



GRAVITY

REAL ESTATE ADVISORS

# 79 Hempstead Turnpike **\$2,595,000**

is being offered at

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## LISTING METRICS

**10,000'**  
TOTAL SQUARE FT

**1**  
TOTAL UNITS

**\$81,567**  
PROPERTY TAXES

**90' X 180'**  
LOT SIZE

**\$259**  
PRICE /SF

**LIRR**  
TRANSPORTATION

# FINANCIAL ANALYSIS

## 79 Hempstead Turnpike

<b>\$2,595,000</b>	
OFFERING PRICE	
PRICE PER SQUARE FOOT	\$260
PRICE PER UNIT	\$2,595,000
TOTAL SQUARE FEET	10,000
TOTAL UNITS	1
CURRENT CAP RATE	
CURRENT GRM	
PRO FORMA CAP RATE	8.9%
PRO FORMA GRM	11.3

<b>UPSIDE ANALYSIS</b>	
<b>\$19,166.67</b> PER MONTH	

<b>10,000</b>	<b>\$260</b>
<b>SQUARE FEET</b>	<b>\$/SF</b>

INCOME	CURRENT	PRO FORMA
Gross Potential Residential Rent	\$0	\$0
Gross Potential Commercial Rent	\$0	\$230,000
Gross Income	\$0	\$230,000
Vacancy/Collection Loss	\$0	\$0
Other Income	\$0	\$0
Effective Gross Income	\$0	\$230,000
<i>Average Residential Rent/Month/Unit</i>		

EXPENSES		
Property Taxes	25/26 \$81,567	\$81,567
Fuel - Gas	\$0	\$0
Insurance	\$10,000	\$10,000
Water and Sewer	\$0	\$0
Repairs and Maintenanar	\$0	\$0
Common Electric (PPSF	\$0	\$0
Super Salary	\$0	\$0
Management Fee	\$2,747	
Total Expenses	\$94,314	\$91,567
Net Operating Income	(\$2,747)	\$230,000

SCHEDULE OF INCOME			
UNIT BREAKDOWN	TOTAL	% OF TOTAL	RENT
Studio	0		\$0
1 Bedroom	0		\$0
2 Bedroom	0		\$0



# PROPERTY RENT ROLL

## 79 Hempstead Turnpike

RENT ROLL

79 Hempstead Turnpike

COMMERCIAL RENT

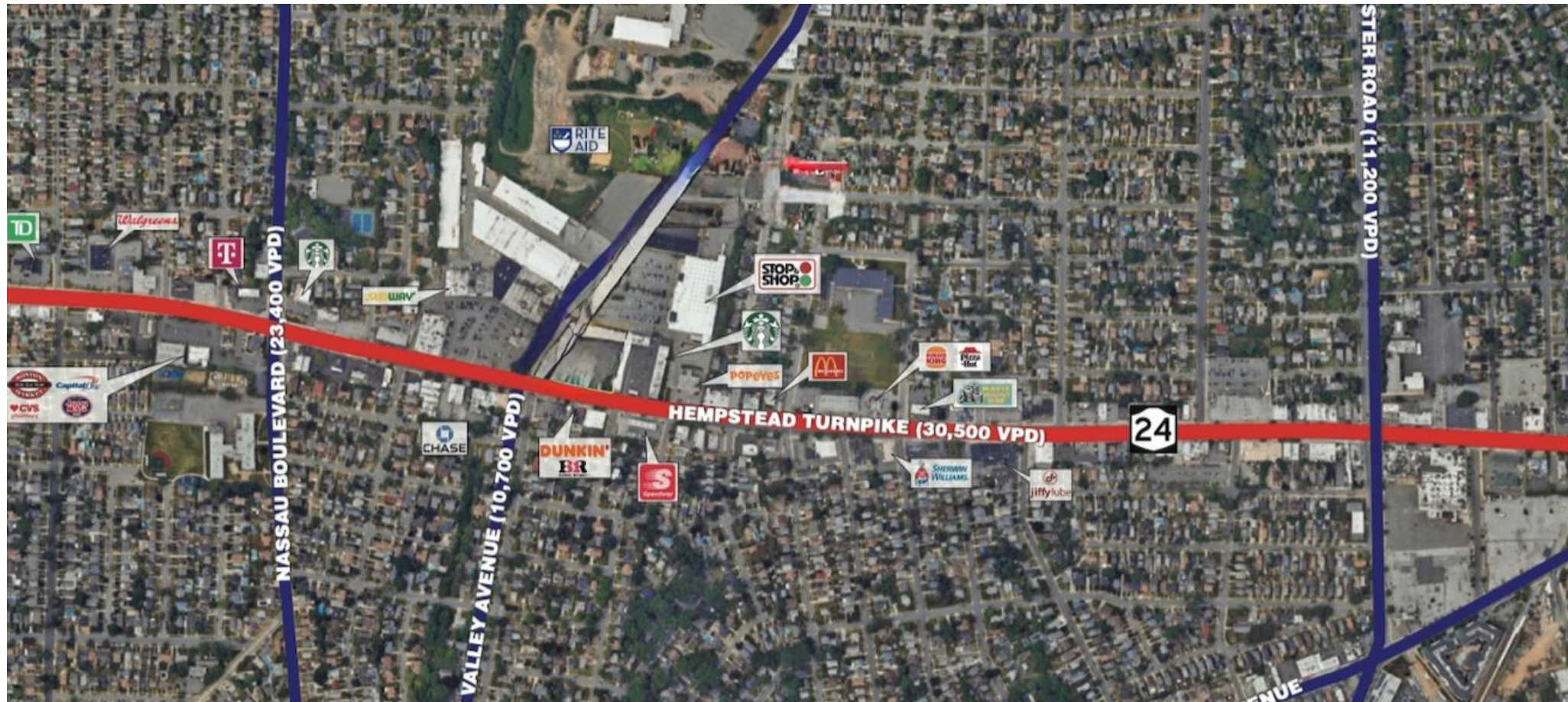
UNIT	TENANT NAME	NOTES	LEASE START	SF	EXPIRATION	ACTUAL	PRO FORMA	\$/SF
1	Vcant			10,000		\$0	\$19,167	\$23
MONTHLY COMMERCIAL REVENUE				10,000		\$0	\$19,167	

RESIDENTIAL RENT

UNIT#	LEASE STATUS	NOTES	BEDROOMS	ROOMS	SF	EXPIRATION	ACTUAL	PRO FORMA	LEGAL
MONTHLY RESIDENTIAL REVENUE			0	0			\$0	\$0	\$0
ANNUAL RESIDENTIAL REVENUE							\$0	\$0	\$0
ANNUAL COMMERCIAL REVENUE							\$0	\$230,000	
TOTAL ANNUAL REVENUE							ACTUAL \$0	PRO FORMA \$230,000	

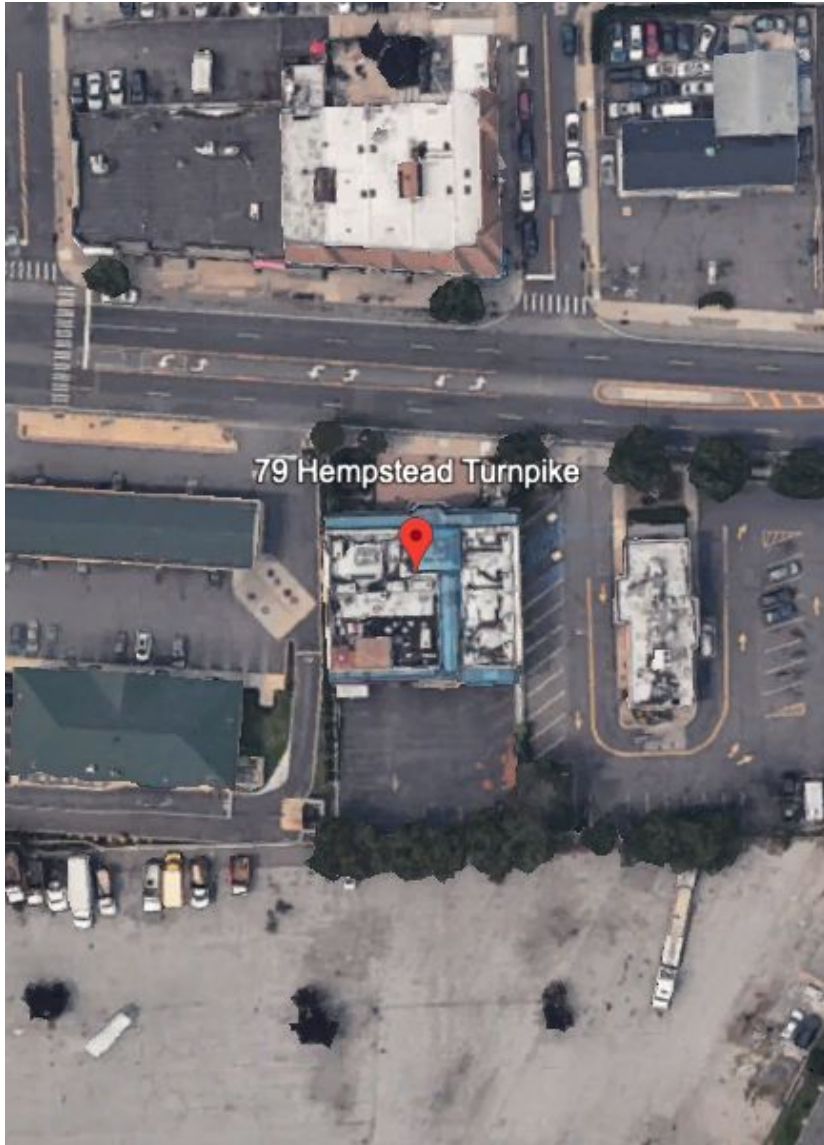
# MAP

## 79 Hempstead Turnpike





# THE NEIGHBORHOOD



## **West Hempstead: A Suburban Gem with Strong Investment Potential**

West Hempstead is gaining traction among savvy investors and homebuyers seeking value, space, and long-term upside within proximity to New York City. Located in Nassau County on Long Island, this established residential community offers a unique blend of suburban tranquility and urban accessibility—making it an increasingly attractive destination for real estate investment.

One of the neighborhood's biggest draws is its location. Just 30 miles from Manhattan and served by the Long Island Rail Road (LIRR), West Hempstead provides a direct, commuter-friendly link to Penn Station and the broader NYC metro area. Residents enjoy the benefits of suburban living—larger homes, yards, and quiet streets—without sacrificing access to the economic and cultural engine of the city.

West Hempstead is known for its tight-knit community, well-rated schools, and access to green space. Nearby parks such as Hempstead Lake State Park offer walking trails, lakes, and outdoor recreation, enhancing the area's appeal to families and nature lovers alike. The neighborhood also boasts a diverse range of housing options—from classic single-family homes to updated multifamily properties—offering flexibility for different investment strategies.

Recent years have seen a wave of reinvestment and development in the area. Small businesses, cafes, and retail establishments are helping to revitalize the town center, while continued infrastructure improvements signal ongoing municipal commitment to long-term growth.

With its balance of affordability, stability, and access to key transit corridors, West Hempstead is poised for continued appreciation. For investors looking beyond the city's five boroughs, West Hempstead represents a compelling opportunity to tap into the strength of Long Island's real estate market in a community with enduring appeal.

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## 79 Hempstead Turnpike

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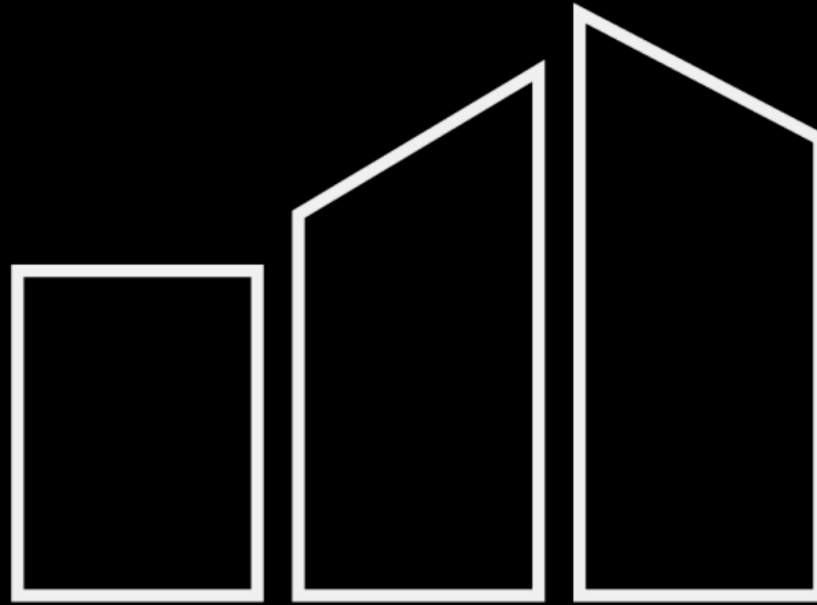
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