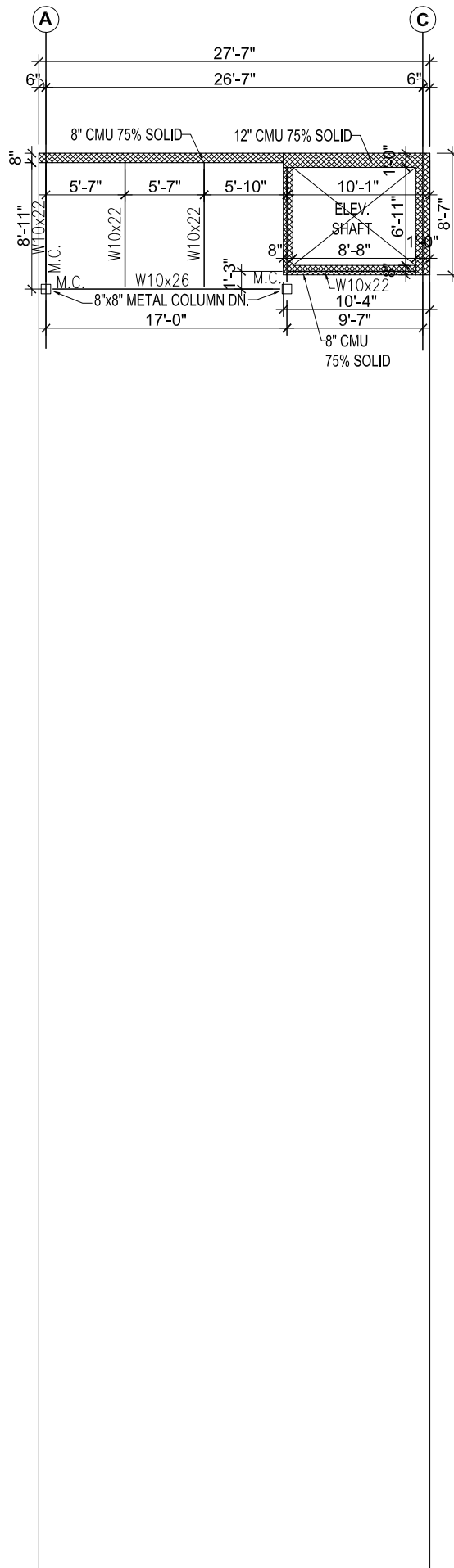
BASEMENT PLAN
 SCALE: N.T.S.



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1ST THRU 5HT FLOOR PLAN
 SCALE: N.T.S.




ROOF PLAN
 SCALE: N.T.S.

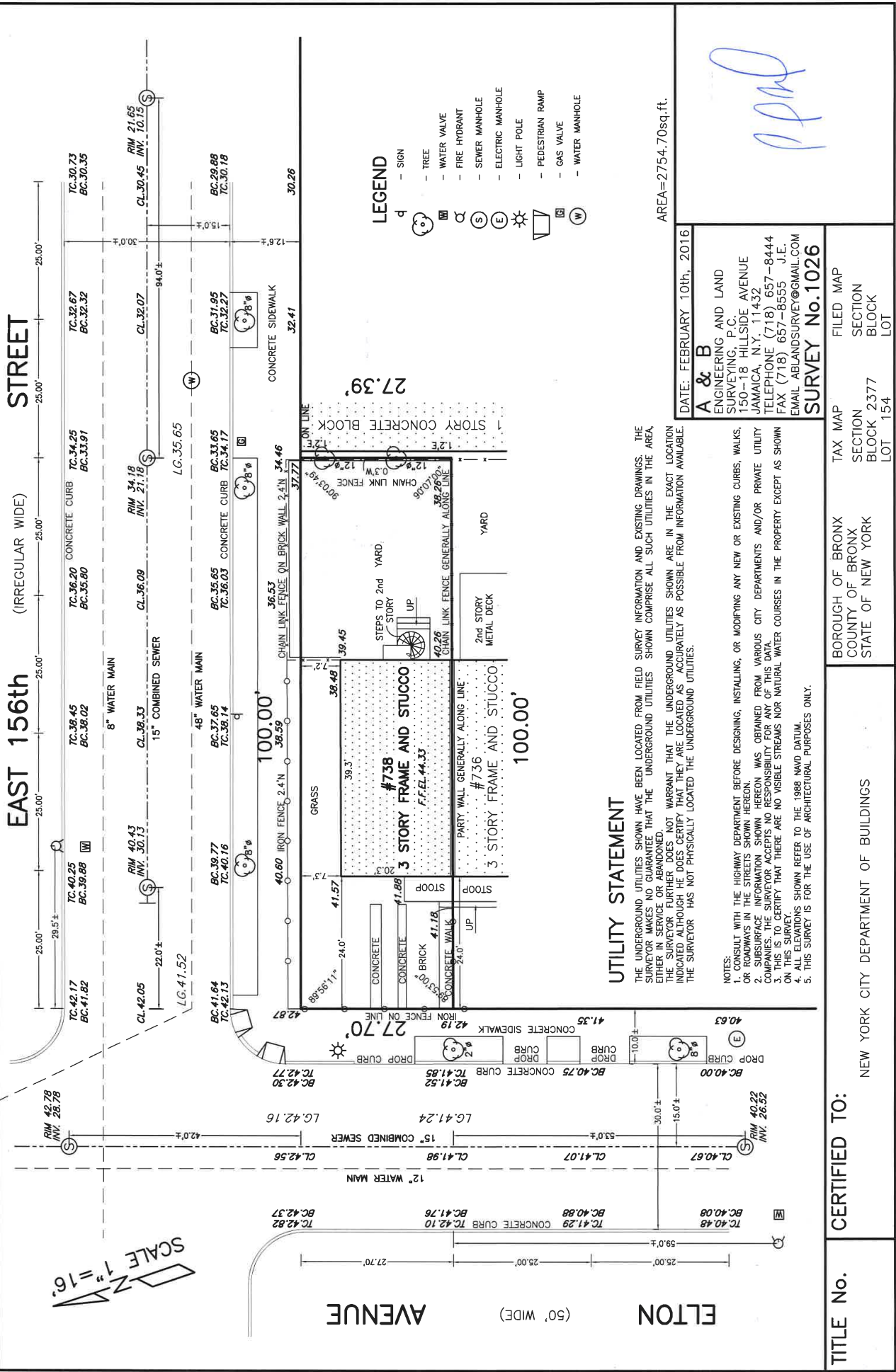


STAIR BULKHEAD

SCALE: N.T.S.

EAST 156th
(IRREGULAR WIDE)

STREET



SCALE 1" = 16'

LEGEND

- - SIGN
- - TREE
- - WATER VALVE
- - FIRE HYDRANT
- - SEWER MANHOLE
- - ELECTRIC MANHOLE
- - LIGHT POLE
- - PEDESTRIAN RAMP
- - GAS VALVE
- - WATER MANHOLE

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

- NOTES:
1. CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING, INSTALLING, OR MODIFYING ANY NEW OR EXISTING CURBS, WALKS, OR ROADWAYS IN THE STREETS SHOWN HEREON.
 2. SURFACE INFORMATION SHOWN HEREON WAS OBTAINED FROM VARIOUS CITY DEPARTMENTS AND/OR PRIVATE UTILITY COMPANIES. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR ANY OF THIS DATA.
 3. THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS NOR NATURAL WATER COURSES IN THE PROPERTY EXCEPT AS SHOWN ON THIS SURVEY.
 4. ALL ELEVATIONS SHOWN REFER TO THE 1988 NAVD DATUM.
 5. THIS SURVEY IS FOR THE USE OF ARCHITECTURAL PURPOSES ONLY.

AREA=2754.70sq.ft.

DATE: FEBRUARY 10th, 2016

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EMAIL: ABLANDSURVEY@GMAIL.COM

SURVEY No. 1026

[Handwritten Signature]

TITLE No.

CERTIFIED TO:

NEW YORK CITY DEPARTMENT OF BUILDINGS

BOROUGH OF BRONX
COUNTY OF BRONX
STATE OF NEW YORK

TAX MAP SECTION BLOCK LOT
FILED MAP SECTION BLOCK LOT