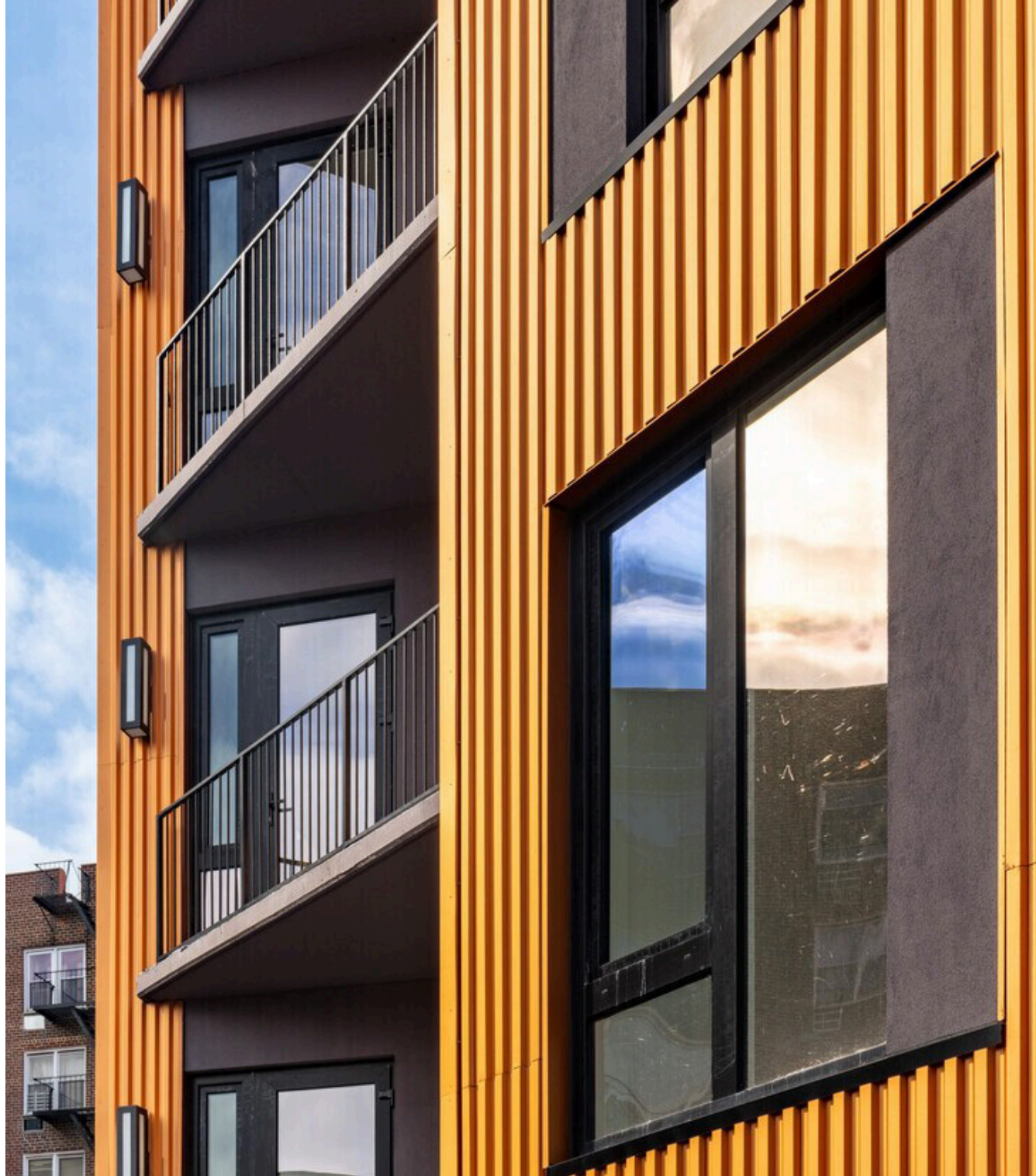


EXCLUSIVE OFFERING MEMORANDUM

THE HARU

138-25 BARCLAY AVENUE, FLUSHING, NY 11355

BUILDING FOR SALE



48 APARTMENTS | 24 PARKING SPACES

421A TAX ABATEMENT | BUILT 2023



AMENITIES

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

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OFFERING OVERVIEW

The Haru is a ground-up new construction 7-story building at 138-25 Barclay Avenue, Flushing.

Completed in 2023, it comprises 48 residential units and 24 on-site parking spaces, totaling approximately 40,976 sq ft on a 12,400 sq ft lot.

Currently structured as a rental property with a 421-A tax abatement in place. Stabilization and income growth are supported by neighborhood investment and prime location near the 7-Train and LIRR at Flushing-Main St, and destination retail including Tangram, Sky View Parc / The Grand, and New World Mall.

Nearby are Citi Field and the upcoming NYCFC 25,000-seat stadium (target 2027 and Metropolitan Park casino proposal (submitted 2025; pending state award.

Offering: Fee-simple interest in the entire property.



INVESTMENT HIGHLIGHTS

- Quality New Construction (2023: Modern mechanicals reduce CapEx and enhance leasing velocity.
- Full Amenities and Spacious Layouts achieve top market value for rent or sale.
- Rare 421-A Tax Abatement (35 years: Lowers operating expenses and supports yield.
- Flexible Use for Maximum Investment Potential: Ideal for rentals, student housing, or condo conversion.
- Parking Income & Convenience: 13 on-site parking spaces provide additional revenue.
- Optimal Transit Access: Walking distance to Flushing-Main St (7-Train & LIRR).
- Neighborhood Retail & Commercial Stability anchored by Tangram, Sky View Parc, and New World Mall.
- Willets Point Stadium Catalyst: NYCFC stadium (2027 adds employment and visitor demand.
- Metropolitan Park (Casino Proposal: Hard Rock / Cohen license application submitted 2025.
- Strong Diverse Demand: Queens CD7 population $\approx$ 247K; $\approx$ 57% foreign-born.



PROPERTY INFORMATION



Address	138-25 Barclay Ave, Flushing, NY 11355
Block / Lot (Queens	5044 / 74
Zoning	R6A (Quality Housing
Building Class	D3 - Elevator
Tax Class	Class 2 (Multifamily
Lot Area	~ 12,400 SF

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

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	about 71% of households
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





SURROUNDING DEVELOPMENTS (2024-2025)

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



204

BIKE
ROOM

205





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



DINING &
NIGHTLIFE (TOP 10)

Nan Xiang Xiao Long Bao

Szechuan Mountain House

Alley 41

Guan Fu Sichuan

Joe’s Steam Rice Roll

New World Mall Food Court

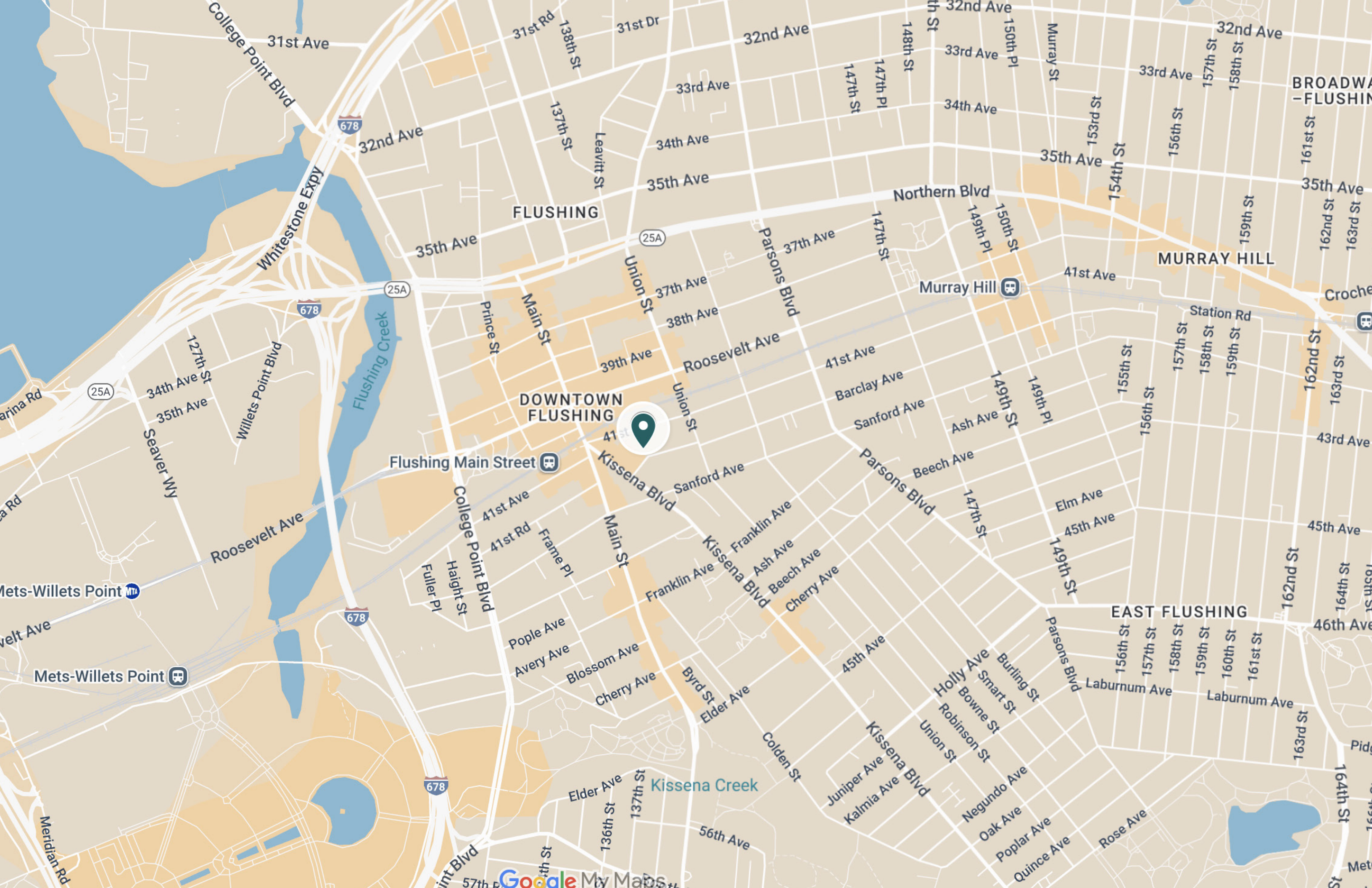
Juqi at Tangram

Leaf Bar & Lounge

White Bear

Spring Shabu Shabu





UNIT	BEDROOMS	OUTDOOR	STATUS	NEW LEASE-UP NET	GROSS RENT
101	2B1B	n/a	Market	\$3,000	\$3,176.47
102	Studio	n/a	Stabilized	\$2,550	
201	2B1B	Balcony	Stabilized	\$3,100	
202	2B2B	Balcony	Market	\$3,250	\$3,441.18
203	2B2B	Balcony	Market	\$3,275	\$3,467.65
204	2B2B	Balcony	Market	\$3,285	\$3,478.24
205	2B2B	Balcony	Market	\$3,295	\$3,488.82
206	2B2B	Balcony	Market	\$3,300	\$3,494.12
207	2B1B	Balcony	Stabilized	\$3,100	
208	1B	Balcony	Stabilized	\$2,650	
301	2B1B	Balcony	Stabilized	\$3,100	
302	2B2B	Balcony	Market	\$3,300	\$3,494.12
303	2B2B	Balcony	Market	\$3,325	\$3,520.59
304	2B2B	Balcony	Market	\$3,335	\$3,531.18
305	2B2B	Balcony	Market	\$3,345	\$3,541.76
306	2B2B	Balcony	Market	\$3,350	\$3,547.06
307	2B1B	Balcony	Stabilized	\$3,100	
308	1B	Balcony	Stabilized	\$2,650	
401	2B1B	Balcony	Stabilized	\$3,100	
402	2B2B	Balcony	Market	\$3,350	\$3,547.06
403	2B2B	Balcony	Market	\$3,375	\$3,573.53
404	2B2B	Balcony	Market	\$3,385	\$3,584.12
405	2B2B	Balcony	Market	\$3,395	\$3,594.71
406	2B2B	Balcony	Market	\$3,400	\$3,600.00
407	2B1B	Balcony	Stabilized	\$3,100	
408	1B	Balcony	Stabilized	\$2,650	
501	2B1B	Balcony	Stabilized	\$3,100	
502	2B2B	Balcony	Market	\$3,400	\$3,600.00
503	2B2B	Balcony	Market	\$3,425	\$3,626.47
504	2B2B	Balcony	Market	\$3,435	\$3,637.06
505	2B2B	Balcony	Market	\$3,445	\$3,647.65
506	2B2B	Balcony	Market	\$3,450	\$3,652.94
507	2B1B	Balcony	Stabilized	\$3,100	
508	1B	Balcony	Stabilized	\$2,650	
601	2B1B	Balcony	Market	\$3,150	\$3,335.29
602	2B2B	Balcony	Market	\$3,450	\$3,652.94
603	2B2B	Balcony	Market	\$3,475	\$3,679.41
604	2B2B	Balcony	Market	\$3,485	\$3,690.00
605	2B2B	Balcony	Market	\$3,495	\$3,700.59
606	2B2B	Balcony	Market	\$3,500	\$3,705.88
607	2B1B	Balcony	Market	\$3,200	\$3,388.24
608	1B	Balcony	Stabilized	\$2,650	
701	2B1B	Balcony	Market	\$3,250	\$3,441.18
702	2B2B	Balcony	Market	\$3,500	\$3,705.88
703	2B2B	Balcony	Market	\$3,525	\$3,732.35
704	2B2B	Balcony	Market	\$3,545	\$3,753.53
705	1.00	Terrace	Stabilized	\$2,650	
706	2B2B	Terrace	Market	\$4,000	\$4,235.29
			Monthly Rent Roll	\$154,945	
			Annual Rent Roll	\$1,859,340.00	
		24 Parking \$350 per	Annual Parking	\$100,800	
			Annual Rent + ParkingTotal	\$1,960,140.00	

ANNUAL EXPENSES

Real Estate Taxes	\$115,000.00
Water & Sewer	\$60,000.00
Insurance	\$14,253.12
Common Area Utilities	\$30,000.00
Supplies & Pest Control	\$5,000.00

EXPENSE TOTAL\$224,253.12

NET OPERATING INCOME\$1,735,886.88
(projection)

DISCLAIMER

This Offering Memorandum was prepared by Nest Seekers International for informational purposes. Information is deemed reliable but not guaranteed and subject to change without notice. Prospective purchasers should conduct independent due diligence. The property is offered subject to prior sale, price change, or withdrawal.