

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

Tenants	Lease Exp	Monthly Rent	Yearly Rent
<u>Dunkin Donuts</u>	March, 2027 2X 5 Yrs Option	\$9,372.00	\$112,464.00
<u>Healthy Meals</u>	Jan, 2029 5 Yrs Option	\$3,376.53	\$ 40,418.36
<u>Fiona Nails</u>	Jan, 2030	\$2,900.00	\$ 34,800.00
<u>T-Mobile</u>	May, 2028	\$3,551.36	\$ 42,616.32
	Total	Gross Income	\$ 230,398.68

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

Net Rental Income per month - \$ 35,417.33

Yearly Net Operating Income- \$425,007.96

Cap Rate = 7.14 %









