

Rockaway Development

Development Analysis

Block: 15817	Lots:	Size:	Square Footage
	18	25' x 98'	2,450
	20	25' x 98'	2,450
	21	100' x 98'	9,800
	26	100' x 98'	9,800
	83	100' x 98'	9,800
	88	200' x 98'	19,600
			<u>53,900</u>
			2.43
			<u>130,977</u>

As is Square Footage
Zoning R6 with FAR 2.43
Buildable Square Footage

As is asking Price

Price Per buildable Sq Ft

10,000,000
76.35

Potential Mixed-Use Residential & Community Facility

Proposed Zoning Analysis:	Proposed Floor Area & Lot Coverage	Units	Square Feet
SF of Community Facility	2nd-3rd Floor (22,200 SF each floor) (185' x 120')		44,400
SF of Residential Floor	3rd-19th Floor (7,200 SF each floor) (120' x 80')	120	122,400
Number of Dwelling Units			
Proposed Parking:			
Residential	50 % of proposed dwelling units	60	
Community Facility	1 per 2000 SF of Floor	22	

Total estimated Building SF: Residential+Community Facility+Mechanical Space+Bulkheads+Parking

Purchase Price: 10,000,000
Price Per buildable Sq Ft 50