

Restaurant & Mixed-Use Property

749 Mount Sinai-Coram Road
Mount Sinai, NY 11766

RETAIL PROPERTY FOR SALE

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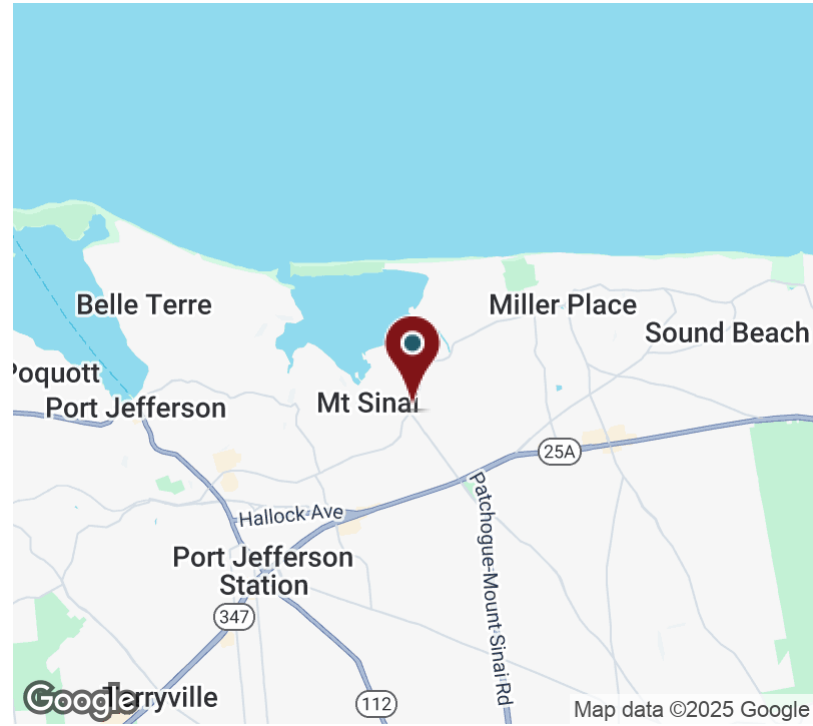
EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. CAMCO Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. CAMCO Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CAMCO Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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OFFERING SUMMARY

Sale Price:	\$1,200,000
Building Size:	4,210 SF
Available SF:	1826 SF
Lot Size:	19,281 SF
Number of Units:	3
Price / SF:	\$285.04
Cap Rate:	7.5%
NOI:	\$90,000
Zoning:	J2

PROPERTY OVERVIEW

749 Mount Sinai-Coram Road, Mount Sinai, NY 11766 is a highly visible property on Long Island's North Shore, set in a desirable and growing community with steady traffic flow and strong residential support. Currently home to a restaurant, the site offers 14 customer parking spots plus 3 employee spots, a shed, fenced yard, and on-site cottage. Utilities include propane for the commercial kitchen and oil heat for both the cottage and main building. Interior features include a full basement with Bilco door, a walk-in box, and a kitchen hood system—making this a prime location for restaurant, retail, or mixed-use opportunities in one of Suffolk County's most sought-after areas.

PROPERTY HIGHLIGHTS

- 4210 SF across two buildings
- 1826 SF Restaurant; 1500 SF 2 Bedroom Apartment; and 884 SF Cottage.
- Zoned J2
- Located in Mount Sinai area
- 100% occupancy (Restaurant Available Spring 2026)

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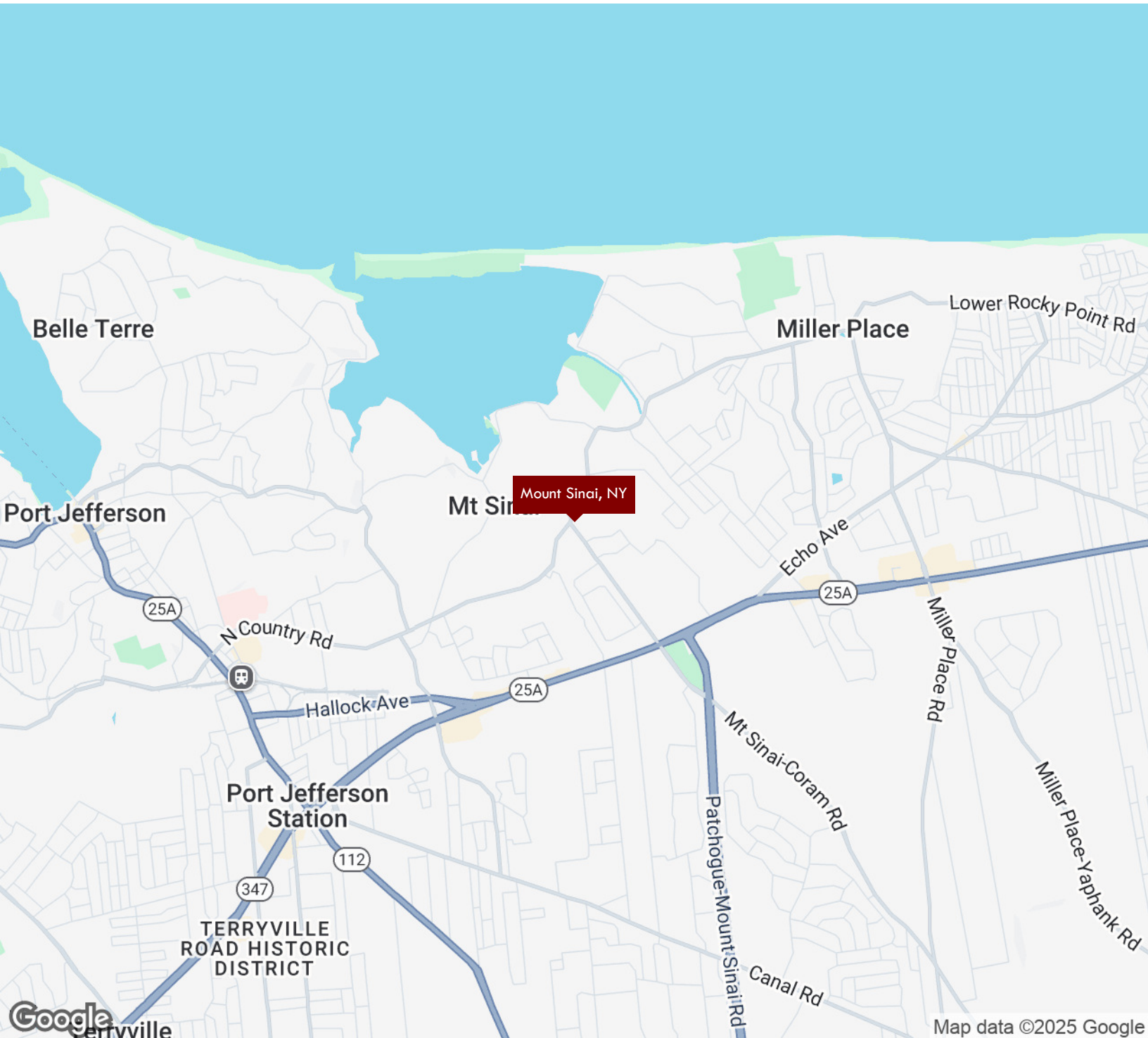
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FINANCIAL ANALYSIS

Section 1

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INVESTMENT OVERVIEW

Price	\$1,200,000
Price per SF	\$285
Price per Unit	\$400,000
GRM	11.76
CAP Rate	7.50%
Cash-on-Cash Return (yr 1)	7.50%
Total Return (yr 1)	\$90,000

OPERATING DATA

Gross Scheduled Income	\$102,000
Total Scheduled Income	\$102,000
Gross Income	\$102,000
Operating Expenses	\$12,000
Net Operating Income	\$90,000
Pre-Tax Cash Flow	\$90,000

FINANCING DATA

Down Payment	\$1,200,000
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SUITE	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT
100	1,826 SF	43.37%	\$23.00	\$42,000
200	1,500 SF	35.63%	\$20.00	\$30,000
300	884 SF	21%	\$33.94	\$30,000
TOTALS	4,210 SF	100%	\$76.94	\$102,000
AVERAGES	1,403 SF	33.33%	\$25.65	\$34,000

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DEMOGRAPHICS

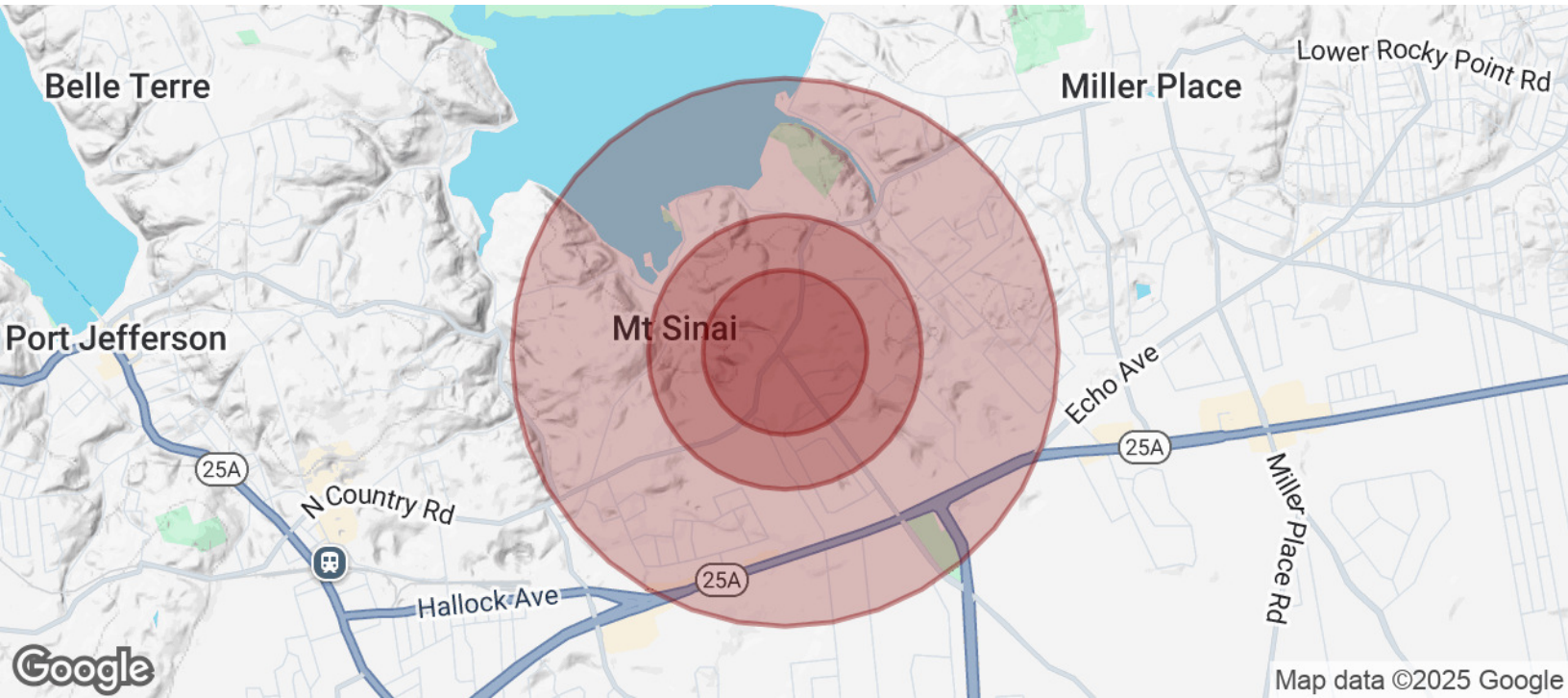
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	471	1,225	4,923
Average Age	42	42	43
Average Age (Male)	42	42	42
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	158	408	1,663
# of Persons per HH	3	3	3
Average HH Income	\$252,672	\$251,004	\$226,261
Average House Value	\$919,596	\$908,249	\$804,975

Demographics data derived from AlphaMap

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ADVISOR BIOS

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PROFESSIONAL BACKGROUND

Aric Schachner is President and Co-Founder of CAMCO Commercial Real Estate LLC and a NYS Licensed Real Estate Associate Broker.

Born in Milwaukee, Wisconsin, Aric was raised in Belle Terre, New York and went to Earl L. Vandermeulen High School in Port Jefferson, NY. After high school, he attended NYU and graduated with a B.S. in Finance and Marketing from the Stern School of Business at New York University.

Aric Schachner was a founding member of SVN's first franchise on Long Island, SVN | Realty Three Advisors in 2010. Starting as the firm's Administrative Director, Aric gained responsibility over time demonstrating excellent communication and leadership skills. He deftly leveraged his education in finance to create complex financial models for property valuation, while his marketing background enhanced his ability to craft a companywide marketing plan while implementing and executing property specific marketing including design and construction of property proposals, websites, and other marketing collateral. Along the way, Aric earned his NY State Real Estate Salesperson's License. Once licensed, Aric took to the transactional side of real estate quickly, closing millions of dollars of lease and sale transactions in just a couple of years, being awarded the title of "Rising Star in Commercial Real Estate" by Long Island Business News in 2015. In October of 2015 Aric earned his broker's license becoming a NYS Licensed Real Estate Associate Broker. Aric was promoted to Managing Director of SVN | Realty Three Advisors on January 1st, 2018.

Aric Schachner with long time partners of his from SVN, formed CAMCO Commercial Real Estate in January of 2021. CAMCO CRE is a full service commercial real estate brokerage firm providing solutions to large corporations, middle market businesses, and individual entrepreneurial investors.

Aric Schachner works hard to build lasting relationships with property owners and tenants alike. He has closed lease and sale deals throughout New York, facilitating transactions with clients such as: Chick-Fil-A, CVS, The First National Bank of Long Island, Blue Point Brewery, real estate investors, family investment portfolios, local businesses, physicians, and professionals.

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PROFESSIONAL BACKGROUND

Sam Lefkowitz is a Commercial Real Estate Agent based in Port Jefferson, Long Island, offering a wide range of services, including cash flow analysis, property valuations, and debt restructuring advice. Samuel's experience in real estate asset management and brokerage provides him with a comprehensive understanding of the commercial sector.

Sam holds a bachelor's degree in history from Syracuse University and a master's degree in real estate from New York University. He began his career as a brokerage associate for Adams and Co in Manhattan, followed by a role at 4th Dimension Properties as an associate asset manager, overseeing day-to-day operations and leasing for mall properties across the nation.

Sam then worked at Basis Investment Group, a commercial real estate private equity platform, where he personally managed the oversight of \$1.03 billion in bridge loans, mezzanine loans, preferred equity investments, CMBS B pieces, and agency loans as an asset manager.

When not working, Sam enjoys boating on his Mako center console, fishing and exploring Long Island's waterways.

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