

FOR SALE

UNIFORM COMMERCIAL CODE (UCC) ARTICLE 9 AUCTION
OF PLEDGED COLLATERAL RELATING TO:

UNDERLYING COLLATERAL:

138-25 BARCLAY AVENUE

AN OPPORTUNITY TO BUY
COLLATERAL RELATED TO THE
PROPERTY VIA A UCC AUCTION

AUCTION DATE:
NOVEMBER 18TH 2026 3:00PM

Gross Building Area 40,976 SF
48 Apartments
24 Parking Spaces
421A Tax Abatement

SAFDIE REALTY GROUP

Exclusive Broker
Roni Yaghoobzar

(516) 469-0773

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Roni@safdierealtygroup.com

PROPERTY SUMMARY**138-25 BARCLAY AVENUE, FLUSHING, NY 11355****INVESTMENT HIGHLIGHTS**

Safdie Realty Group has been retained on an exclusive basis to arrange for the sale of 100% of the Membership Interests of a Limited Liability Company that owns the real property located at 138-25 Barclay Avenue, Flushing, NY ("Real Property").

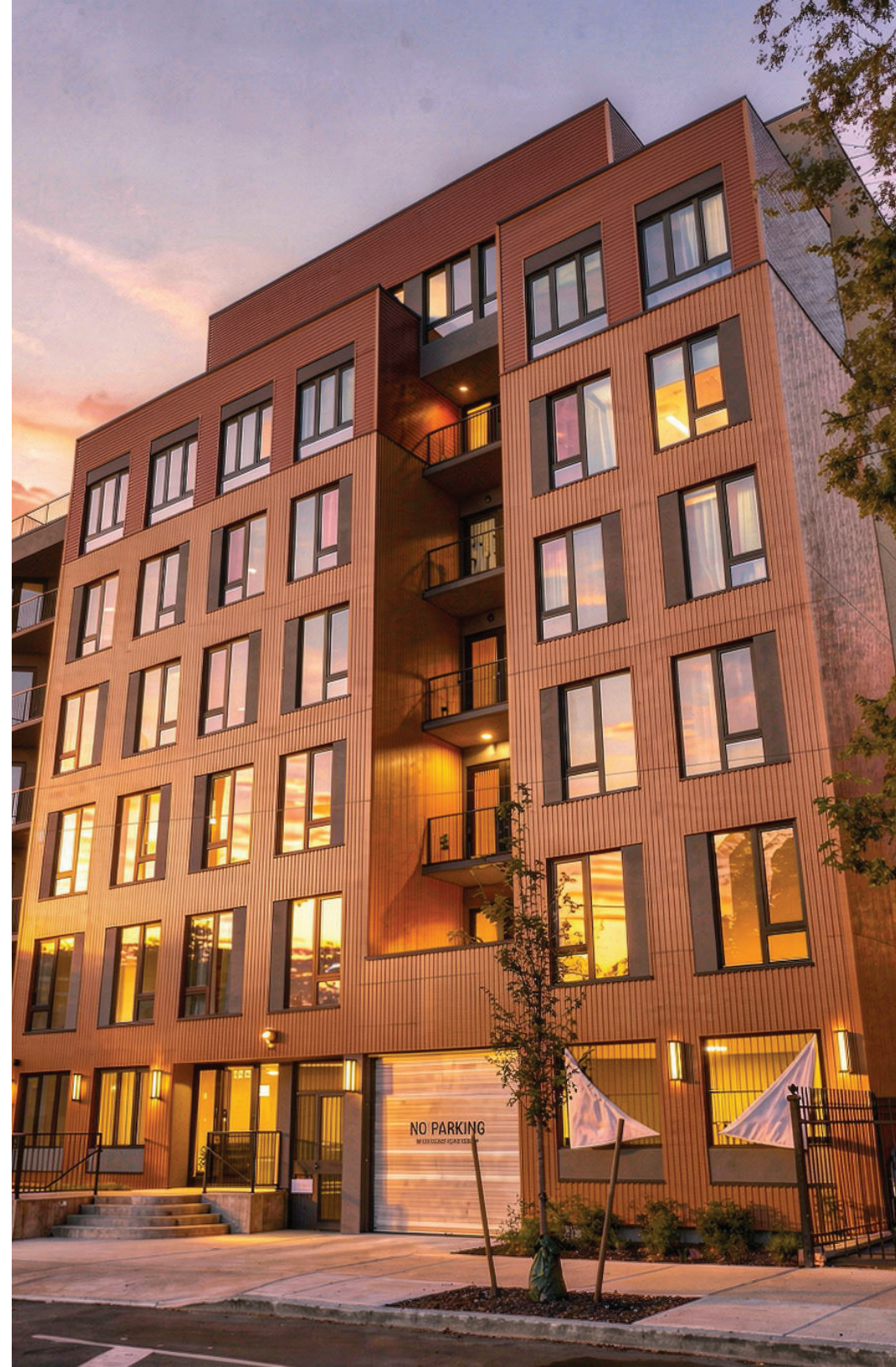
This sale is not for the direct fee simple ownership of the Real Property itself.

The Real Property is a luxury multifamily apartment building comprising a total of 48 residential units with a 35 year 421a Tax Abatement.

Bidder Registration Deadline: November 12th, 2026
Auction Date: November 18, 2026, 3:00pm ET

AMENITIES

- Rooftop Terrace
- State-of-the-Art Fitness Center
- Package Room
- Bike Storage
- Electric Vehicle Charging Stations
- Parking
- Accessible Common Areas
- Rooftop Recreation Space (can be used as Resident Lounge or Children's Playroom)

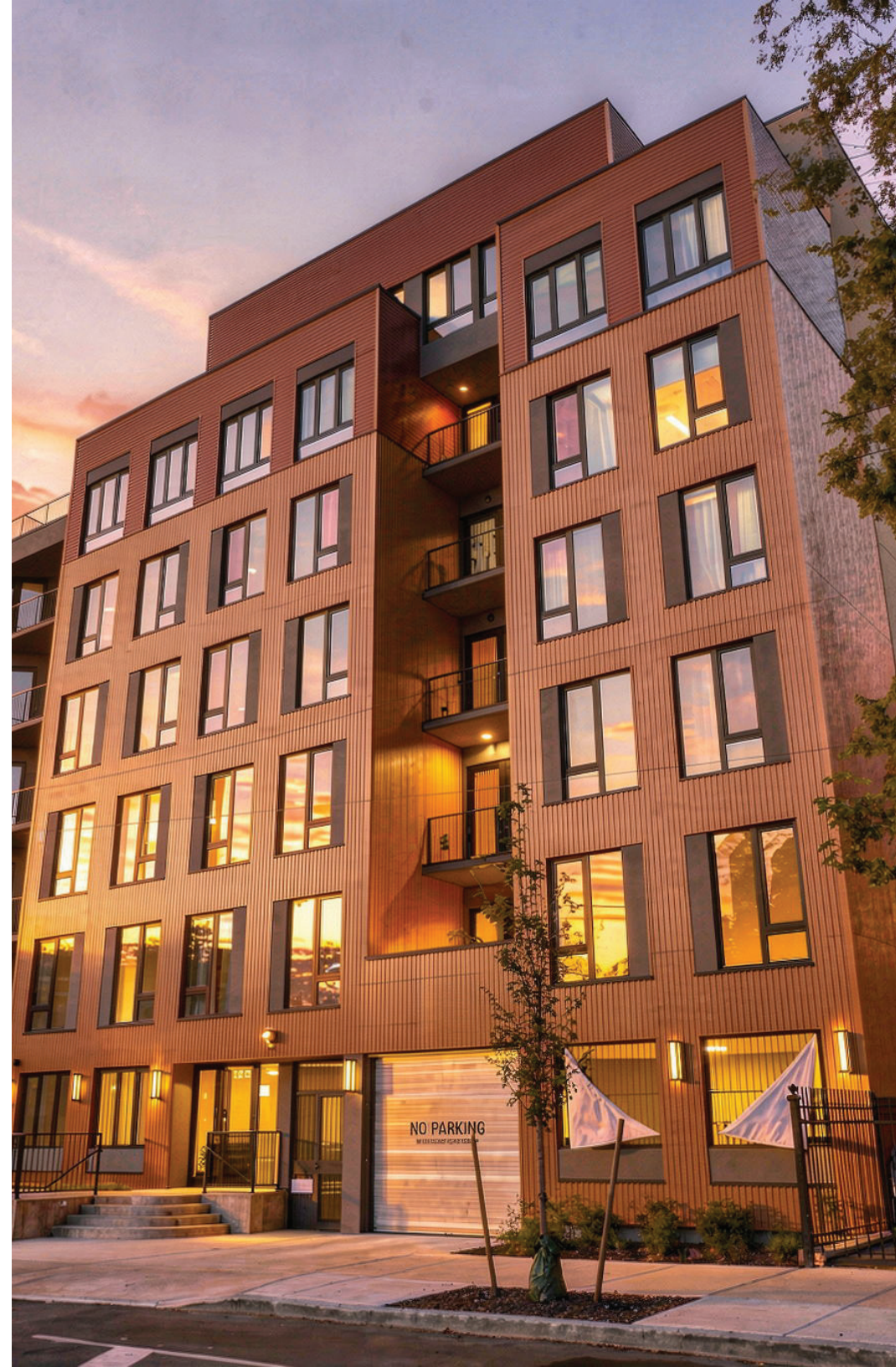


PROPERTY SUMMARY**138-25 BARCLAY AVENUE, FLUSHING, NY 11355**

- Gross Building Area ~ 40,976 SF
- Stories – 7
- Residential Units – 48
- Parking – 24 on-site spaces
- Year Built – 2023
- Tax Abatement – 421-A (35 Years)
- Building Class – D3 – Elevator
- Tax Class – Class 2 (Multifamily)
- Lot Area ~ 12,400 SF

LOCATION STATISTICS & CONNECTIVITY

- Population (CD7, 2023) – about 247,000
- Median Household Income (2023) – \$71,863
- Foreign-born Residents (2023) – about 57%
- Non-English Primary Language – Non-English Primary Language
- Median Age – about 47
- Commute by Public Transit – about 31% (avg commute 40.9 minutes)
- Homeownership Rate (2023) – about 49%
- Transit Access – 7-Train & LIRR at Flushing–Main St; extensive bus network



PROPERTY PHOTOS



PROPERTY PHOTOS



FINANCIALS

138-25 Barclay Avenue

EXISITING

Unit #	Rent	Unit Type	Bed	Lease Exp	Square Feet	Notes
101	\$4,250.00	FM	2 Bed Bath	3/31/2027	744	
102	\$2,550.00	Affordable	Studio	7/31/2027	464	
201	\$4,738.00	Affordable	2 Bed Bath	Vacant	775	Balcony
202	\$4,500.00	FM	2 Bed Bath	Vacant	808	Balcony
203	\$4,500.00	FM	2 Bed Bath	Vacant	808	Balcony
204	\$4,445.00	FM	2 Bed Bath	7/31/2027	844	Balcony
205	\$4,445.00	FM	2 Bed Bath	Vacant	844	Terrace
206	\$4,445.00	FM	2 Bed Bath	Vacant	808	Terrace
207	\$4,445.00	Affordable	2 Bed Bath	Vacant	741	Balcony
208	\$2,650.00	Affordable	1 Bed Bath	9/30/2027	570	Balcony
301	\$3,100.00	Affordable	2 Bed Bath	9/30/2027	775	Balcony
302	\$4,410.00	FM	2 Bed Bath	6/30/2027	808	Balcony
303	\$4,445.00	FM	2 Bed Bath	Vacant	808	Balcony
304	\$4,445.00	FM	2 Bed Bath	Vacant	844	Balcony
305	\$4,445.00	FM	2 Bed Bath	7/31/2027	844	Terrace
306	\$4,445.00	FM	2 Bed Bath	Vacant	808	Terrace
307	\$3,100.00	Affordable	2 Bed Bath	3/31/2027	741	Balcony
308	\$2,716.25	Affordable	1 Bed Bath	7/31/2027	570	Balcony
401	\$3,100.00	Affordable	2 Bed Bath	Vacant	775	Balcony
402	\$4,400.00	FM	2 Bed Bath	6/30/2027	808	Balcony
403	\$4,445.00	FM	2 Bed Bath	Vacant	808	Balcony
404	\$4,445.00	FM	2 Bed Bath	5/31/2027	844	Balcony
405	\$4,445.00	FM	2 Bed Bath	5/31/2027	844	Terrace
406	\$4,445.00	FM	2 Bed Bath	Vacant	808	Terrace
407	\$3,100.00	Affordable	2 Bed Bath	4/14/2028	741	Balcony
408	\$2,650.00	Affordable	1 Bed Bath	11/30/2027	570	Balcony

FINANCIALS

138-25 Barclay Avenue

EXISITING

Unit #	Rent	Unit Type	Bed	Lease Exp	Square Feet	Notes
501	\$4,738.00	Affordable	2 Bed Bath	Vacant	775	Balcony
502	\$4,345.00	FM	2 Bed Bath	7/31/2027	808	Balcony
503	\$4,450.00	FM	2 Bed Bath	5/31/2027	808	Balcony
504	\$4,500.00	FM	2 Bed Bath	4/30/2027	844	Balcony
505	\$4,759.00	FM	2 Bed Bath	4/30/2027	844	Terrace
506	\$4,450.00	FM	2 Bed Bath	6/30/2027	808	Terrace
507	\$4,738.00	Affordable	2 Bed Bath	Vacant	741	Balcony
508	\$2,729.50	Affordable	1 Bed Bath	6/12/2027	570	Balcony
601	\$4,300.00	FM	2 Bed Bath	5/31/2027	775	Balcony
602	\$4,350.00	FM	2 Bed Bath	2/28/2027	808	Balcony
603	\$4,325.00	FM	2 Bed Bath	6/30/2027	808	Balcony
604	\$4,450.00	FM	2 Bed Bath	3/31/2027	844	Balcony
605	\$4,500.00	FM	2 Bed Bath	2/28/2027	844	Terrace
606	\$4,400.00	FM	2 Bed Bath	2/28/2027	808	Terrace
607	\$4,400.00	FM	2 Bed Bath	2/28/2027	741	Balcony
608	\$2,650.00	Affordable	1 Bed Bath	7/31/2027	570	Balcony
701	\$4,500.00	FM	2 Bed Bath	4/30/2027	775	Balcony
702	\$4,400.00	FM	2 Bed Bath	2/28/2027	808	Balcony
703	\$4,450.00	FM	2 Bed Bath	4/30/2027	808	Balcony
704	\$4,610.00	FM	2 Bed Bath	7/31/2027	844	Balcony
705	\$2,650.00	Affordable	1 Bed Bath	5/31/2027	643	Terrace
706	\$4,600.00	FM	2 Bed Bath	1/31/2027	843	Terrace
Parking Income	\$6,000.00					
Misc. Income - Appilcation Fees Amenity Fees Etc	\$2,015.00					
Total per month	\$204,413.75					
Total per year	\$2,452,965.00					
Less Residential V/C Loss - 4%	\$94,271.40					
Less Parking V/C Loss - 4%	\$2,880.00					
Less Misc. Income V/C Loss - 4%	\$967.00					
Gross Income	\$2,354,846.60					

FINANCIALS

EST EXPENSES

Tax - 421-A Tax Abatment Exp 2060	\$114,537.00		
Insurance	\$48,000.00	\$1000 Per Unit	
Elevator	\$7,500.00		
Gas/Heat	\$0.00		Tenants Pay
Electric	\$9,600.00		Common Area
General & Administrative	\$5,760.00		
Repairs & Main	\$31,200.00	\$650 Per Unit	
Payroll & Benefits	\$21,600.00	\$450 per unit	
Ground Lease	\$599,654.00		
Managment Fees	\$70,645.40	3% of Effective Gross	
Replacement Reserves	\$12,000.00	\$250 per unit	
Total	\$920,496.40		
NOI	\$1,434,350.20		
PURCHASE PRICE	\$14,500,000.00		
Cap Rate	9.89%		
Expenses Ratio	39.09%		

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138-25 Barclay Avenue

PRO FORMA

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704	\$4,850.00	FM	2 Bed Bath	7/31/2027	844	Balcony
705	\$2,650.00	Affordable	1 Bed Bath	5/31/2027	643	Terrace
706	\$4,825.00	FM	2 Bed Bath	1/31/2027	843	Terrace
Parking Income	\$4,600.00					
Misc. Income - Application Fees Amenity Fees Etc	\$6,000.00					
Total per month	\$214,614.75					
Total per year	\$2,575,377.00					
Less Residential V/C Loss - 4%	\$97,927.08					
Less Parking V/C Loss - 4%	\$2,880.00					
Less Misc. Income V/C Loss - 4%	\$967.00					
Gross Income	\$2,473,602.92					

FINANCIALS

EST EXPENSES

Tax - 421-A Tax Abatement Exp 2060	\$114,537.00		
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Elevator	\$7,500.00		
Gas/Heat	\$0.00		Tenants Pay
Electric	\$9,600.00		Common Area
General & Administrative	\$5,760.00		
Repairs & Main	\$31,200.00	\$650 Per Unit	
Payroll & Benefits	\$21,600.00	\$450 per unit	
Ground Lease	\$599,654.00		
Management Fees	\$74,208.09	3% of Effective Gross	
Replacement Reserves	\$12,000.00	\$250 per unit	
Total	\$924,059.09		
	\$1,549,543.83		
PURCHASE PRICE	\$14,500,000.00		
Cap Rate	10.69%		
Expenses Ratio	37.36%		

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SURROUNDING DEVELOPMENTS (2024-2027)

- La Vita – Condos (150 units), hotel; Estimated Completion 2026
- The Prince – Condos (120 units)
- 131-02B 40th Road – Condos (196 units)
- NuSun Tower – Rental Building with amenities
- One Flushing – Affordable housing (231 units) with retail
- The Farrington – Condos (100 units) above Four Points by Sheraton.
- Sky View Parc / The Grand – Condos (448+ units) with resort-style amenities and Shopping and Entertainment Center
- Tangram – Condos, Offices, Hotel, Movie Theater, Shopping and Entertainment Center
- Willets Point Stadium – Sports stadium (25,000-seats) with housing, hotel, school; Estimated Completion 2027
- Metropolitan Park – Casino proposal pending approval: Hard Rock & Cohen (Citi Field)

FLUSHING OVERVIEW & HISTORY

Flushing is one of NYC's most vibrant and historic neighborhoods. Founded in 1645, it has grown into a major commercial and cultural hub with the largest Chinatown in NYC

Hospitals: NewYork-Presbyterian Queens; Flushing Hospital Medical Center

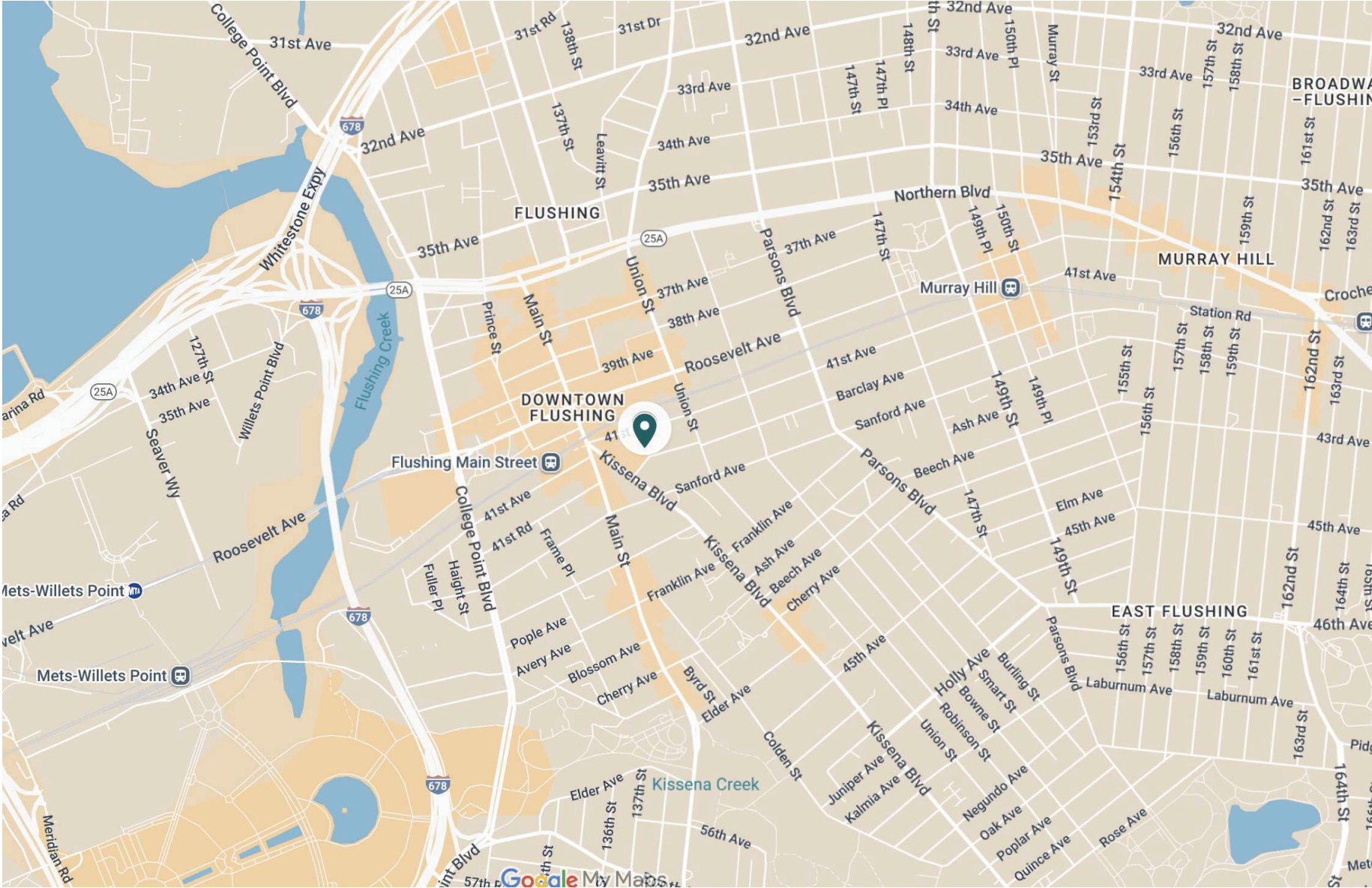
Schools: Townsend Harris High School; Queens College; St. John's Prep

Food: Dimsum; Hot Pot; Barbeque; Cantonese; Korean; Shanghai Cuisine

Community & Lifestyle: Flushing Meadows-Corona Park; Citi Field; USTA Billie Jean King National Tennis Center; Queens Botanical Garden



PROPERTY MAPS





40,976 SF

48 Luxury Residential Units

138-25 BARCLAY AVE, FLUSHING, NY 11355

FOR MORE INFORMATION, PLEASE CONTACT
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