




**KINGS
CAPITAL
CONSTRUCTION**

**100 Pondfield Road
Bronxville, NY 10708**

**Luxury Condominium
Development**

**Completed
January 2023**



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PROJECT OVERVIEW

Developed and built by Kings Capital Construction (KINGS), an experienced general contractor in Westchester County and the surrounding region. Completed in January of 2023 – 6 of 11 units contracted/sold.

Program and Layout:

- 36,000 SF, 3-story building conversion
- 11 luxury condominium units; 2BR and 3BR units from 1,200 to just under 2,000 sf
- Fitness center, rec room, mail/package room, and concierge area
- Private driveway w/ enclosed parking on site for 14 spots

Investment Summary:

- Total Development Cost \$15 million

Investment Highlights:

- Conversion from vacant cold-storage facility abandoned for more than 25 years
- 7 years to entitlement
- Building stripped and interior demolished
- Fully walkable site to transit, school, retail, parks, etc.; 90+ Walkability Score
- Second new construction built in the last 50 years in market in the Bronxville School District
- Situated in the heart of the Village of Bronxville; peacefully setback off the main thoroughfare
- KINGS provided completion guarantee for the project; developed and built in-house, eliminating a third-party builder
- Project is a unique asset in the market given its design, quality, scale, location, etc.



MARKET OVERVIEW

100 Pondfield Road is a 36,000 square foot building located in the upscale neighborhood of Bronxville, NY, a one-mile square enclave. The property is accessed from an easement driveway on Pondfield Road. The three-story elevator building was completed in January of 2023 with 11 massive units ranging from two to three bedrooms. High-end amenities include a parking garage, fitness center, recreation room, mail room, and concierge area.

The property is situated within the most upscale neighborhood in Westchester County, and is just a few blocks from the Metro North train station, which offers a 28-minute train ride to Grand Central Station.

100 Pondfield also has exceptional access to the major surrounding highways including The Sprain Brook Parkway, The New York State Thruway (I-87), The Bronx River Parkway, Saw Mill River Parkway and the Cross County Parkway.

Bronxville is known for its beautifully manicured town and houses, its incredible school system, and its parks and library. It was rated by CNBC as the most expensive suburb of any of America's ten largest cities, with a median home value of \$2.33 million. The average household income was \$340,448 making it one of the wealthiest and most affluent places in the United States.



BRONXVILLE MARKET OVERVIEW

A vast network of highways serves Westchester County. Four Interstate highways are used extensively in Westchester County. The New York State Thruway (I-87), linking Westchester County with New York City and Rockland County and points north, the Cross Westchester County Expressway (I-287), running from the Tappan Zee Bridge to the New England Thruway near the Connecticut border are heavily traveled highways. The New England Thruway (I-95) links New York City with the Connecticut Turnpike along the southeastern border of the county Interstate 684 provides access from Interstate 287 in White Plains to the northern parts of the county and connects with Interstate 84 in Brewster. In addition to the Interstate Highways, U.S. 1 and U.S. 9A are used for local commercial traffic.

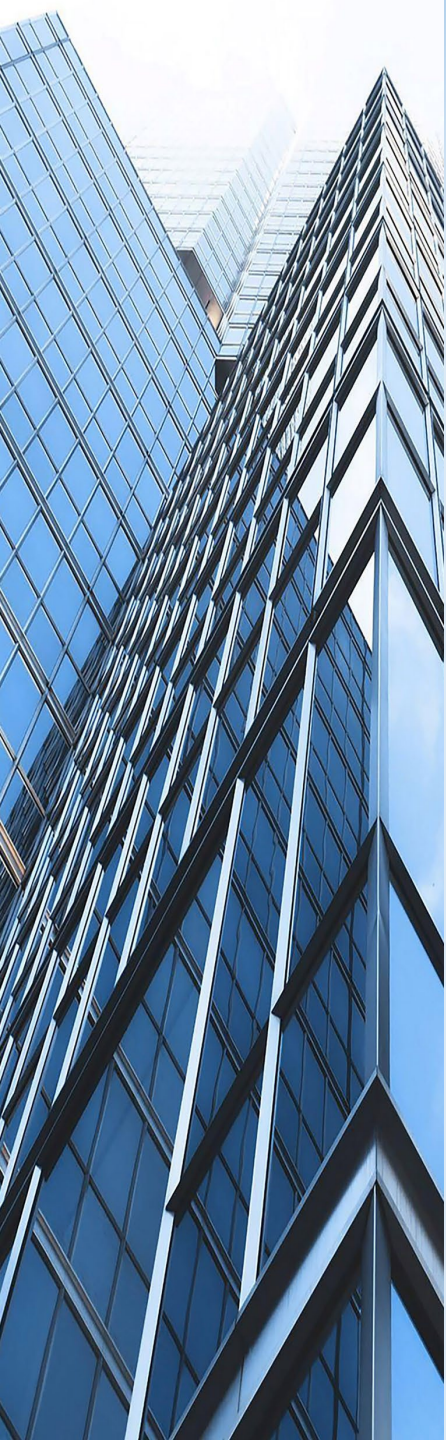
There are also six major parkways, which provide limited non-commercial traffic. The Hutchinson River Parkway runs from New York City in the south, through southeastern Westchester to I-287 and the Connecticut Merritt Parkway. The Cross County Parkway serves as the major east/west roadway in southern Westchester, linking the Saw Mill River Parkway, the New York State Thruway, and the Hutchinson River Parkway. The Bronx River Parkway runs from the Sprain Brook Parkway in Bronxville, through White Plains to Valhalla where it becomes the Taconic State parkway traveling north towards the Putnam County line.

Westchester County's bus transit system, known as the BEE-line, is a public/private partnership between the county and six operators that are responsible for the system. There are 55 routes in the system covering the county, and routes to Manhattan, the Bronx, and Putnam Counties. Most routes serve the new White Plains Trans Center, enabling passengers to take Metro North or inter-county bus routes. Westchester County is also well served by its railroad system. The three lines of the Metro-North Commuter Railroad provide direct access to Manhattan. The Hudson line runs along the western portion of the county along the Hudson River, the Harlem line provides access to the central portion of the county to which Bronxville is a part. It is a 28-minute train ride to New York City.

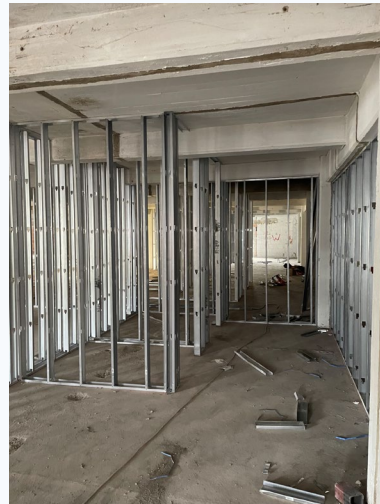
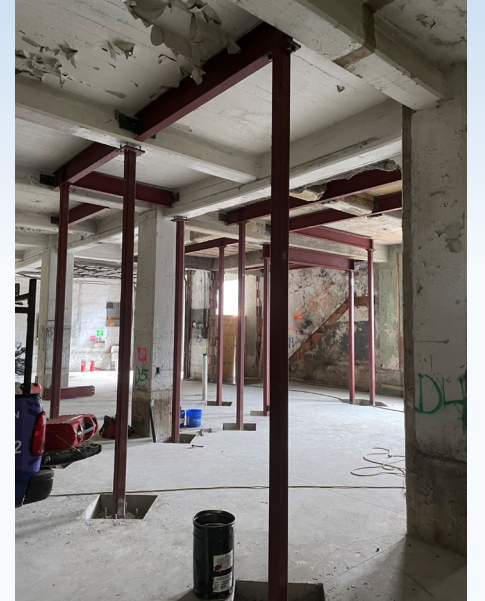
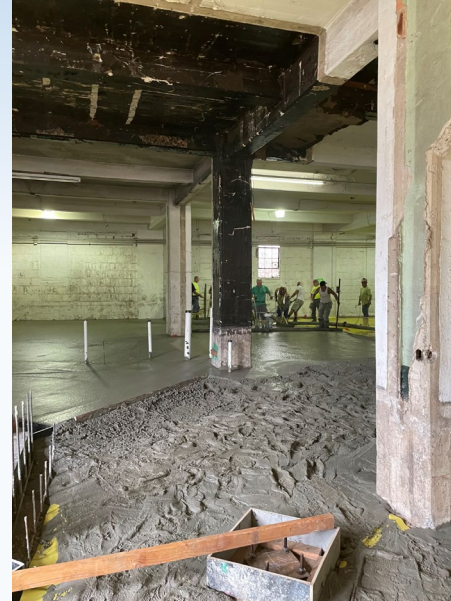
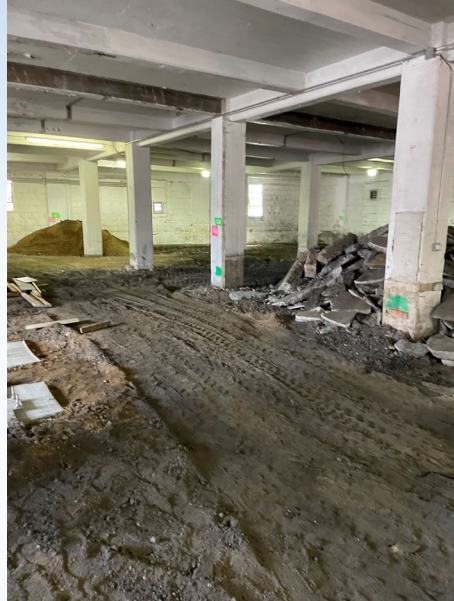
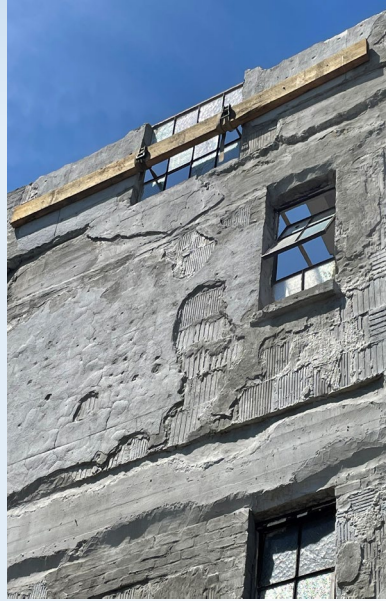


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BRONXVILLE, NY

PROJECT PHOTOS



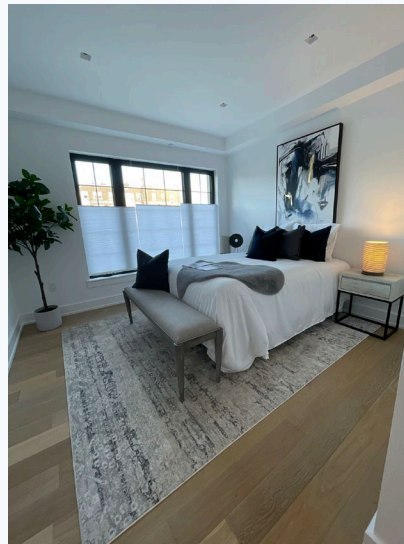
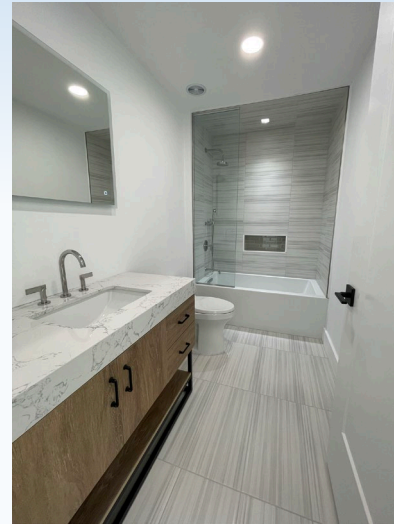
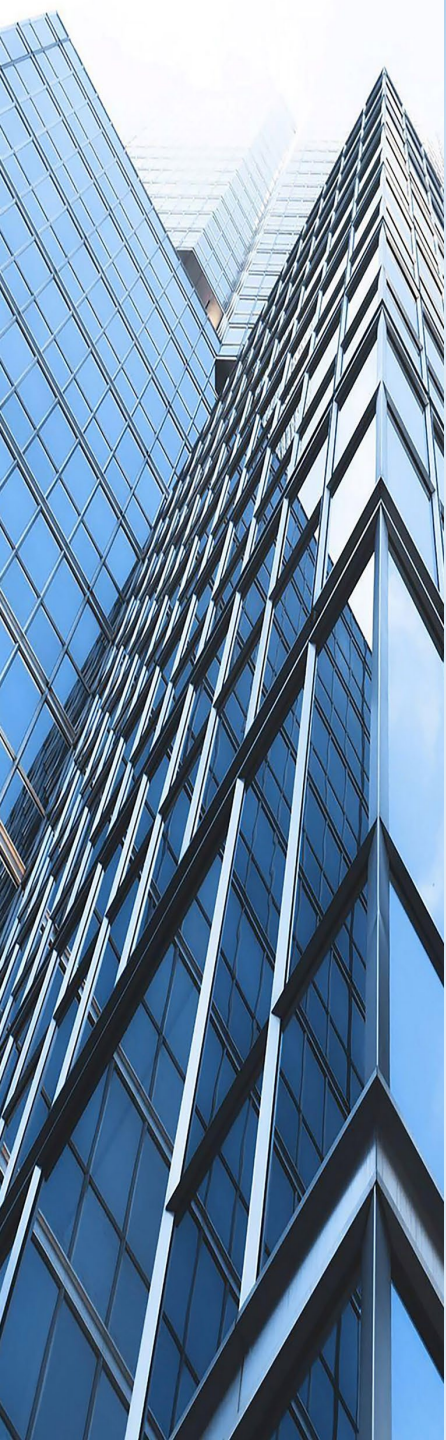
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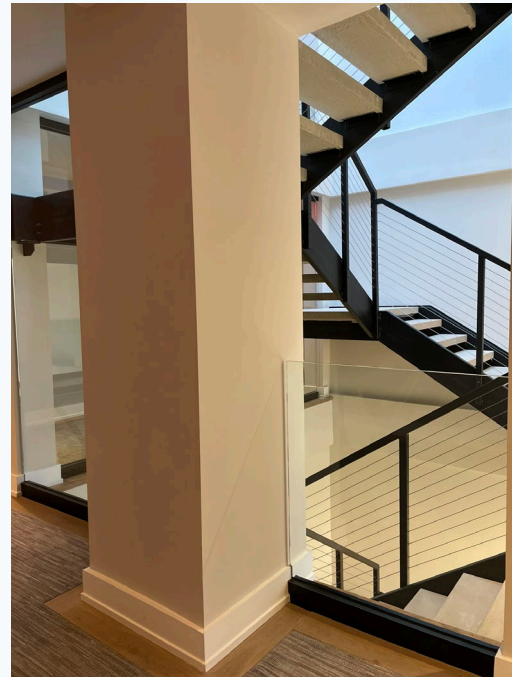
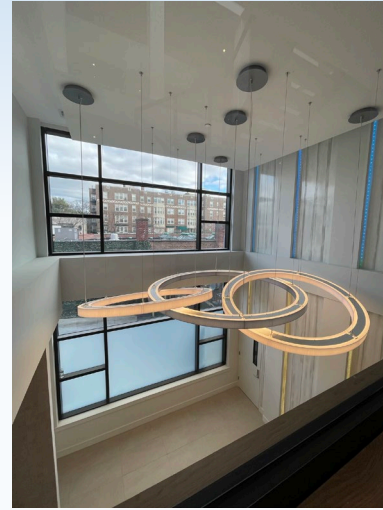
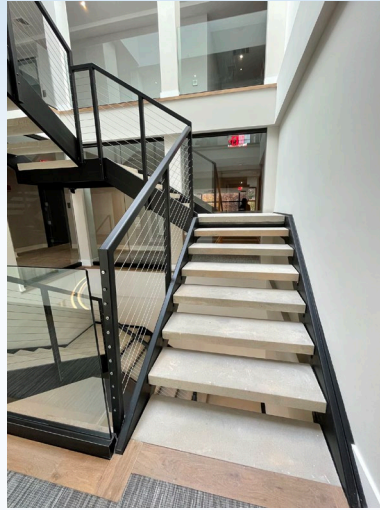
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