



VANDERBILT
REALTY

OFFERING MEMORANDUM



742-746 MIDDLE COUNTRY RD

742-746 MIDDLE COUNTRY RD, SELDEN NY 11784
& 8 SELDEN COURT, SELDEN NY 11784

742-746 Middle Country Rd

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OFFERING SUMMARY

ADDRESS	742-746 Middle Country Rd & 8 Selden CT Selden NY 11784
COUNTY	Suffolk County
MARKET	Long Island
SUBMARKET	Central Suffolk
GLA (SF)	4,847 SF
LAND ACRES	.62
YEAR RENOVATED	2023
APN	0200-473-00-05-00-013-000
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$1,720,000
PRICE PSF	\$354.85
OCCUPANCY	100%
NOI (CURRENT)	\$103,328
NOI (Pro Forma)	\$107,829
CAP RATE (CURRENT)	6.01%
CAP RATE (PRO FORMA)	6.27%

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Population	13,907	99,849	229,621
2022 Median HH Income	\$100,293	\$105,724	\$110,117
2022 Average HH Income	\$121,633	\$132,958	\$141,755



Investment Summary

- This premier commercial property has undergone an extensive, high-quality renovation, positioning it as a turnkey investment opportunity with immediate appeal. Recent improvements include a newly paved parking lot, modernized sidewalks, and a new roof elevated by 4 feet for enhanced functionality. The building features all-new doors, windows, electrical systems, and plumbing, ensuring operational efficiency and compliance with current standards. A state-of-the-art kitchen boasts brand-new appliances, including stoves, ovens, hood and duct system, and a walk-in freezer, ideal for restaurant or hospitality operations. The interior has been completely transformed with new flooring, walls, lighting, and a stylish new bar, complemented by a newly constructed patio and contemporary indoor/outdoor furniture. New awnings enhance the property's curb appeal, creating an inviting atmosphere for tenants and customers. These upgrades deliver a modern, low-maintenance asset with strong upside.
- Prime Corner Location: Situated at the high-traffic intersection of Middle Country Road, this .62-acre property benefits from exceptional visibility and accessibility in a bustling commercial corridor.
- High Traffic Exposure: Located on a major thoroughfare, the property ensures maximum brand visibility with significant daily vehicle and foot traffic.
- Generous Lot Size: The .62-acre parcel provides ample space for expansion, additional parking, or alternative commercial uses, enhancing investment flexibility.

- **Investment Upside:** The combination of income-generating assets (bar/pub and house) and redevelopment potential offers multiple revenue streams and long-term value appreciation.
- **Proximity to Key Amenities:** Close to shopping centers, residential neighborhoods, and public transit, ensuring a steady flow of patrons and convenience for tenants.
- **Strategic Long Island Location:** Positioned in a thriving Suffolk County market, this property is a rare opportunity to capitalize on Long Island's robust commercial real estate demand.
- **Strong Market Demand:** Selden's growing population and proximity to major retail and dining hubs make this an attractive location for hospitality or retail ventures.
- **Versatile Bar/Pub Property:** The existing bar/pub setup is ideal for immediate operation or redevelopment, catering to Selden's vibrant community and steady customer base.
- **Zoning Advantages:** Zoned for commercial use, the property supports a variety of business models, from restaurants to entertainment venues, with potential for mixed-use development.

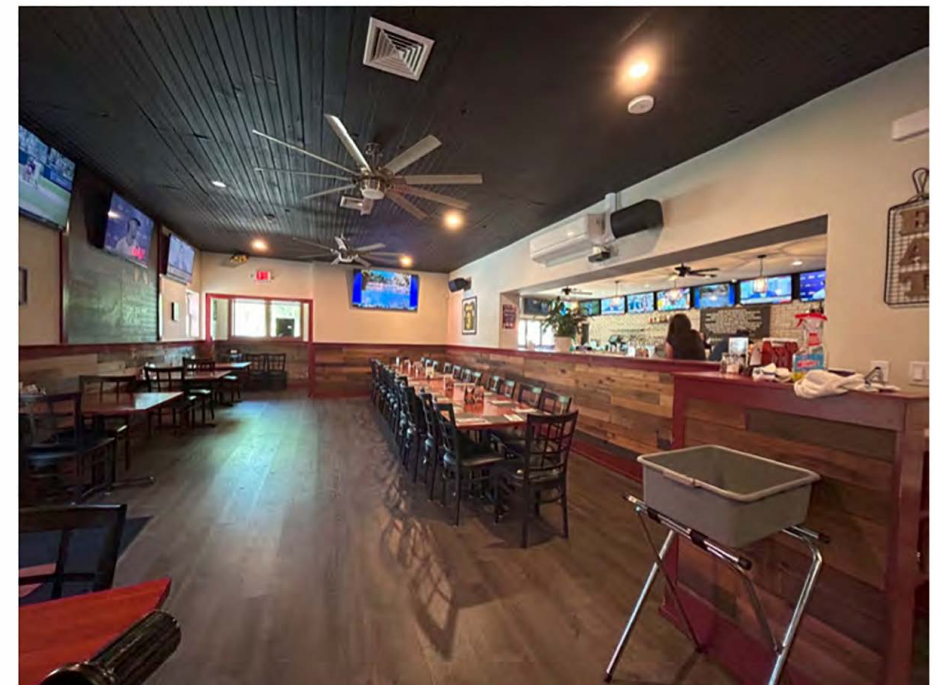
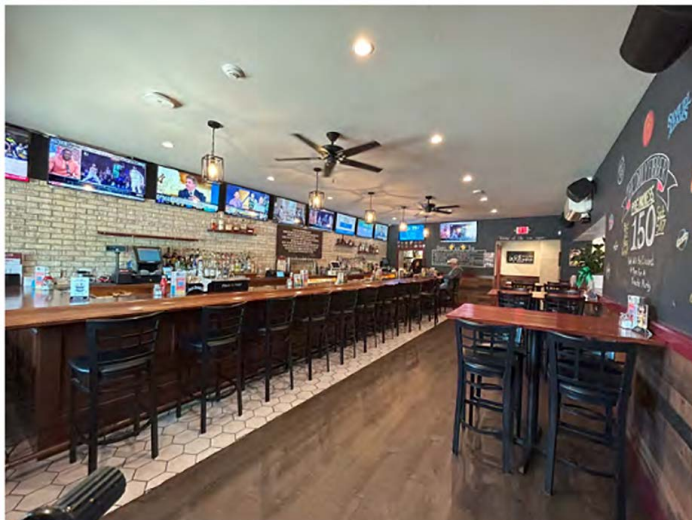


PROPERTY FEATURES

NUMBER OF TENANTS	2
GLA (SF)	4,847
LAND ACRES	.62
YEAR RENOVATED	2023
# OF PARCELS	1
ZONING TYPE	Commercial (J-1)
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	3
NUMBER OF PARKING SPACES	30
MIXED USE	Yes
STREET FRONTAGE	140 Ft
CORNER LOCATION	Yes
TRAFFIC COUNTS	38,782
CURB CUTS	2

TENANT INFORMATION

MAJOR TENANT/S	Riley Fibbers
LEASE TYPE	NN



Suite	Tenant Name	Square Feet	% of GLA	Lease Term		Begin Date	Rental Rates			Lease Type	Options/Notes
				Lease Start	Lease End		Monthly	Annual	PSF		
	Riley Fibbers	4,000	82.53%	05/13/23	05/12/33	CURRENT	\$8,729	\$104,748	\$26.18	NN	One - 5 Year Option with continued 3% Annual Increases
						04/15/2026	\$8,990	\$107,880	\$26.97		
						04/15/2027	\$9,259	\$111,108	\$27.77		
						04/15/2028	\$9,536	\$114,432	\$28.60		
						04/15/2029	\$9,822	\$117,864	\$29.46		
						04/15/2030	\$10,116	\$121,392	\$30.34		
						04/15/2031	\$10,419	\$125,028	\$31.25		
						04/15/2032	\$10,731	\$128,772	\$32.19		
						OPTION(S)					
						04/15/2033	\$11,052	\$132,624	\$33.15		
						04/15/2034	\$11,383	\$136,596	\$34.14		
						04/15/2035	\$11,724	\$140,688	\$35.17		
						04/15/2036	\$12,075	\$144,900	\$36.22		
						04/15/2037	\$12,437	\$149,244	\$37.31		
	8 Selden CT House	847	17.47%			CURRENT	\$2,425	\$29,100	\$34.35		Month-to-month
Totals:		4,847					\$11,154	\$133,848			





Company

Trade Name	Riley Fibbers
Headquartered	East Islip
# of Locations	2
Website	https://www.rileyfibbers.com/selden

Description

Riley Fibbers Local Pub and Grill, nestled in the heart of East Islip and Selden, NY, stands as a beloved hub in the community. Renowned for its warm ambiance and robust pub cuisine, it's a favored destination for neighborhood patrons. The menu, a culinary delight, ranges from tantalizing appetizers to delectable sandwiches. Complimenting the food, the pub boasts an impressive array of delicious cocktails and both local and imported beers.



INCOME	CURRENT	PRO FORMA
Gross Potential Rent	\$133,848	\$141,480
Expense Reimbursement Revenue	\$4,431	\$4,431
Effective Gross Income	\$138,279	\$141,480
Less Expenses	\$34,951	\$33,651
Net Operating Income	\$103,328	\$107,829

Income Notes: Riley Fibbers Pays 100% of RE Tax Increase over Base Year 2024

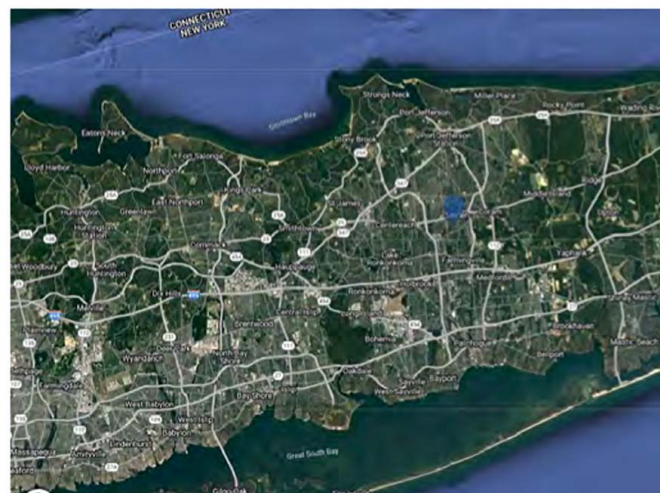
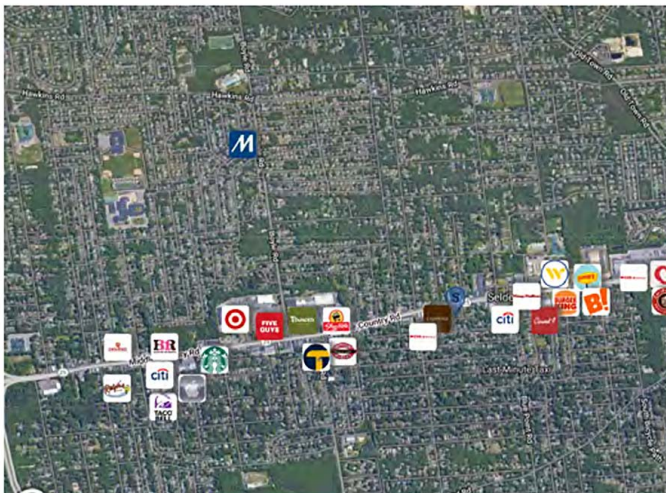
EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$25,301	\$25,301
Insurance	\$8,800	\$7,500
Repairs & Maintenance	\$850	\$850
Total Operating Expense	\$34,951	\$33,651
Expense / SF	\$7.21	\$6.94
% of EGI	26.27%	23.84%

Expense Notes: The \$850 Repairs and Maintenance Assumption applies solely to the residential house, current tenant will fix minor repairs. The commercial tenant is fully responsible for all repairs and maintenance of the commercial space.



ADDRESS	CITY	STATE	DISTANCE	SALE PRICE	SALE DATE	TS/E
8 Selden CT	Selden	NY				0.27
28 Oakmont Ave	Selden	NY	0.11	\$670,000	02/19/2025	0.28
39 Cedarhurst Ave	Selden	NY	0.14	\$500,000	01/02/2025	0.17
26 N Evergreen Dr	Selden	NY	0.18	\$487,000	02/19/2025	0.35
28 Oakdale Ave	Selden	NY	0.31	\$525,000	01/02/2025	0.2
81 Elmwood Ave	Selden	NY	0.33	\$620,000	04/09/2025	0.17
79 N Evergreen Dr	Selden	NY	0.34	\$700,000	04/01/2025	0.62
14 Wyndotte St	Selden	NY	0.36	\$350,000	01/22/2025	0.23
72 Magnolia Dr	Selden	NY	0.37	\$530,000	02/19/2025	0.33
98 Cedarhurst Ave	Selden	NY	0.39	\$586,888	02/19/2025	0.26
67 Inwood Ave	Selden	NY	0.40	\$415,000	03/07/2025	0.23
80 Oakdale Ave	Selden	NY	0.41	\$425,001	03/28/2025	0.2
59 Blue Point Rd	Selden	NY	0.42	\$540,800	03/10/2025	0.24
31 Ormond Ave	Selden	NY	0.42	\$290,000	01/13/2025	0.12
34 Carston St	Selden	NY	0.43	\$548,000	01/27/2025	0.21
98 N Evergreen Dr	Selden	NY	0.44	\$630,000	01/10/2025	0.27
81 Abinet CT	Selden	NY	0.44	\$516,500	02/11/2025	0.36
49 Janice Ln	Selden	NY	0.44	\$500,000	02/21/2025	0.22
1 Ferndale Ave	Selden	NY	0.45	\$411,000	01/14/2025	0.23
26 Carston St	Selden	NY	0.47	\$595,000	01/22/2025	0.21

Average= \$ 517,904.68



Investment Analysis for 8 Selden Court House:

Residential Market Strength

Comparable Sales: Recent sales (Jan–Apr 2025) show an average price of \$517,904.68 for 19 nearby homes, with 60% above \$500,000, indicating a robust market.

Key Comps:

98 N Evergreen Dr (0.27 acres, \$630,000, 0.44 miles away): Identical lot size, supports a \$500,000–\$600,000 valuation for the 847 sq ft house, despite smaller size, due to recent upgrades.

28 Oakmont Ave (0.28 acres, \$670,000, 0.11 miles away): Slightly larger lot, suggests upper-end potential for well-maintained properties.

Value Boost: New roof, chimney, and oil burner enhance appeal, improve energy efficiency, and reduce near-term maintenance costs, justifying a competitive valuation near \$550,000.

Rental Analysis

Current Tenant: A new investor can increase rent to \$2,500/month, yielding \$30,000 annually, a 5.5% gross return on a \$550,000 valuation.

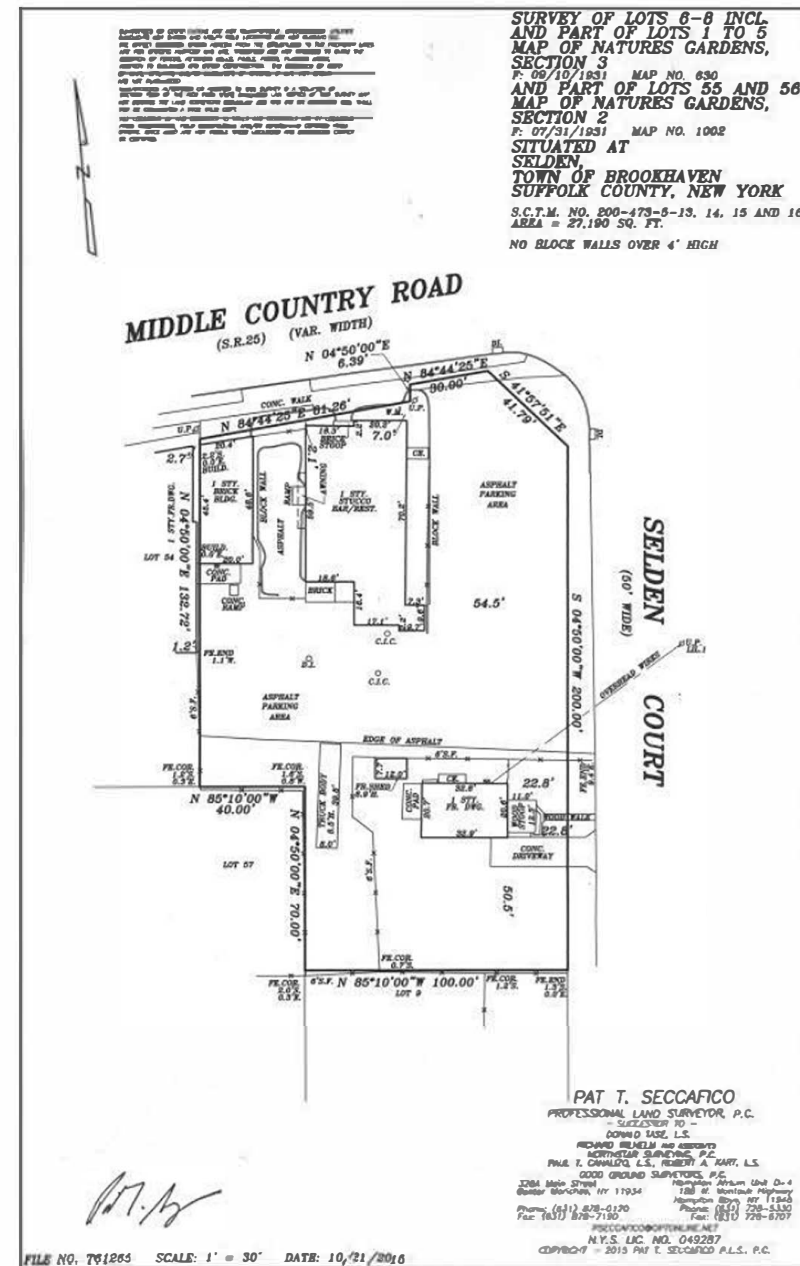
Market Rent Potential: Turning over the unit could achieve \$2,600–\$2,800/month (area norm for 3-bed, 2-bath homes), or \$31,200–\$33,600/year, a 5.7%–6.1% gross yield, requiring minimal or no investment due to recent improvements. Rental Demand: Selden's stable, middle-class demographic and proximity to amenities (e.g., College Plaza, Middle Country Rd) ensure low vacancy rates and consistent tenant interest for a 3-bed, 2-bath home.

Investment Appeal

Cash Flow: The house's \$30,000–\$33,600 annual rental income complements the commercial bar's lease, diversifying revenue streams.

Low Risk: Recent upgrades (roof, chimney, oil burner) minimize immediate capex, and flexible rent adjustment (current tenant or turnover) offers income upside.

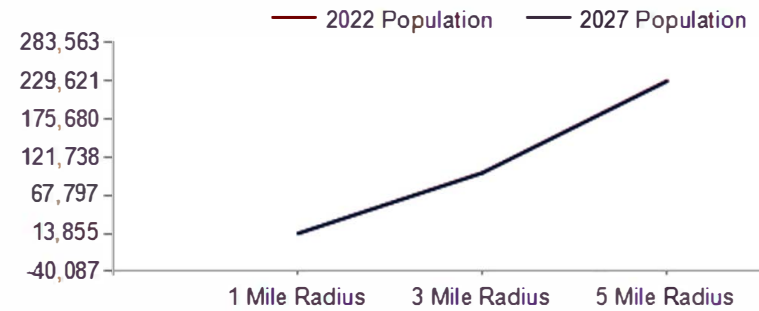
Appreciation: High-end comps (e.g., \$700,000 at 79 N Evergreen Dr) and a tight market suggest long-term value growth. Strategic Flexibility: The house, with two full bathrooms, can be rented, sold separately (subject to zoning), or used as owner quarters, enhancing the mixed-use property's versatility.



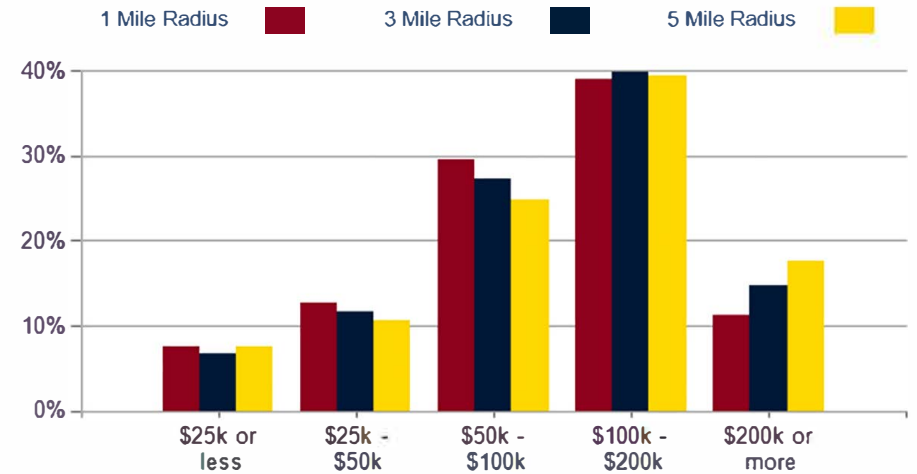
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,092	96,204	217,252
2010 Population	14,196	101,239	233,489
2022 Population	13,907	99,849	229,621
2027 Population	13,855	99,351	228,653
2022-2027: Population: Growth Rate	-0.35%	-0.50%	-0.40%

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	160	1,191	3,140
\$15,000-\$24,999	182	1,117	2,852
\$25,000-\$34,999	210	1,479	3,138
\$35,000-\$49,999	371	2,476	5,261
\$50,000-\$74,999	544	4,497	9,435
\$75,000-\$99,999	812	4,815	10,195
\$100,000-\$149,999	1,220	8,642	19,036
\$150,000-\$199,999	570	4,961	12,056
\$200,000 or greater	514	5,028	13,954
Median HH Income	\$100,293	\$105,724	\$110,117
Average HH Income	\$121,633	\$132,958	\$141,755

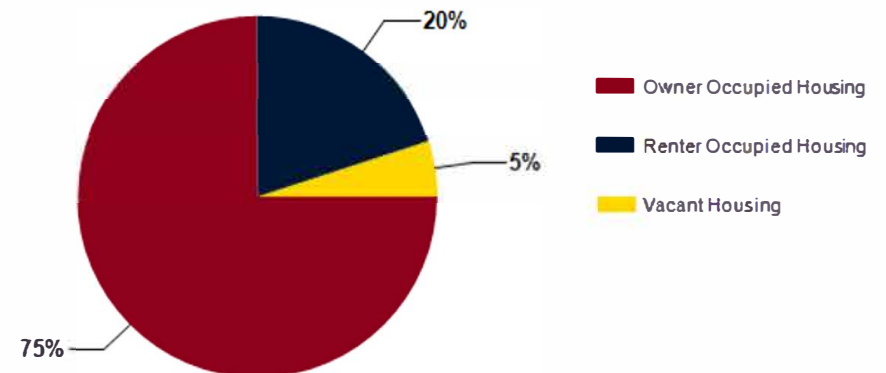
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,647	31,967	72,248
2010 Total Households	4,606	34,107	78,295
2022 Total Households	4,582	34,206	79,067
2027 Total Households	4,571	34,118	78,995
2022 Average Household Size	3.03	2.89	2.85
2022-2027: Households: Growth Rate	-0.25%	-0.25%	-0.10%



2022 Household Income



2022 Own vs. Rent - 1 Mile Radius



Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	1,114	7,675	16,756
2022 Population Age 35-39	1,058	7,082	15,384
2022 Population Age 40-44	929	6,563	14,924
2022 Population Age 45-49	889	6,388	14,925
2022 Population Age 50-54	1,008	7,155	16,404
2022 Population Age 55-59	1,006	7,199	16,685
2022 Population Age 60-64	856	6,301	14,832
2022 Population Age 65-69	650	4,995	11,919
2022 Population Age 70-74	597	4,620	11,101
2022 Population Age 75-79	404	3,477	8,217
2022 Population Age 80-84	227	2,051	5,002
2022 Population Age 85+	190	1,948	4,992
2022 Population Age 18+	10,976	79,122	181,829
2022 Median Age	39	41	41
2027 Median Age	40	42	42

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$100,077	\$107,379	\$111,251
Average Household Income 25-34	\$118,376	\$133,254	\$139,472
Median Household Income 35-44	\$112,042	\$120,268	\$128,561
Average Household Income 35-44	\$138,447	\$152,880	\$164,526
Median Household Income 45-54	\$113,055	\$127,226	\$138,530
Average Household Income 45-54	\$141,363	\$161,102	\$175,078
Median Household Income 55-64	\$105,238	\$114,731	\$121,237
Average Household Income 55-64	\$128,485	\$143,797	\$154,792
Median Household Income 65-74	\$79,534	\$81,355	\$84,877
Average Household Income 65-74	\$107,081	\$109,934	\$115,664
Average Household Income 75+	\$68,799	\$76,377	\$78,992

