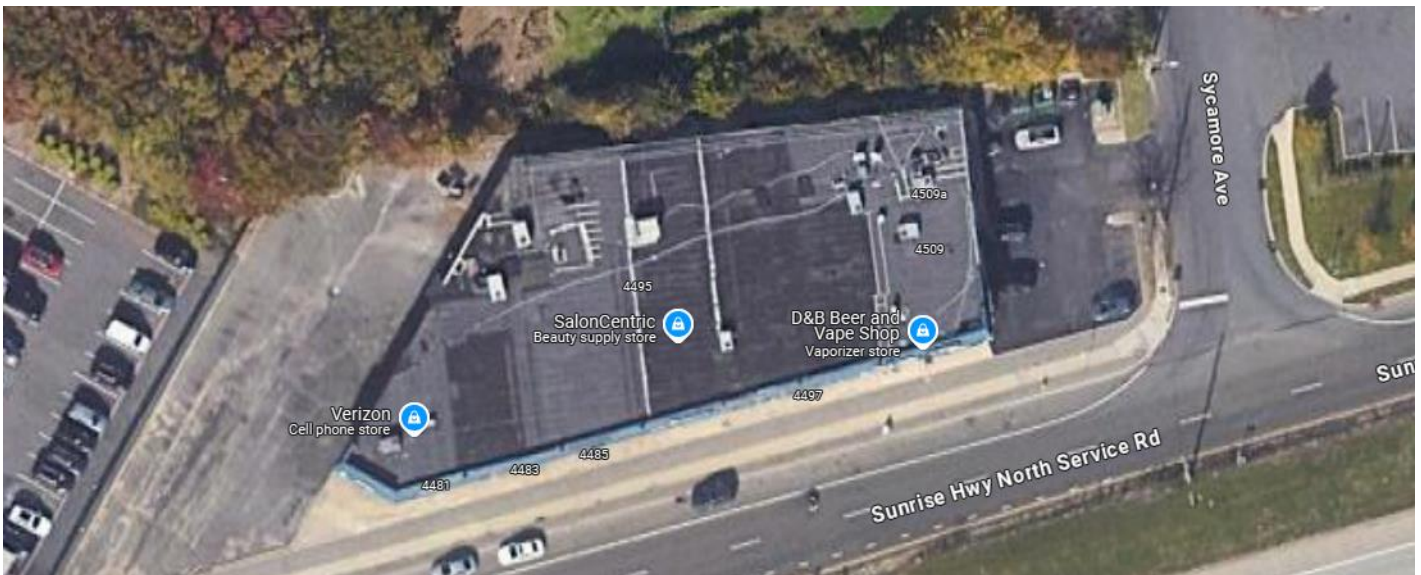


—Offering Memorandum

4481-4505 Sunrise Hwy, Bohemia, NY
Retail | Long Island | Bohemia, NY 11716



PRESENTED BY

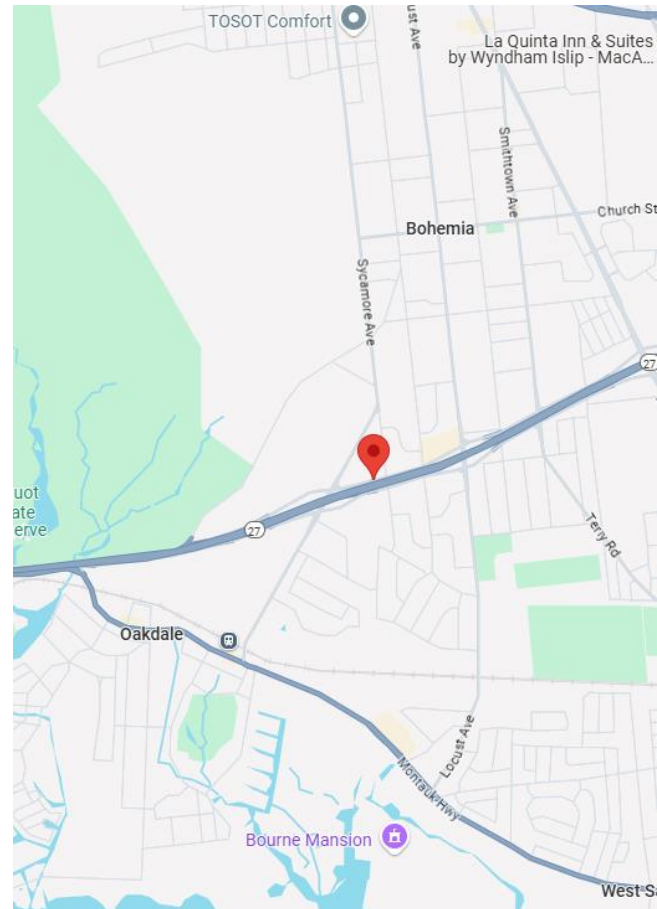
CURB CAPITAL LLC | EXCLUSIVE LISTING
Contact: Adam Traub / adam@curbcap.com / 917.993.0849

The Offering:

Curb Capital LLC is pleased to present 4481-4505 Sunrise Hwy, a retail strip in Bohemia, NY.

Investment Highlights:

- Retail Building
- 18,980 SF
- 7 Retail Units (4/7 occupied)
- Value Add Potential
- Over 230ft of Frontage
- Minutes from shopping centers, national retailers, schools, parks, residential neighborhoods, and the LIRR



Offering Price

\$3,500,000

DESCRIPTION

City, State, Zip	Bohemia, NY 11716
County	Suffolk
Block & Lot	278-1-22.1
Type	Retail
Size	18,980 SF
Frontage	Over 230ft
Units	7 Retail Units
Parking	10+ Spaces
Parking Notes	Customer Parking
Occupancy	3 Vacant Units
Occupancy Notes	57% Occupied
RE Taxes	\$47,201
Notes	Corner of Sunrise Hwy & Sycamore Ave

INVESTMENT OVERVIEW

Current Gross Income	Total Annual Amount
Current Base Rent	\$250,232.52
Proforma Rent	\$448,064.52

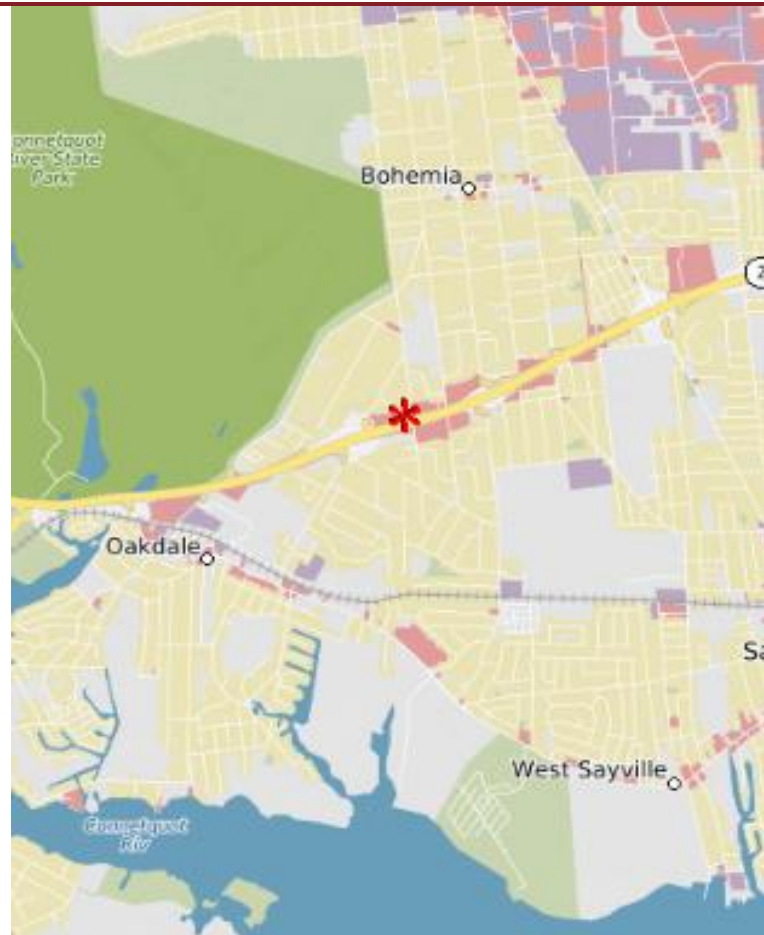
Price	\$3,500,000
Price/SF	\$184/SF
Proj. Cap Rate	10.5%
Proj GRM	7.47xRR

Estimated Operating Expenses

Real Estate Taxes	\$51,051
Water & Utilities	\$4,809
Insurance	\$11,623
Repairs & Cleaning	\$11,995

Total Operating Expenses **\$79,478**

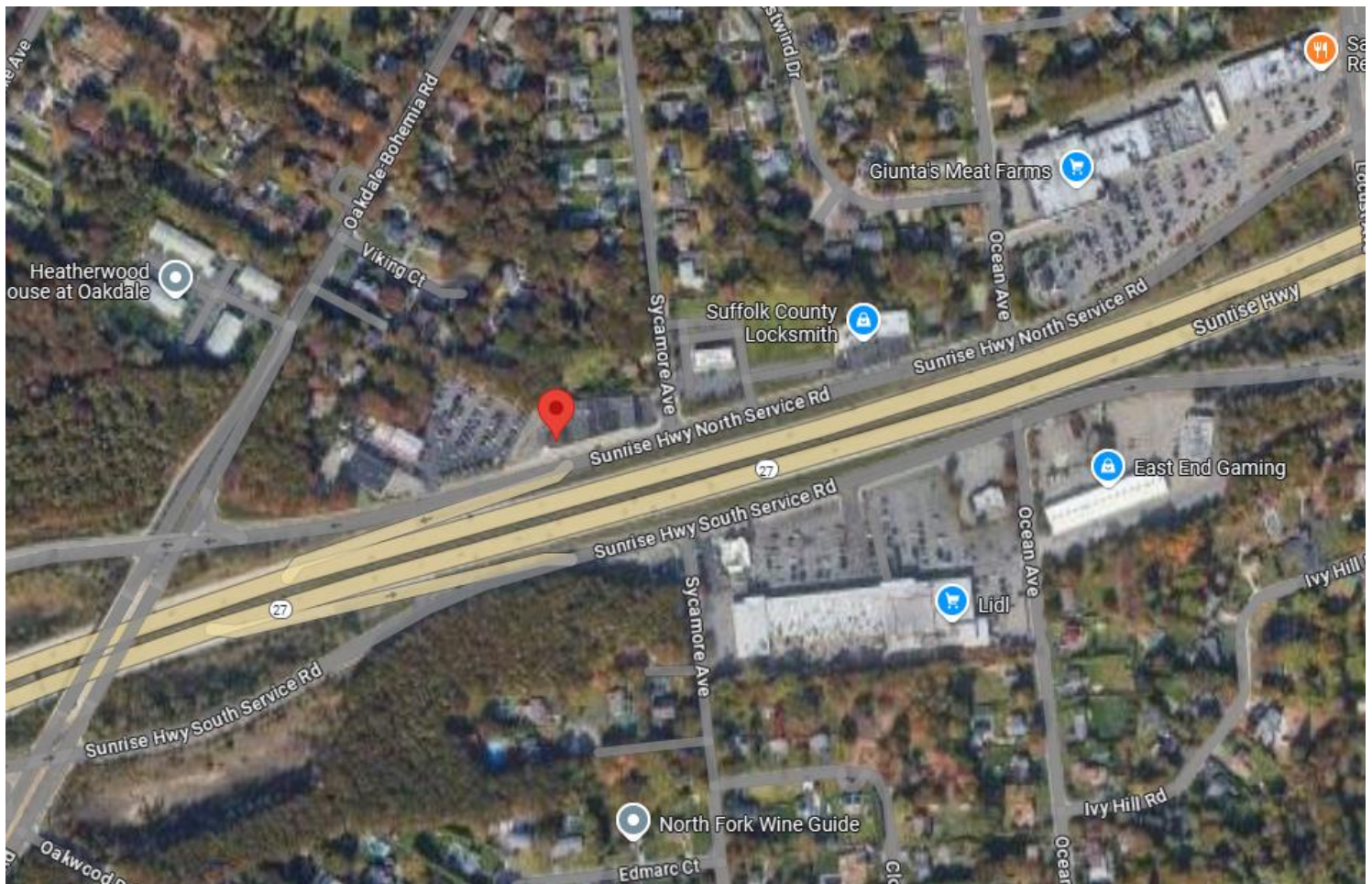
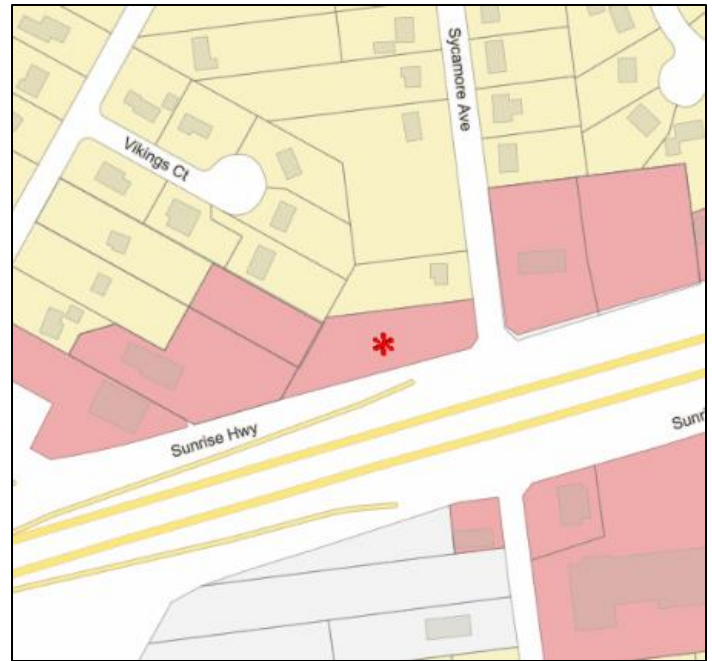
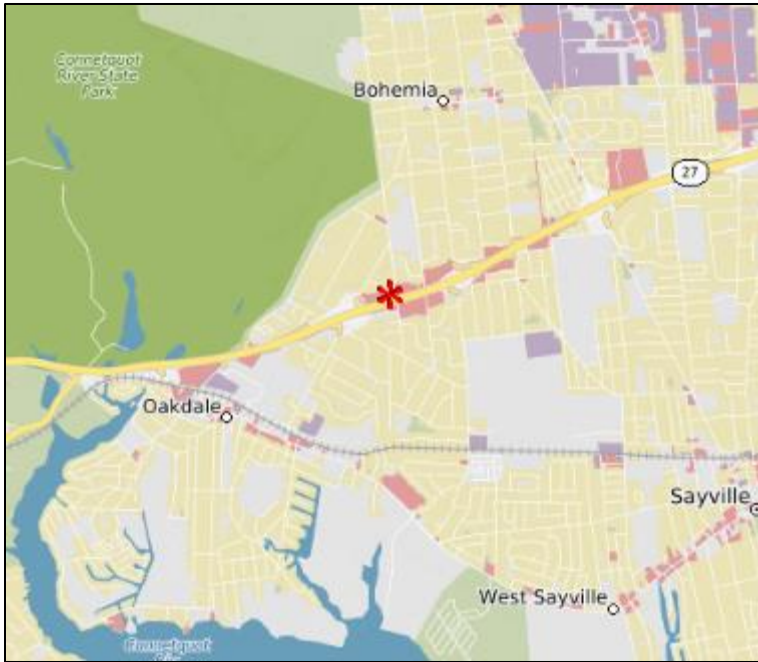
Projected Net Operating Income **\$368,586.52**



RETAIL UNITS

Unit	Tenant	SF	LXP	Rent	Annual Escalations	Pro Forma Rent
1	Vacant	2,500	-	\$0	-	\$6,736.00
1A	D&B Beer	1,990	9/30/2030	\$3,014.11	3%	\$3,014.11
2	Vacant	3,990	-	\$0	-	\$7,500.00
3	Beauty Supplies	3,150	9/30/2033	\$6,149.37	3%	\$6,149.37
4	Vacant	1,995	-	\$0	-	\$2,250.00
5	Verizon Wireless	1,365	4/30/2030	\$5,897.78	2%	\$5,897.78
6	Undivided Fitness	3,990	8/31/2032	\$5,791.45	3%	\$5,791.45
Monthly Total				\$20,852.71		\$37,338.71
Annual Total				\$250,232.52		\$448,064.52

AREA MAPS




Prepared for the sale of:
4481-4505 Sunrise Highway

In conjunction with Adam Traub



BANK SUGGESTIONS

Based on the review of the deal above, these are from the the **top 2** lenders and loan officers to start a conversation with:

 **HIRSHMARK**

Bert Dweck
917-733-1466
bdweck@hirshmark.com

Bridge

"Up to 65% LTV
with rates 9%-11.5%"

 **TRUESTONE**

Sol Dayan
212-207-0042
sol@truestonegroup.com

Bridge

"Max 65% LTV, Fixed Rates
at -11%-12%"

The above was prepared by Gparency. For more question or details feel free to contact us!



Best rate and terms, no matter where
you close. Guaranteed!

 **GPARENCY**

\$4,500—no hidden fees.

732.806.5681
debtsnapshot@gparency.com