

**1966 Veterans Memorial Highway**

**Islandia, NY 11749**

**Township – Islip, District - 504**

**Sec – 17, Block: 1, Lot: 16.1**

**Lot Area: 25,700 SQFT, Acres: 0.59, Zoning: Commercial, Building Area: 4,840 SQFT.**

**Asking Price: \$2,950,000**

**Rent Roll**

<b>Tenants</b>	<b>Lease Exp</b>	<b>Monthly Rent</b>	<b>Yearly Rent</b>
<b>Dunkin Donuts</b>	March, 2027	\$9,372.00	\$112,464.00
<b>Healthy Meals</b>	Jan, 2029	\$3,376.53	\$ 40,418.36
<b>Fiona Nails</b>	Jan, 2030	\$2,900.00	\$ 34,800.00
<b>T-Mobile</b>	May, 2028	\$3,551.36	\$ 42,616.32
	Total	Gross Income	<b>\$ 230,398.68</b>

**Expenses:**

Real Estate Taxes.....\$ 52,218.00  
Village Taxes.....\$ 1,029.00  
Water & Sewer.....\$ 1,188.00  
Insurance.....\$ 5,549.00  
Utilities- Pseg,,,,,,,,,,,,,,,,,,,,,,,,,,,,,\$ 1,858.00  
Repair/ Maintenance (Fence).....\$ 2,100.00  
Landscaping/ Snow Removal.....\$ 4,560.00  
Sprinkler/ Backflow.....\$ 162.00  
Alarm.....\$ 1,373.00  
**Total Expense per Year..... \$ 70,037.00**

**NET OPERATING INCOME = \$230,399 - \$70,037 = \$160,362**

**Cap Rate= 5.4%**

**1968 Veterans Memorial Highway**

**Islandia, NY 11749**

**Township – Islip, District - 504**

**Sec-70, Block: 1, Lot: 16.2**

**Lot Area: 70,567 SQFT, Acres: 1.62, Zoning: Commercial, Building Area: 13,286 SQFT.**

**Asking Price: \$5,950,000**

**Absolute Triple Net Lease with Walgreens- sublease to Dollar Tree**

**Income & Expenses:**

**Yearly Expense: 0.00**

**Rental Income per month - \$ 35,417.33**

**Yearly Net Operating Income- \$425,007.96**

**Cap Rate = 7.14 %**











