

192 HILLSIDE AVENUE

192 Hillside Avenue | Williston Park, NY

OFFERING MEMORANDUM

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192 Hillside Avenue

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Demographics

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192 HILLSIDE AVENUE

01 **Executive Summary**

Investment Summary

01

OFFERING SUMMARY

ADDRESS	192 Hillside Avenue Williston Park NY 11596
COUNTY	Nassau
BUILDING SF	2,700 SF
NET RENTABLE AREA (SF)	1,980
LAND ACRES	0.1018
LAND SF	4,650 SF
YEAR BUILT	1954
YEAR RENOVATED	2021
APN	2257-09-176-00-0057-0
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$1,250,000
PRICE PSF	\$631.31
NOI (Pro Forma)	\$44,422
CAP RATE (CURRENT)	-1.36%
CAP RATE (PRO FORMA)	3.55%
CASH ON CASH (CURRENT)	34.69%
CASH ON CASH (PRO FORMA)	20.64%

PROPOSED FINANCING

Investor	
LOAN TYPE	Amortized
DOWN PAYMENT	\$500,000
LOAN AMOUNT	\$750,000
INTEREST RATE	7.00%
LOAN TERMS	10
ANNUAL DEBT SERVICE	\$63,613
LOAN TO VALUE	60%
AMORTIZATION PERIOD	25 Years

User	
LOAN TYPE	Amortized
LOAN AMOUNT	\$937,500
INTEREST RATE	6.50%
LOAN TERMS	10
ANNUAL DEBT SERVICE	\$71,106
LOAN TO VALUE	75%
AMORTIZATION PERIOD	30 Years

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	30,830	147,637	476,498
2024 Median HH Income	\$142,027	\$155,951	\$130,338
2024 Average HH Income	\$188,112	\$211,454	\$180,260

192 HILLSIDE AVENUE

02 Property Description

Property Features

02

PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	2,700
NET RENTABLE AREA (SF)	1,980
LAND SF	4,650
LAND ACRES	0.1018
YEAR BUILT	1954
YEAR RENOVATED	2021
# OF PARCELS	1
ZONING TYPE	Business Zone
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	8
TRAFFIC COUNTS	24,827
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	2
ELEVATOR	No

NEIGHBORING PROPERTIES

NORTH	Residential
SOUTH	Hillside Avenue
EAST	Dental Office
WEST	Police Station

MECHANICAL

HVAC	Split-System Ductless
FIRE SPRINKLERS	N/A
ELECTRICAL / POWER	200Amp
LIGHTING	LED

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Masonry
EXTERIOR	Masonry
PARKING SURFACE	Asphalt
ROOF	EPDM
LANDSCAPING	Sprinkles
WINDOWS	Anderson

192 HILLSIDE AVENUE

Demographics

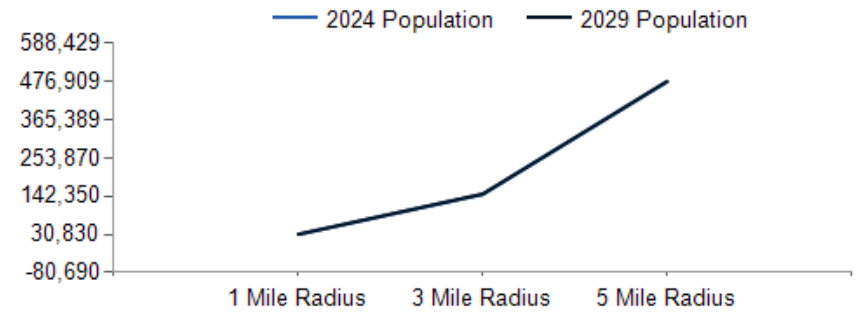
Demographics

03

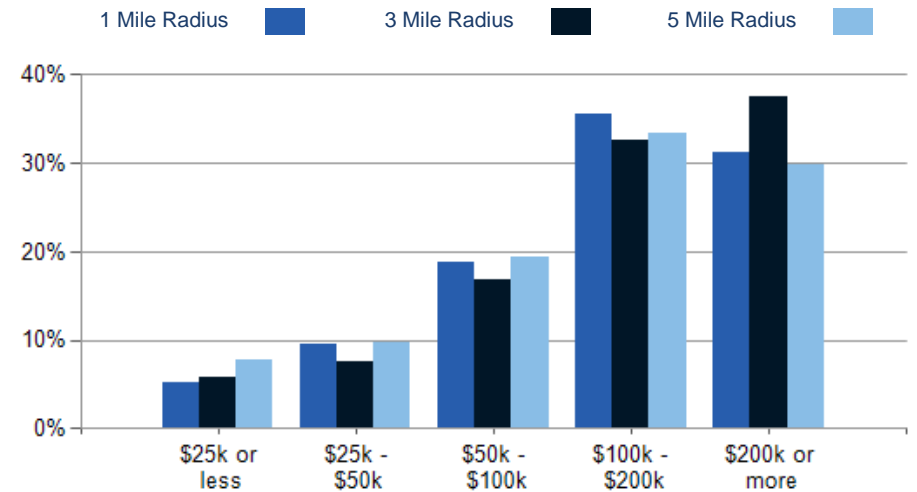
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	29,136	137,623	446,159
2010 Population	29,103	140,630	457,640
2024 Population	30,830	147,637	476,498
2029 Population	31,008	148,517	476,909
2024-2029: Population: Growth Rate	0.60%	0.60%	0.10%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	315	1,443	6,628
\$15,000-\$24,999	248	1,454	5,249
\$25,000-\$34,999	345	1,494	6,087
\$35,000-\$49,999	687	2,290	8,905
\$50,000-\$74,999	1,074	3,976	14,685
\$75,000-\$99,999	970	4,443	15,043
\$100,000-\$149,999	2,058	8,828	28,883
\$150,000-\$199,999	1,810	7,477	22,143
\$200,000 or greater	3,409	18,778	45,595
Median HH Income	\$142,027	\$155,951	\$130,338
Average HH Income	\$188,112	\$211,454	\$180,260

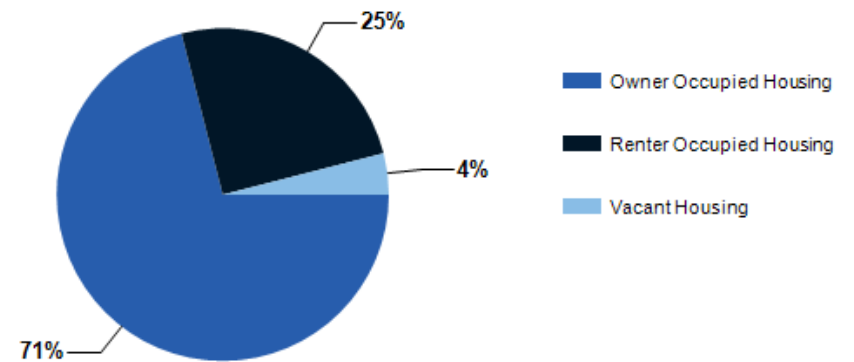
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	10,621	49,071	153,167
2010 Total Households	10,408	49,086	150,875
2024 Total Households	10,917	50,183	153,221
2029 Total Households	10,988	50,392	152,895
2024 Average Household Size	2.82	2.90	3.04
2024-2029: Households: Growth Rate	0.65%	0.40%	-0.20%



2024 Household Income

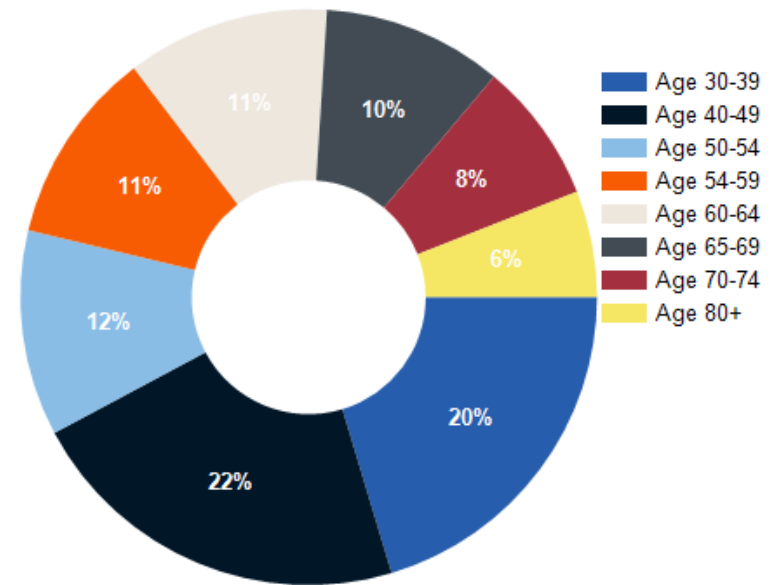


2024 Own vs. Rent - 1 Mile Radius

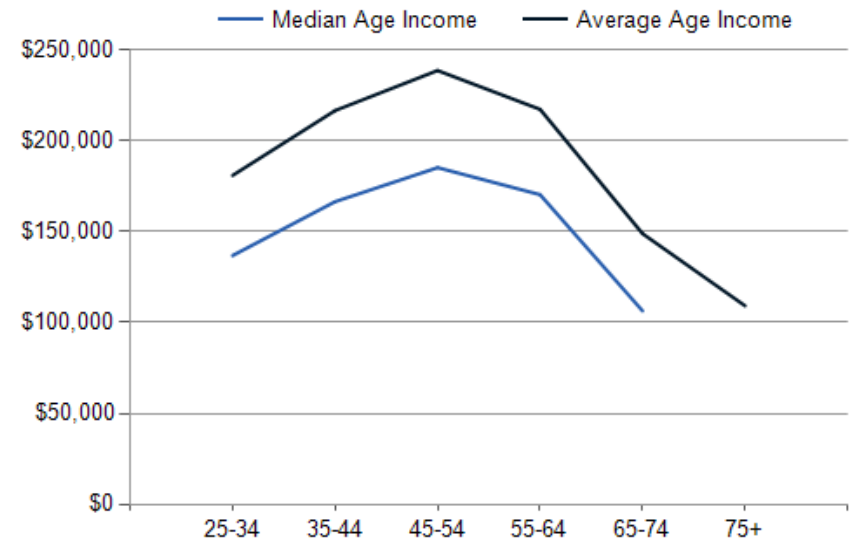


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,972	8,515	29,132
2024 Population Age 35-39	1,923	8,480	28,935
2024 Population Age 40-44	2,141	9,793	31,809
2024 Population Age 45-49	2,036	9,573	30,543
2024 Population Age 50-54	2,211	10,213	31,958
2024 Population Age 55-59	2,084	9,648	30,802
2024 Population Age 60-64	2,177	10,050	31,388
2024 Population Age 65-69	1,934	9,374	28,303
2024 Population Age 70-74	1,513	7,893	23,444
2024 Population Age 75-79	1,143	6,278	18,183
2024 Population Age 80-84	718	4,015	11,718
2024 Population Age 85+	844	4,753	14,983
2024 Population Age 18+	24,989	119,134	383,298
2024 Median Age	43	44	42
2029 Median Age	44	45	43



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$136,876	\$147,830	\$125,639
Average Household Income 25-34	\$181,010	\$200,283	\$170,131
Median Household Income 35-44	\$166,566	\$183,284	\$158,061
Average Household Income 35-44	\$216,727	\$242,729	\$205,940
Median Household Income 45-54	\$185,310	\$200,001	\$172,806
Average Household Income 45-54	\$238,761	\$267,987	\$225,377
Median Household Income 55-64	\$170,466	\$190,958	\$159,135
Average Household Income 55-64	\$217,441	\$245,971	\$207,053
Median Household Income 65-74	\$106,446	\$119,166	\$105,059
Average Household Income 65-74	\$148,958	\$176,976	\$151,624
Average Household Income 75+	\$109,241	\$129,291	\$112,009



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