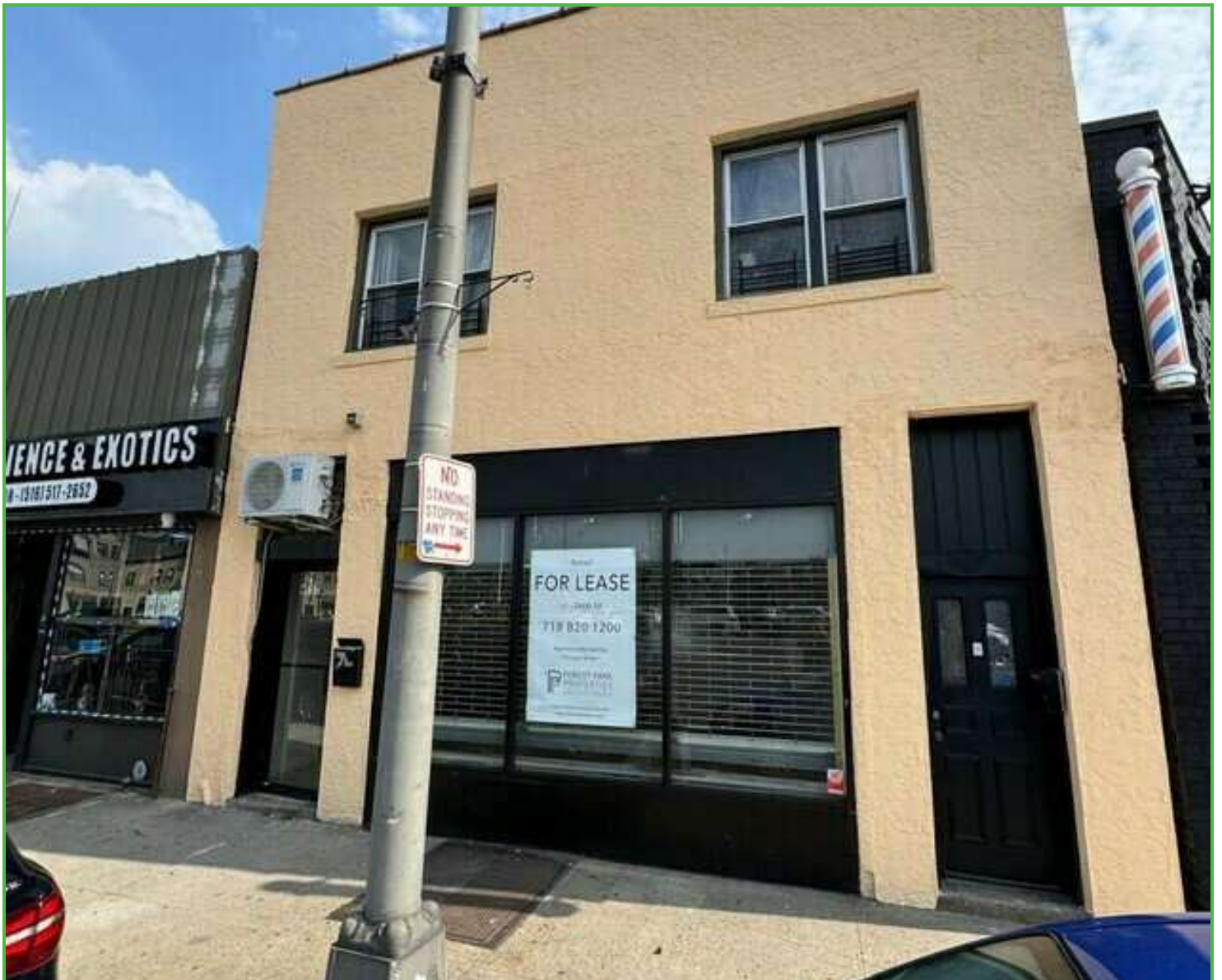


# 29 W SUNRISE HWY

OFFERING MEMORANDUM

29 W SUNRISE HWY FREEPORT, NY 11520



## RAYMOND MORDEKHAI

PRINCIPAL BROKER / PRESIDENT  
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# 29 W SUNRISE HWY

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RETAIL PROPERTY | FOR SALE



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Forest Park Properties in compliance with all applicable fair housing and equal opportunity laws.

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SECTION 1

# PROPERTY INFORMATION

# 29 W SUNRISE HWY

## PROPERTY SUMMARY

RETAIL PROPERTY | FOR SALE



### PROPERTY DESCRIPTION

Mixed-Use building on Sunrise Hwy in the heart of Freeport. Building features 2400 Retail Space and one 875 SF two-bedroom Apartment. Ideal Owner user opportunity. Commercial tenant has short term lease and property can be delivered vacant. Current NOI of \$52,000.00. Located across the Freeport LIRR station the section of Sunrise has a vehicle count of 58000. Neighbors Include Land Rover, Lexus, BMW, Porsche, Chevrolet, UPS, Dunkin', The Home Depot, Staples, 7-Eleven, Target, Goodyear, Mavis, Sunoco, Amoco, T-Mobile, IHOP, Walgreens, Papa John's, Domino's, Burger King, +!

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Sale Price:	\$799,000
Number of Units:	2
Lot Size:	2,575 SF
Building Size:	1,428 SF
NOI:	\$52,000.00
Cap Rate:	6.51%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,247	3,859	9,059
Total Population	3,636	12,228	31,636
Average HH Income	\$95,505	\$102,928	\$133,578

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## PROPERTY DESCRIPTION

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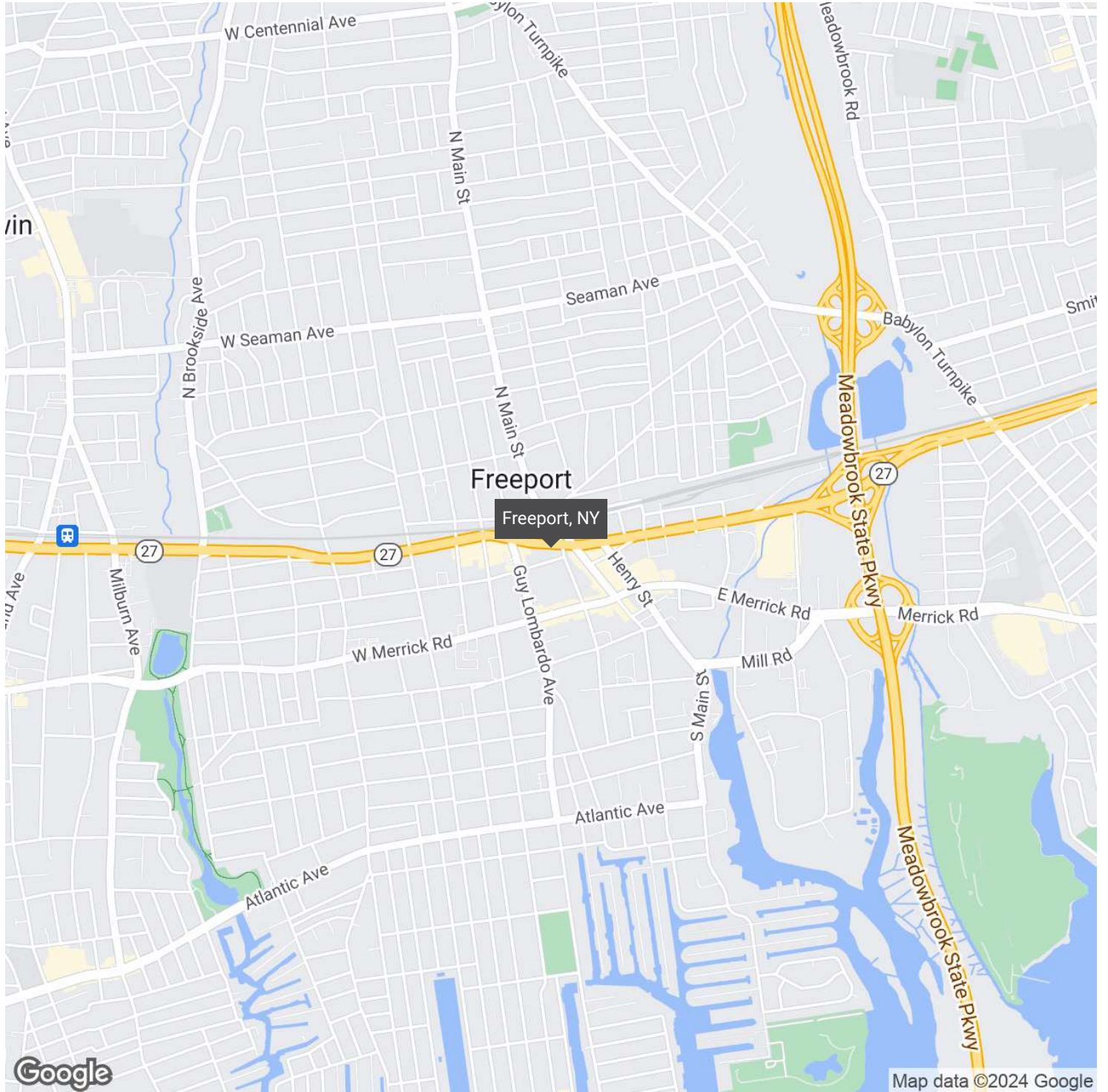
SECTION 2

# LOCATION INFORMATION

# 29 W SUNRISE HWY

## REGIONAL MAP

RETAIL PROPERTY | FOR SALE



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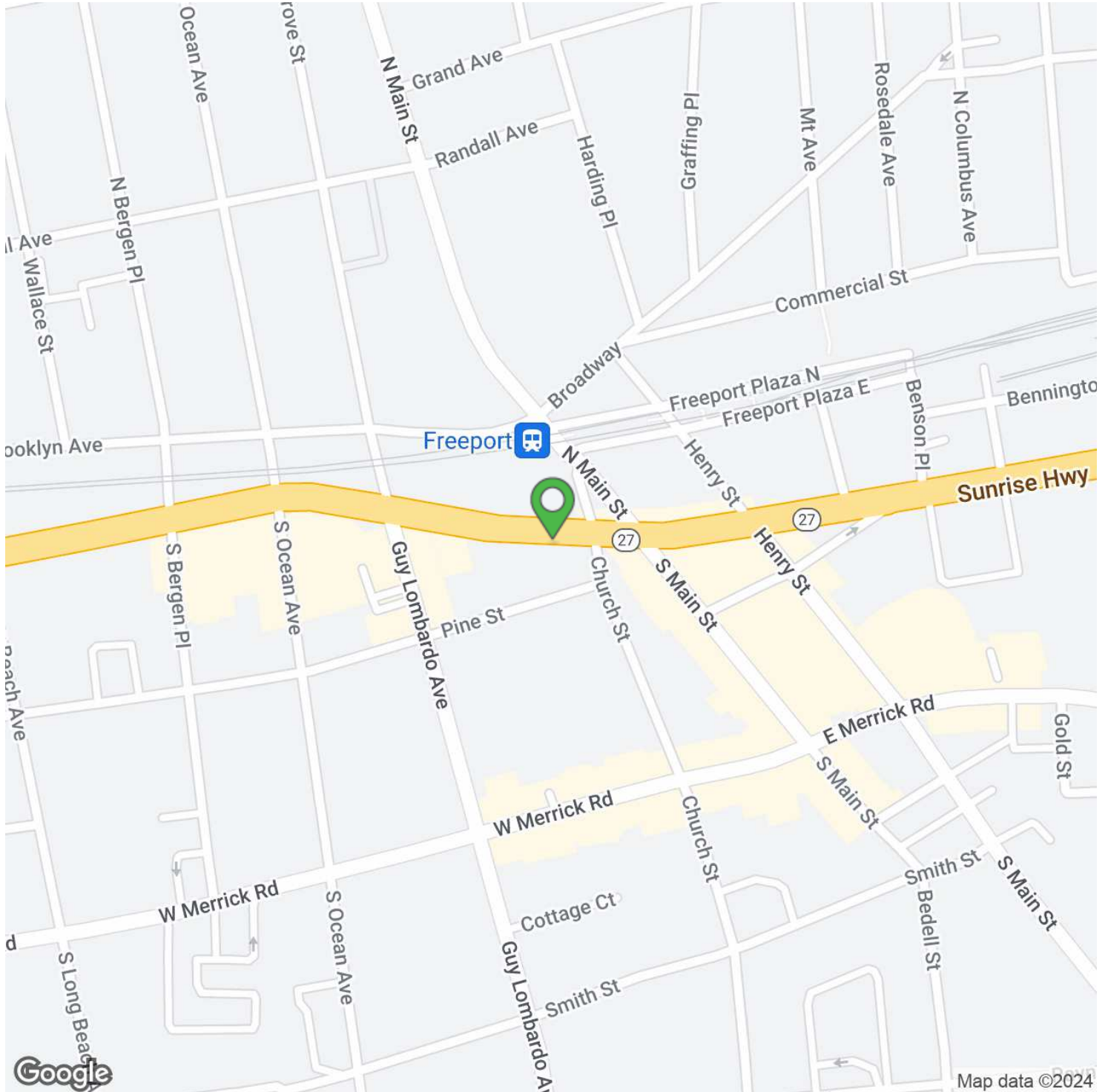
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# 29 W SUNRISE HWY

## LOCATION MAP

RETAIL PROPERTY | FOR SALE



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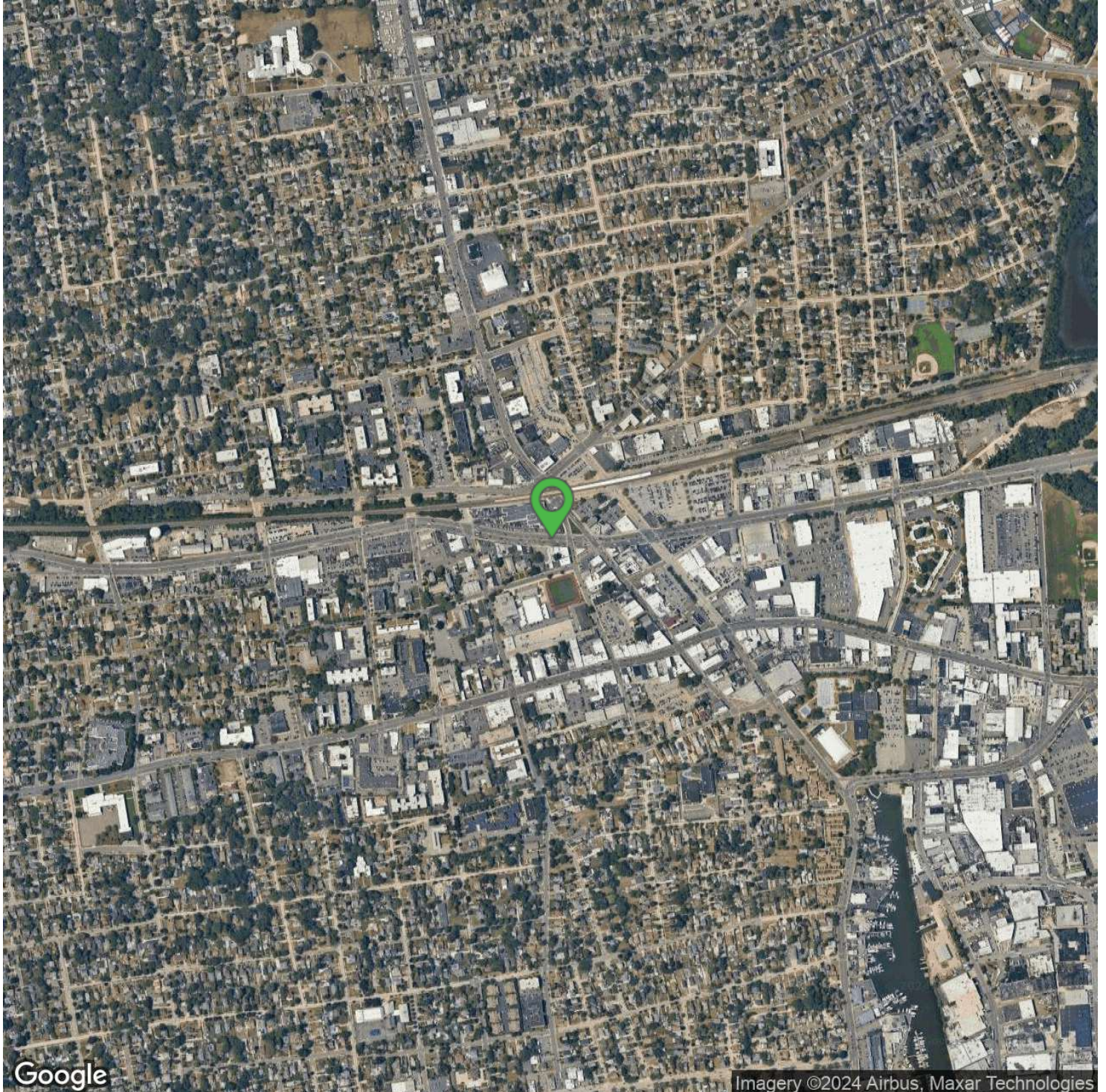
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# 29 W SUNRISE HWY

## AERIAL MAP

RETAIL PROPERTY | FOR SALE



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SECTION 3

# FINANCIAL ANALYSIS

# 29 W SUNRISE HWY

## FINANCIAL SUMMARY

RETAIL PROPERTY | FOR SALE



### INVESTMENT OVERVIEW

Price	\$799,000
Price per SF	\$560
Price per Unit	\$399,500
GRM	10.78
CAP Rate	6.51%
Cash-on-Cash Return (yr 1)	6.51%
Total Return (yr 1)	\$52,000

### OPERATING DATA

Gross Scheduled Income	\$74,100
Total Scheduled Income	\$74,100
Gross Income	\$74,100
Operating Expenses	\$21,500
Net Operating Income	\$52,000
Pre-Tax Cash Flow	\$52,000

### FINANCING DATA

Down Payment	\$799,000
--------------	-----------

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## INCOME & EXPENSES

RETAIL PROPERTY | FOR SALE



### INCOME SUMMARY

Vacancy Cost	\$0
<b>GROSS INCOME</b>	<b>\$74,100</b>

### EXPENSES SUMMARY

<b>OPERATING EXPENSES</b>	<b>\$21,500</b>
<b>NET OPERATING INCOME</b>	<b>\$52,000</b>

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## RENT ROLL

RETAIL PROPERTY | FOR SALE



SUITE	TENANT NAME	SIZE SF	% OF BUILDING	ANNUAL RENT
1st Floor	NYS Democratic Commitee	2,400 SF	168.07%	\$45,600
2nd Floor	Residential	875 SF	61.27%	\$28,500
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
<b>TOTALS</b>		<b>3,275 SF</b>	<b>229.34%</b>	<b>\$74,100</b>
<b>AVERAGES</b>		<b>1,638 SF</b>	<b>114.67%</b>	<b>\$37,050</b>

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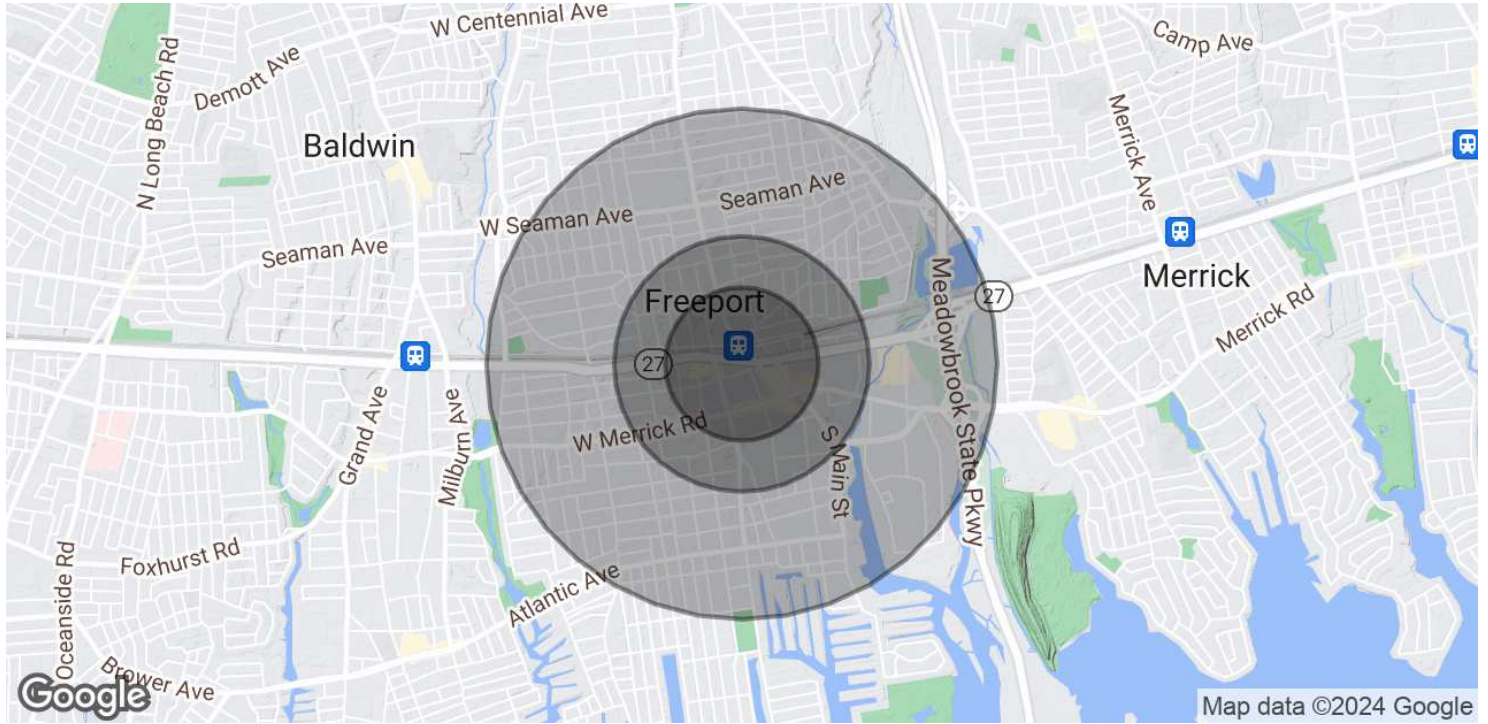
SECTION 4

# DEMOGRAPHICS

# 29 W SUNRISE HWY

## DEMOGRAPHICS MAP & REPORT

RETAIL PROPERTY | FOR SALE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,636	12,228	31,636
Average Age	40	39	40
Average Age (Male)	39	38	38
Average Age (Female)	41	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,247	3,859	9,059
# of Persons per HH	2.9	3.2	3.5
Average HH Income	\$95,505	\$102,928	\$133,578
Average House Value	\$411,128	\$432,878	\$485,728

Demographics data derived from AlphaMap

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SECTION 5

# ADVISOR BIOS



# 29 W SUNRISE HWY

ADVISOR BIO 1

RETAIL PROPERTY | FOR SALE



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