

220-222 Hempstead Ave, Lynbrook, NY

Financials & Investment Pro Forma

	Current Monthly	Current Annual	Monthly Pro Forma*	Annual Pro Forma*
INCOME				
Unit 1 (Residential)	\$2,850.00	\$34,200.00	\$2,900.00	\$34,800.00
Unit 2 (Residential)	\$2,200.00	\$26,400.00	\$2,600.00	\$31,200.00
Nail Salon (Commercial)	\$3,502.00	\$42,024.00	\$4,250.00	\$51,000.00
Gross Operating Income	\$8,552.00	\$102,624.00	\$9,750.00	\$117,000.00
EXPENSES				
Taxes	\$1,428.93	\$17,147.11	\$1,428.93	\$17,147.11
Insurance	\$359.50	\$4,314.00	\$359.50	\$4,314.00
Landscaping & Snow Removal	\$205.84	\$2,470.12	\$205.84	\$2,470.12
Oil and Gas	\$418.21	\$5,018.56	\$418.21	\$5,018.56
Roofing Annual Inspections	\$25.35	\$304.15	\$25.35	\$304.15
Water & Sewer	\$107.64	\$1,291.63	\$107.64	\$1,291.63
Electricity (PSEG)	\$22.07	\$264.89	\$22.07	\$264.89
Total Operating Expenses	\$2,567.54	\$30,810.46	\$2,567.54	\$30,810.46
NET OPERATING INCOME	\$5,984.46	\$71,813.54	\$7,182.46	\$86,189.54

INVESTMENT HIGHLIGHTS

Rental Upside: Potential to increase Gross Annual Income from \$102,624 to \$117,000*.

Potential Net Operating Income (NOI) Growth: Targeted Pro Forma Net Operating Income of \$86,189.54* vs \$71,813.54 representing a significant value-add opportunity.

Stable Asset: Strong history of on time monthly rental payments with longstanding tenants in both commercial and residential spaces.

*DISCLAIMER: The information contained herein has been obtained from sources deemed reliable; however, no warranties or representations are made as to the accuracy thereof. Pro forma figures are based on market estimates. All potential buyers must take appropriate measures to verify all information and rely solely on their own due diligence. This is not an offer to sell or a solicitation and is for reference purposes only.