

1082 Hempstead Turnpike

FRANKLIN SQUARE, NY 11010

OFFERING PLAN

ASKING \$799,000



Confidentiality Agreement & Non-Endorsements

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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LISTING TEAM



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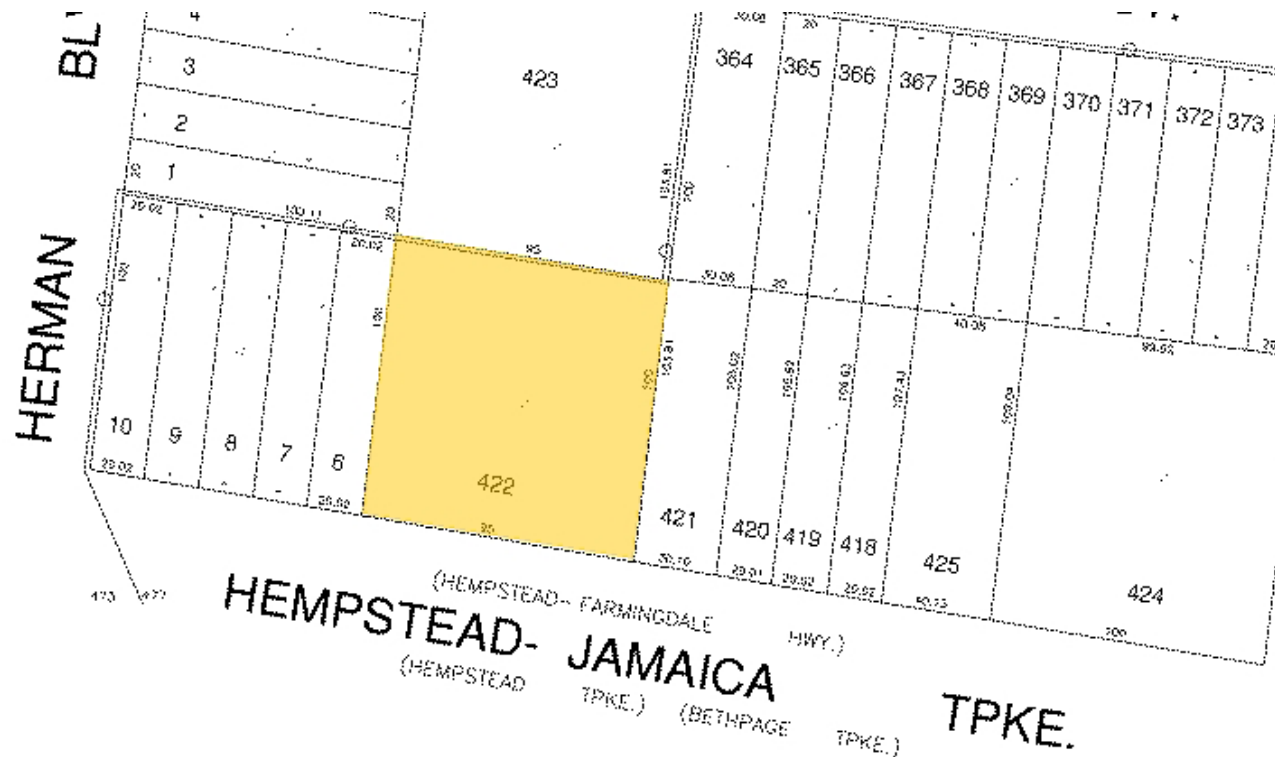
Investment Overview

PROPERTY DESCRIPTION

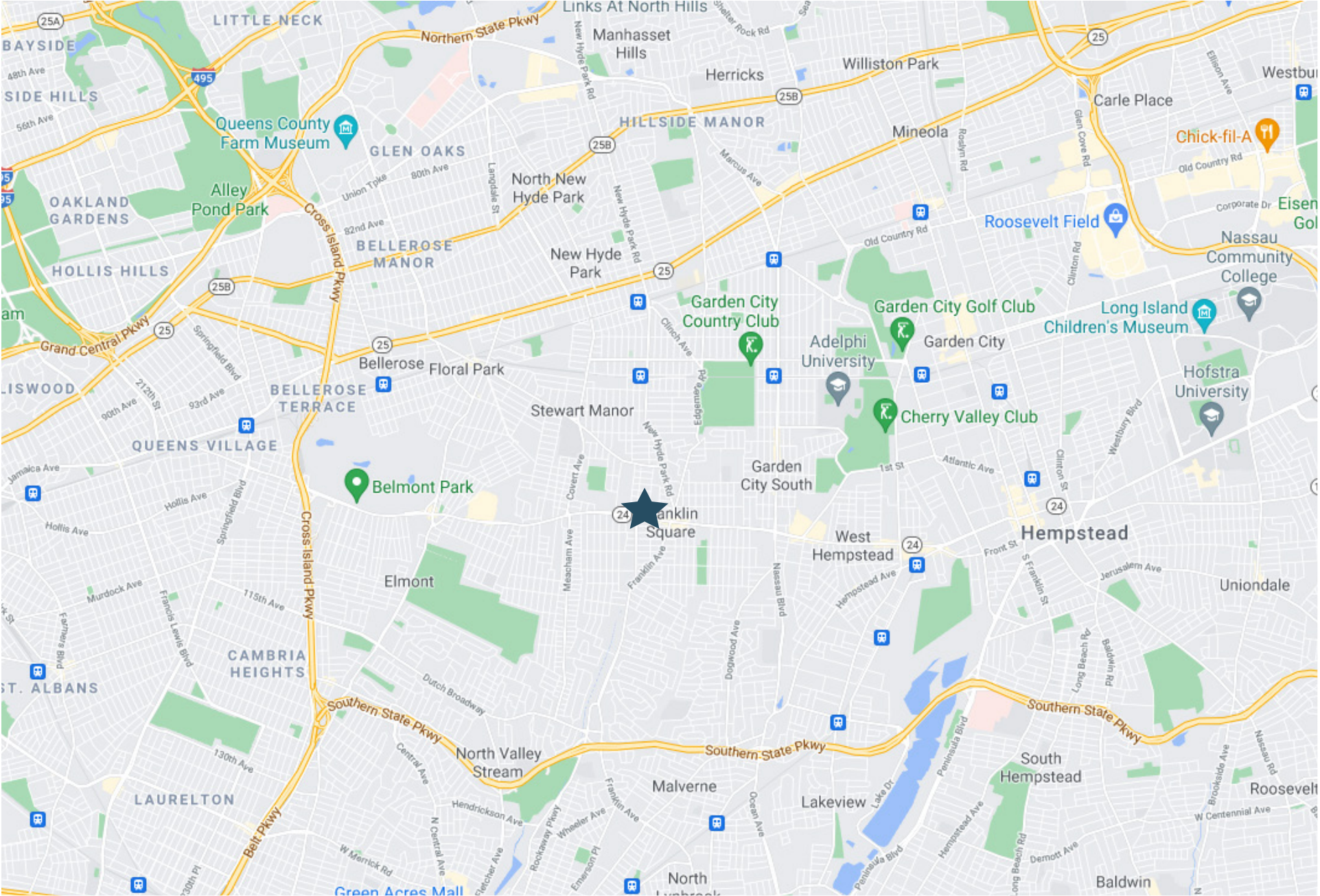
Commerce Realty Group has been retained on an Exclusive basis to arrange the sale of 1082 Hempstead Turnpike in the Franklin Square Section of Long Island. 1082 Hempstead Turnpike is a vacant 3,780 Square Foot building on a 9,400 Square Foot Lot. Located on a major thoroughfare with National tenants such as Home Depot, TJ Maxx, Taco Bell, Rita's, 711, Dunkin Donuts, Citi Bank and many more! The property is a blank slate for an end user or developer to mark their territory with an excellent purchase in a thriving neighborhood.

Property Highlights

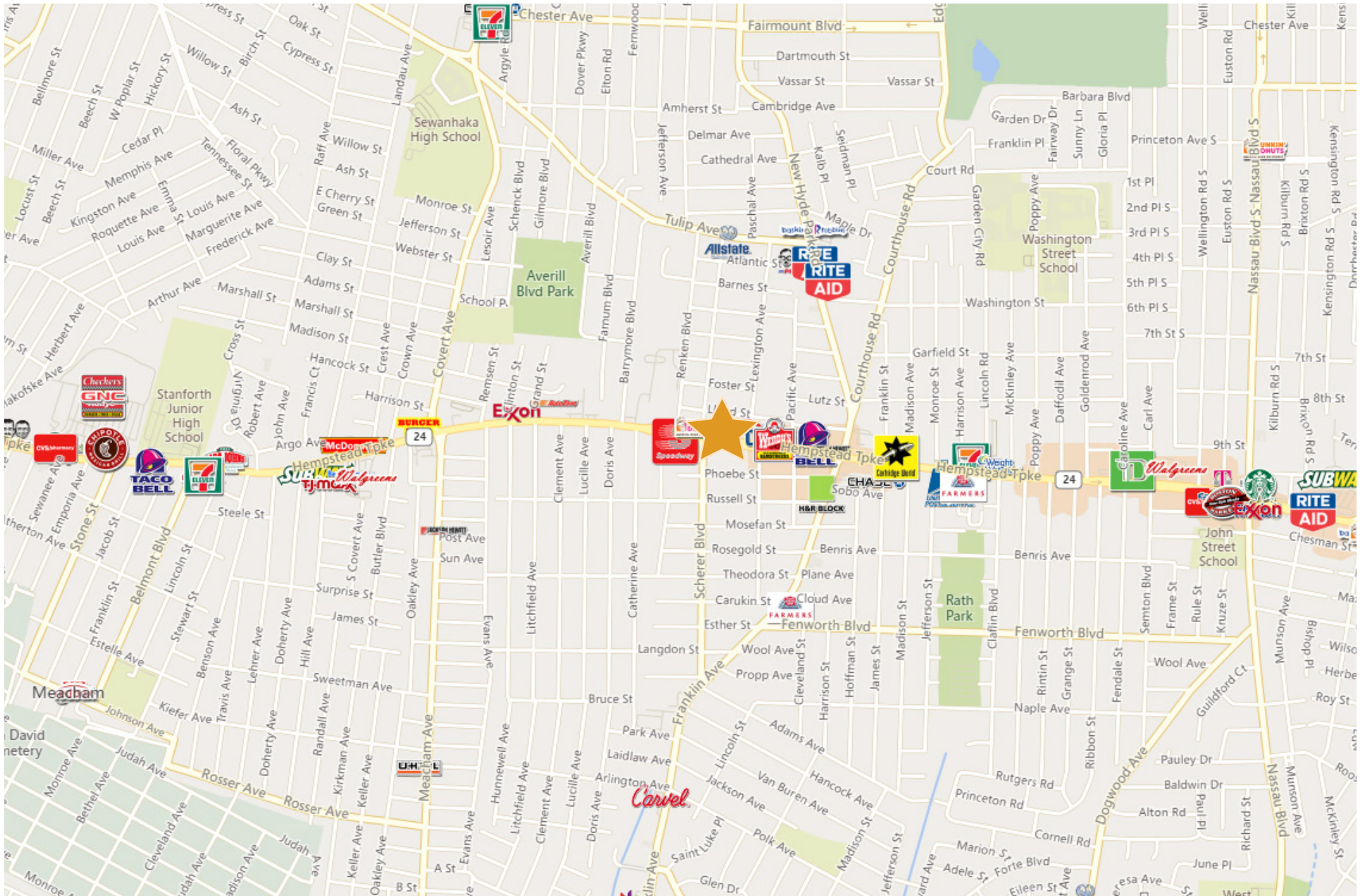
- Vacant 3,780 Square Foot Building
- 9,400 Square Foot Lot
- Parking For 10 Cars or 20 in Tandem
- Located on a major thoroughfare
- Potential 11% CAP RATE



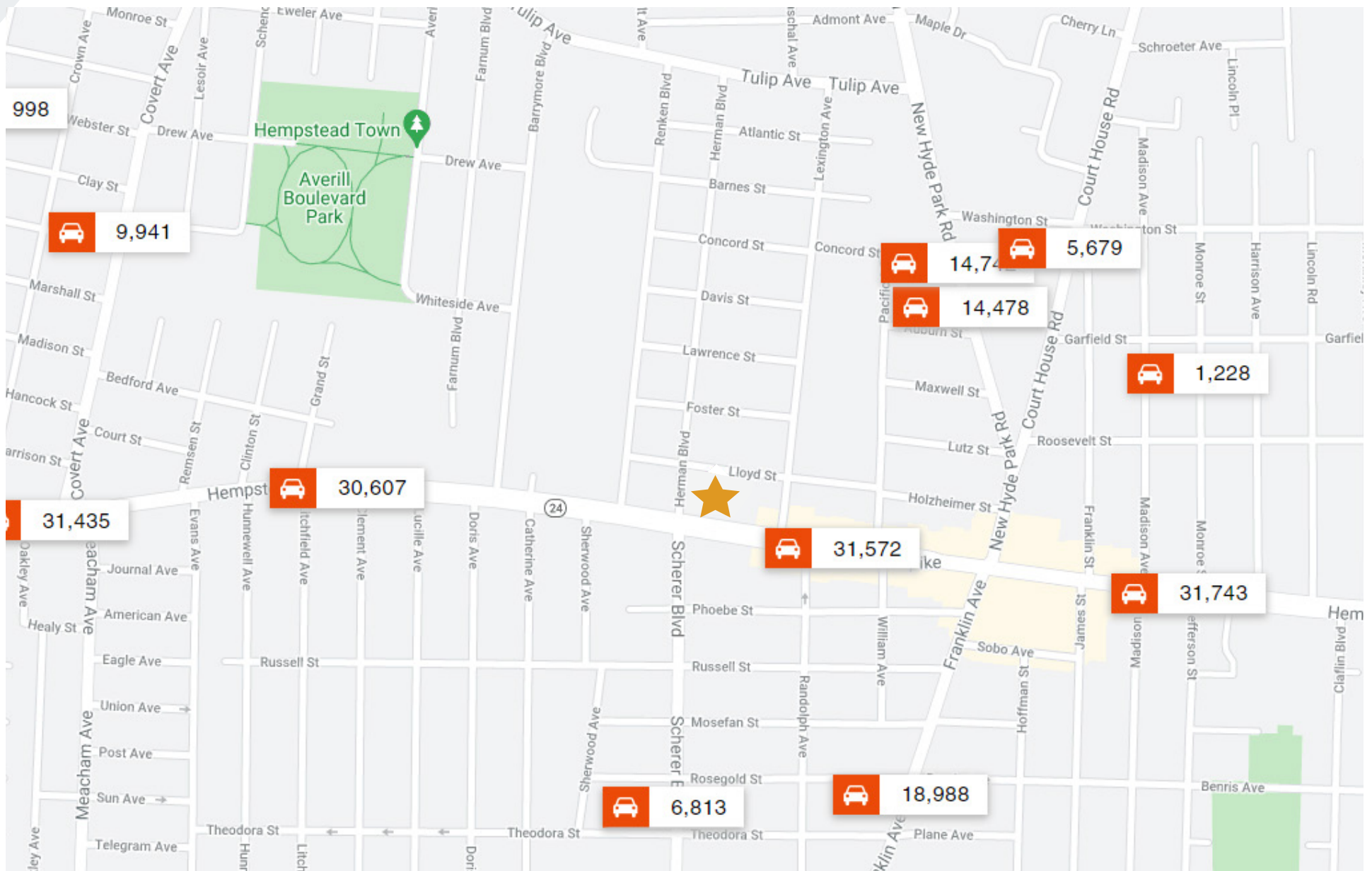
Regional Map



Local Retailers



Vehicles Per Day



Revenue Chart

<i>UNIT</i>	<i>TENANT</i>	<i>GROSS SQ. FT.</i>	<i>P.P.S.F. (BASE RENT)</i>	<i>MONTHLY RENT</i>	<i>ANNUAL INCOME</i>	<i>TAX SHARE</i>
#1	TBD	3,780	\$25	\$7,875	\$94,500	\$31,227
TOTAL					\$94,500	\$31,227

Expenses

REAL ESTATE TAXES (20/21)	PER DOF	\$31,227
INSURANCE	PER OWNER	\$6,500
WATER & SEWER	PAID BY TENANTS DIRECTLY	0
UTILITIES	PAID BY TENANTS DIRECTLY	0
Gross Expenses		\$37,727

Net Operating Income

	<i>Current</i>
GROSS ANNUAL RENT	\$94,500
GROSS ANNUAL REIMBURSEMENTS	\$31,227
GROSS ANNUAL REVENUE	\$125,727
LESS: GROSS EXPENSES	-\$37,727
Net Operating Income	\$88,000

Property Info & Financials

Property & Building Info

ADDRESS	1082 Hempstead Turnpike
NEIGHBORHOOD	Franklin Square
SECTION / BLOCK / LOT	33-384-422
ACREAGE	0.218
LOT SQUARE FOOTAGE	9,496
BUILDING SQUARE FOOTAGE	3,780
STORIES	1

Investment Opportunity

Net Operating Income	\$88,000
ALL CASH PURCHASE	\$799,000
CAP RATE/RETURN	11.01%

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