



Island Associates Real Estate Inc.

We create value

For Sale
18-20 Whitehouse Ave.
Roosevelt, NY



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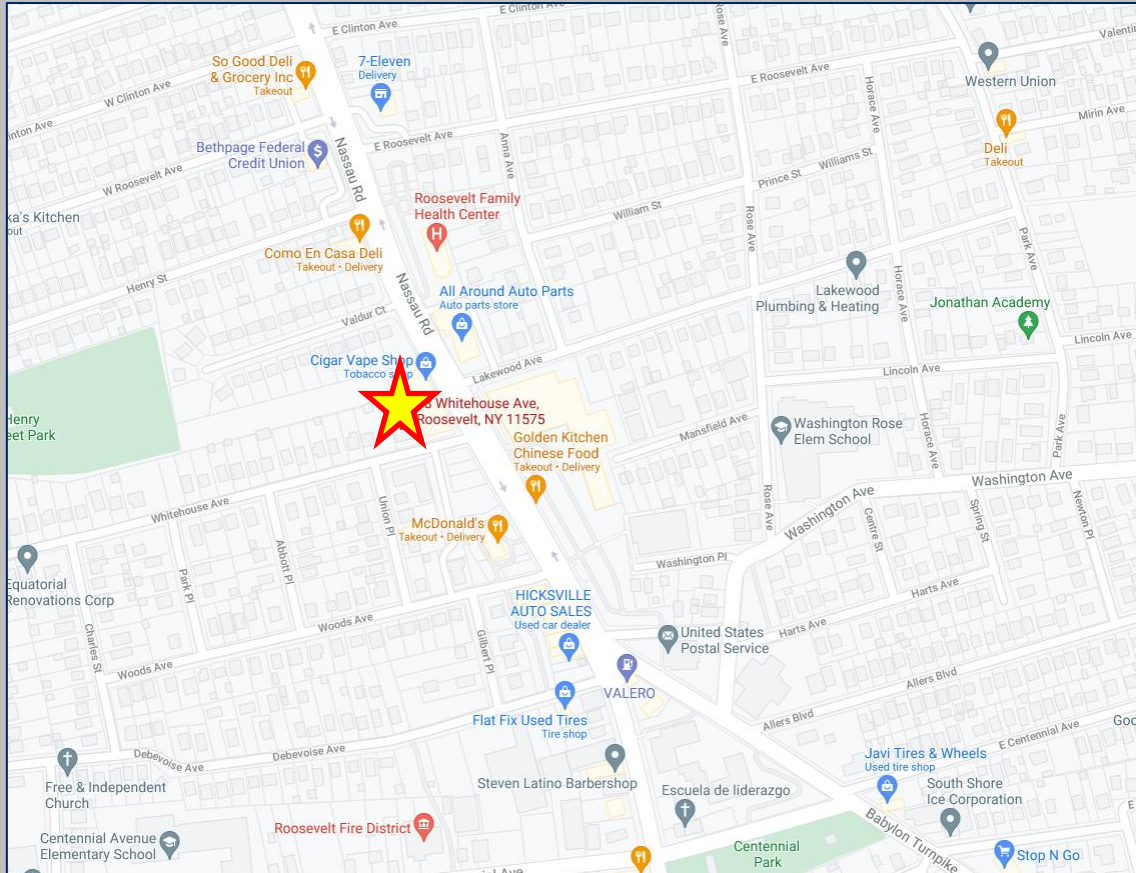
Property Information

4,572 SF Building Available on .22 Acres

Price: \$1,900,000

Cap Rate: \$6.00%

NOI: \$114,801.57

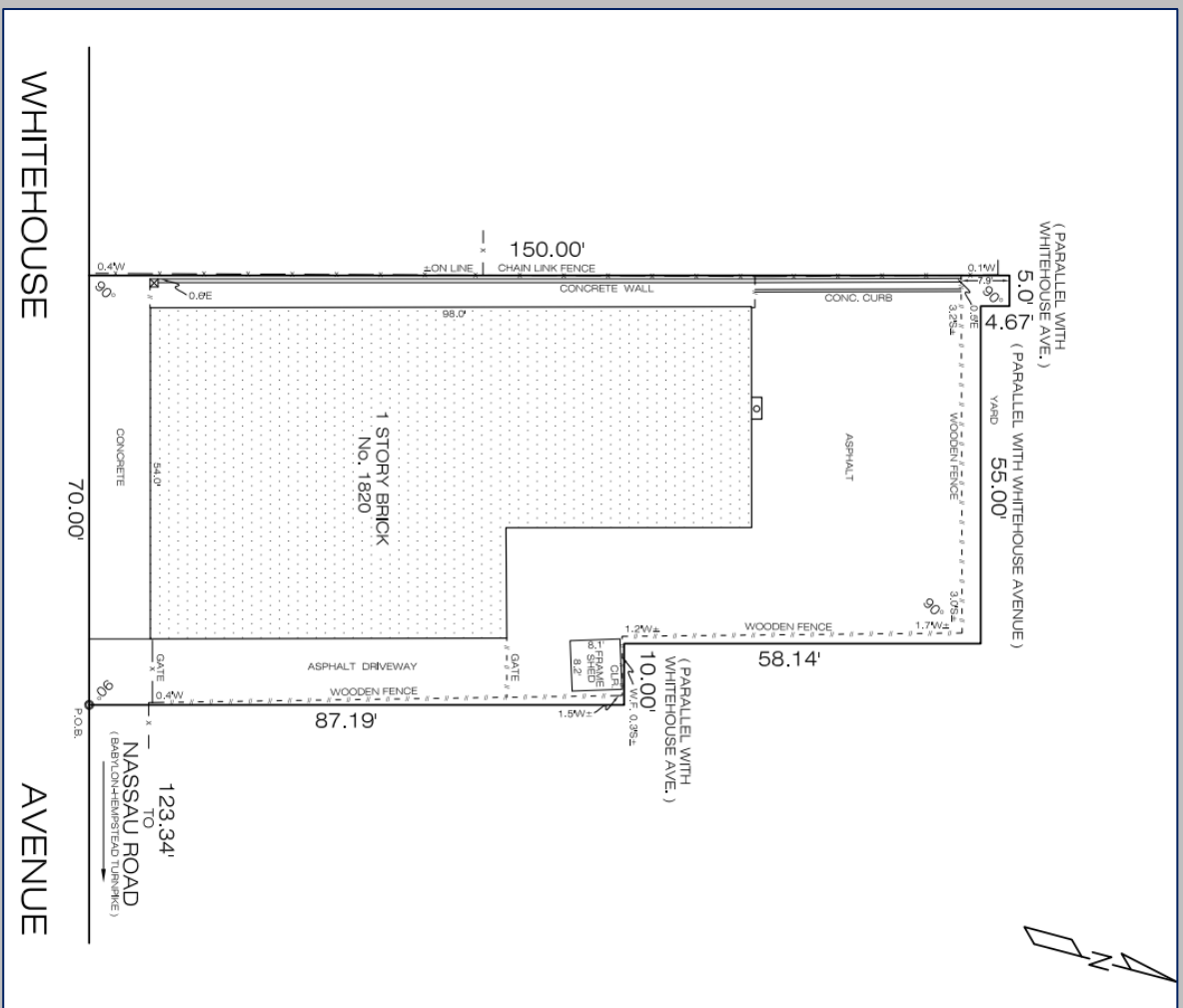


- ❖ 57' Frontage on Whitehouse Ave.
- ❖ Daily Traffic Counts of 29,453
- ❖ 10 Year Lease w/ Annual Increases
- ❖ 90% of Revenue funded by Local/State sources

Demographics	1 Mile	3 Miles	5 Miles
Total Population	28,797	237,487	513,206
Median HH Income	\$90,859	\$99,702	\$113,196

*All information is subject to errors, omissions, modification, and withdrawal.
Information is from sources deemed to be reliable but should not be relied upon without independent verification.*

Additional Information



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Additional Information

RENT ROLL

COMMERCIAL RENT

UNIT	TENANT NAME	LEASE START	EXPIRATION	SF	MONTHLY	ACTUAL	\$/SF
Retail	Academic Explorer	1/1/2017	12/31/2026	4300	\$ 9,566.82	\$114,801.84	26.6981
			Rent Escalations	2016	\$ 8,500.00		
				2017	\$ 8,755.00		
				2018	\$ 9,017.65		
				2019	\$ 9,288.18		
				2020	\$ 9,566.82		
				2021	\$ 9,853.83		
				2022	\$ 10,149.44		
				2023	\$ 10,453.93		
				2024	\$ 10,767.55		
				2025	\$ 11,090.57		
						ACTUAL	\$/SF
TOTAL COMMERCIAL REVENUE				24505		\$114,801.84	

INCOME AND EXPENSE ANALYSIS

GROSS INCOME

			%EGI	\$/SF
Gross Commercial Rent	\$	114,802	83%	\$4.68
Reimbursements	\$	24,000	17%	0.979392
Effective Gross Income	\$	138,802	100%	\$5.66
Average Rent/SF/Anum	\$	5.66		

EXPENSES

Property Taxes	\$	24,000	17%	0.979392
Insurance	\$	-	0%	0
Reserve	\$	900	1%	0.036727
Total Expenses	\$	24,900	18%	1.016119
Net Operating Income		\$113,901.84		

Asking Price \$1,898,364.00

Cap Rate 6.00%