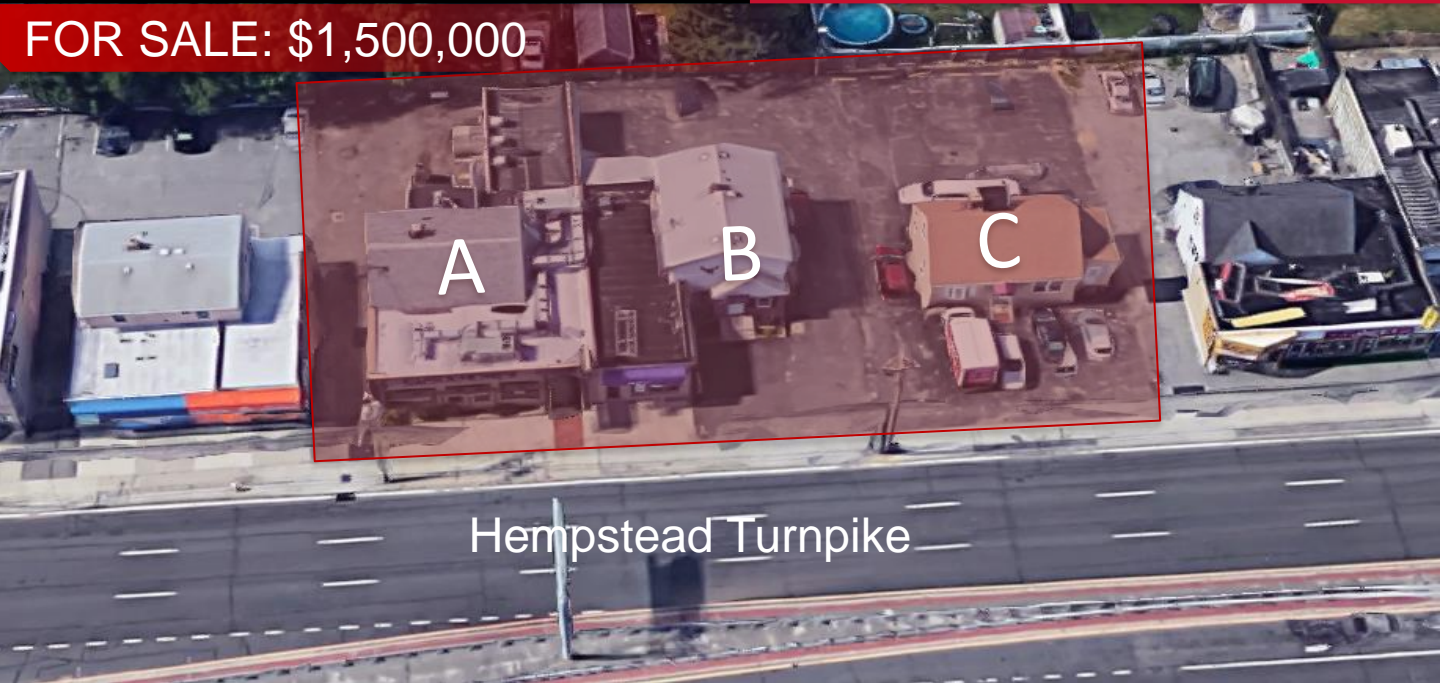


Hempstead Turnpike Redevelopment Opportunity

2356,2362, 2364, 2366 Hempstead Turnpike
East Meadow, NY, 11554

FOR SALE: \$1,500,000



OVERVIEW

Sec-Block & Lot	A. 50-363-5	Commercial Units	2
	B. 50-363-4	Residential Units	2
	C. 50-363-3		
Lot Size	19,863 SF	Lot Dimensions	170 X 115 FT
Building Dimensions	A. 47 X 98 SF (irr)	Zoning	Business District (X)
	B. 42 X 64 SF (irr)		
	C. 41 X 25 SF (irr)		
Building Size	A. 3,560 SF	Taxes (17/18)	A. \$37,173
	B. 2,701 SF		B. \$28,088
	C. 1,129 SF		C. \$29,047
	T. 7,390 SF		T. \$94,272



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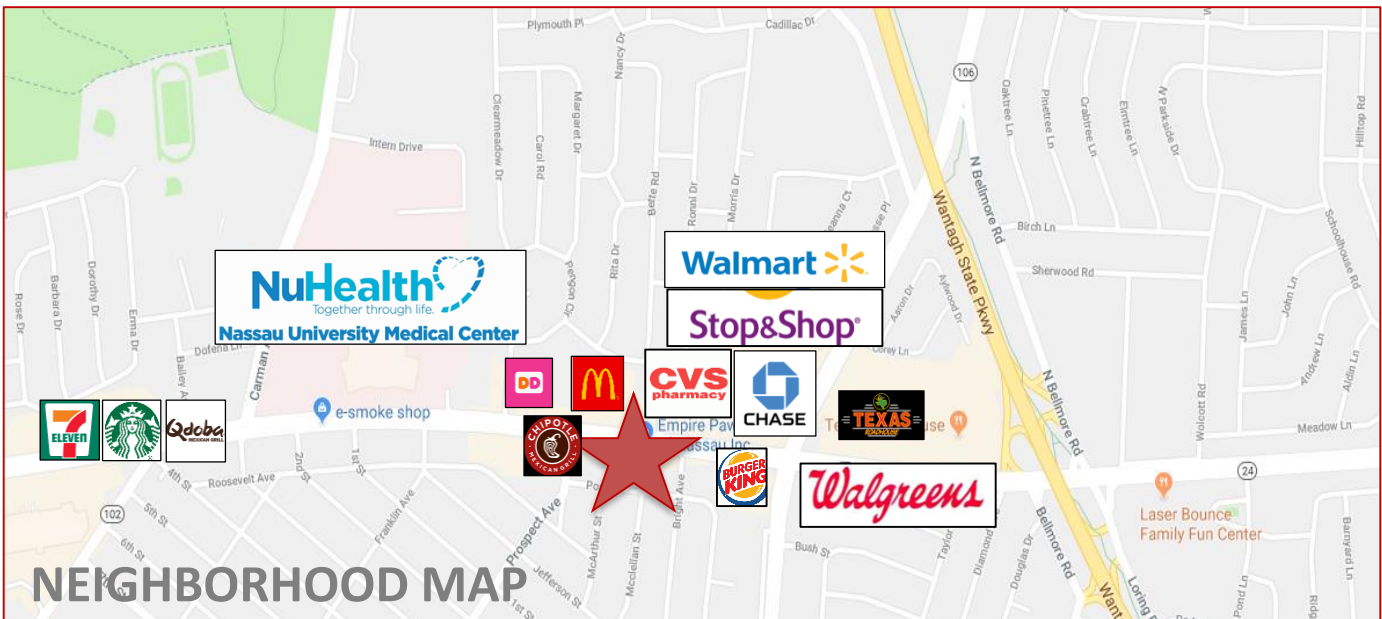
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RENT ROLL

Tenant	SF	Escalation	Lease Terms	Monthly Rent	Annual Rent
Retail					
Restaurant	3,560		Vacant	\$6,200*	\$74,400*
Nail Salon	1,200	4% yrly	2 years left	\$1,800	\$21,600
Subtotal	4,760			\$8,000	\$96,000
Residential					
2362 House	1,500		M/M	\$2,900	\$34,800
2356 House	1,129		1 yr exp 6/2019	\$2,800	\$33,600
Subtotal	2,629			\$5,700	\$67,400
Total				\$13,700	\$163,400

* - projected





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FINANCIAL SUMMARY

ANNUAL INCOME

Actual Income	\$89,000
Projected income	\$74,000
Projected Tax Reimbursements	\$51,173
Effective Gross Income	\$214,173

PROJECTED EXPENSES

Real Estate Taxes (17/18)	\$94,272
Electricity	\$1,800
Water & Sewer	\$5,542
Insurance	\$7,000
Total Expenses	\$108,614

NET OPERATING INCOME

Gross Income	\$214,173
Less: Expenses	(\$108,614)
Net Operating Income	\$105,559