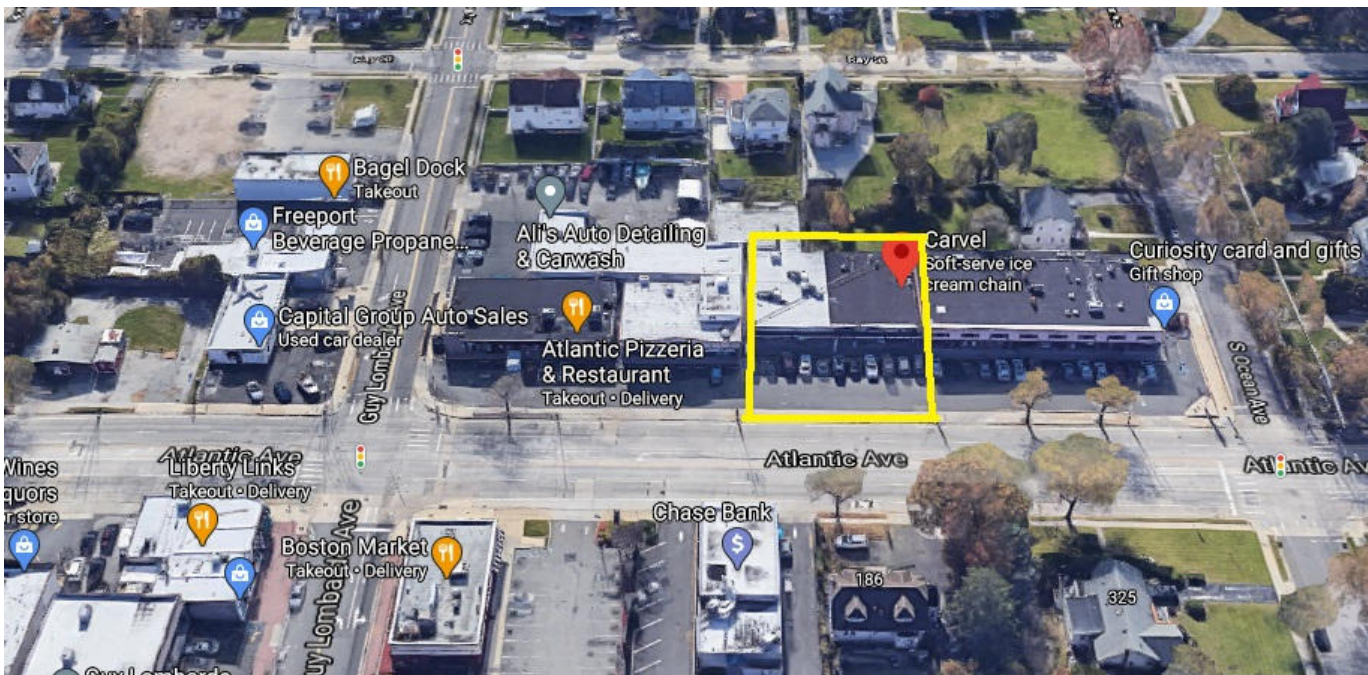


OFFERING MEMORANDUM

179 - 189 Atlantic Avenue, Freeport NY 11520

6% CAP(projected)



For additional information please call : (516) 997-0100
Marvin Hartman, Lic. Associate Broker, ext. 0309
Michael DiBella, Lic. Real Estate Salesperson, ext. 0319

Section One
..... **OVERVIEW**

Section Two
..... **PRICING & FINANCIAL ANALYSIS**

Section Three
..... **MAPS & ADDITIONAL PICTURES**



Overview

Pliskin Realty and Development is pleased to offer for sale a one story, 87% leased, retail strip center located in Freeport New York. This well maintained 9,000 SF strip center building consists of 4 retail units and features easy access on site parking. Located on busy Atlantic Avenue, this center is located in an ideal retail area and provides for an outstanding investment opportunity.

Key Considerations

- **6% CAP (projected)**
- Over 14,500 VPD
- Roof: approx. 5 years old
- on-site parking
- well maintained building with great visibility

Location / Building Overview

Location	179 - 189 Atlantic Avenue, Freeport NY 11520
Sec./Block/ Lot	62 / 168 /0005
Lot/SF	15,400
Building	9,000 SF
Zoning	Business
Utilities	Gas
RE TAXES	\$45,621
INSURANCE	\$17,956

179- 189 Atlantic Avenue
Freeport, NY 11520

Section Two
PRICING & FINANCIAL ANALYSIS



Investment Information

179 - 189 Atlantic Ave.

Listing Price \$2,500,000.00
CAP 6%(projected)

Building S.F. 9,000
Percent Occupied 87%
Land S.F. 15,400 SF

Annualized Operating Data

TOTAL INCOME : **\$212,478.00 (projected.)**

Annualized Expenses

TOTAL EXPENSES: **\$63,577.00**

Net Operating Income: \$148,901.00

Footnotes:

- 87% occupied
- Tenants pay for garbage and snow removal
- Roof: 5 years old
- Great investment opportunity
- All leases have 3% or 4% Annual Increases
- Clean, well built building

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PRICING & FINANCIAL ANALYSIS



Rent Roll Summary

<u>Tenant Name</u>	<u>Lease Expiration</u>	<u>S.F.</u>	<u>Gross Annual Rent</u>	<u>Option</u>
Harry's Market	Sept. 2028	4,800	\$91,841.00	One (5 year)
Barber Shop	Feb. 2032	1,200	\$36,000.00	No
Carvel	March 2027	1,200	\$48,637.00	One (5 year)
Vacant	LEASE OUT	1,200	\$36,000.00(Projected)	N/A
Owner Storage		<u>600</u>	<u>N/A</u>	
		9,000	\$212,478.00 (Proj.)	

Projected TOTAL INCOME: \$212,478.00

ANNUAL EXPENSES: \$63,577.00

NET OPERATING INCOME (NOI): \$148,901.00

PRICE: \$2,500,000.00

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179- 189 Atlantic Avenue
Freeport NY 11520

MAPS & ADDITIONAL PICTURES

**PLISKIN
REALTY AND
DEVELOPMENT, INC.**
Knowledge. Service. Integrity.
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