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**ROCKAWAY DEVELOPMENT**

Far Rockaway, NY

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**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'	<u>19,600</u>
As is Square Footage			<b>53,900</b>
Zoning R6 with FAR 2.43			<u>2.43</u>
Buildable Square Footage			<b>130,977</b>

As is Asking Price **\$10,000,000**

**Price Per Buildable Sq. Ft.** **76.35**

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**Potential Mixed-Use**  
**Residential & Community Facility**

<b><u>Proposed Zoning Analysis</u></b>	<b><u>Proposed Floor Area &amp; Lot Coverage</u></b>	<b><u>Units</u></b>	<b><u>Square Feet</u></b>
SF of Community Facility	2 <sup>nd</sup> -3 <sup>rd</sup> Floor (22,000 SF each floor) (185' x 120')		44,400
SF of Residential Floor	3 <sup>rd</sup> -19 <sup>th</sup> Floor (7,200 SF each floor) (120' x 80')		122,400
Number of Dwelling Units		120	

**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 200,000**

**Purchase Price** **\$10,000,000**

**Price Per Buildable Sq. Ft.** **50**

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