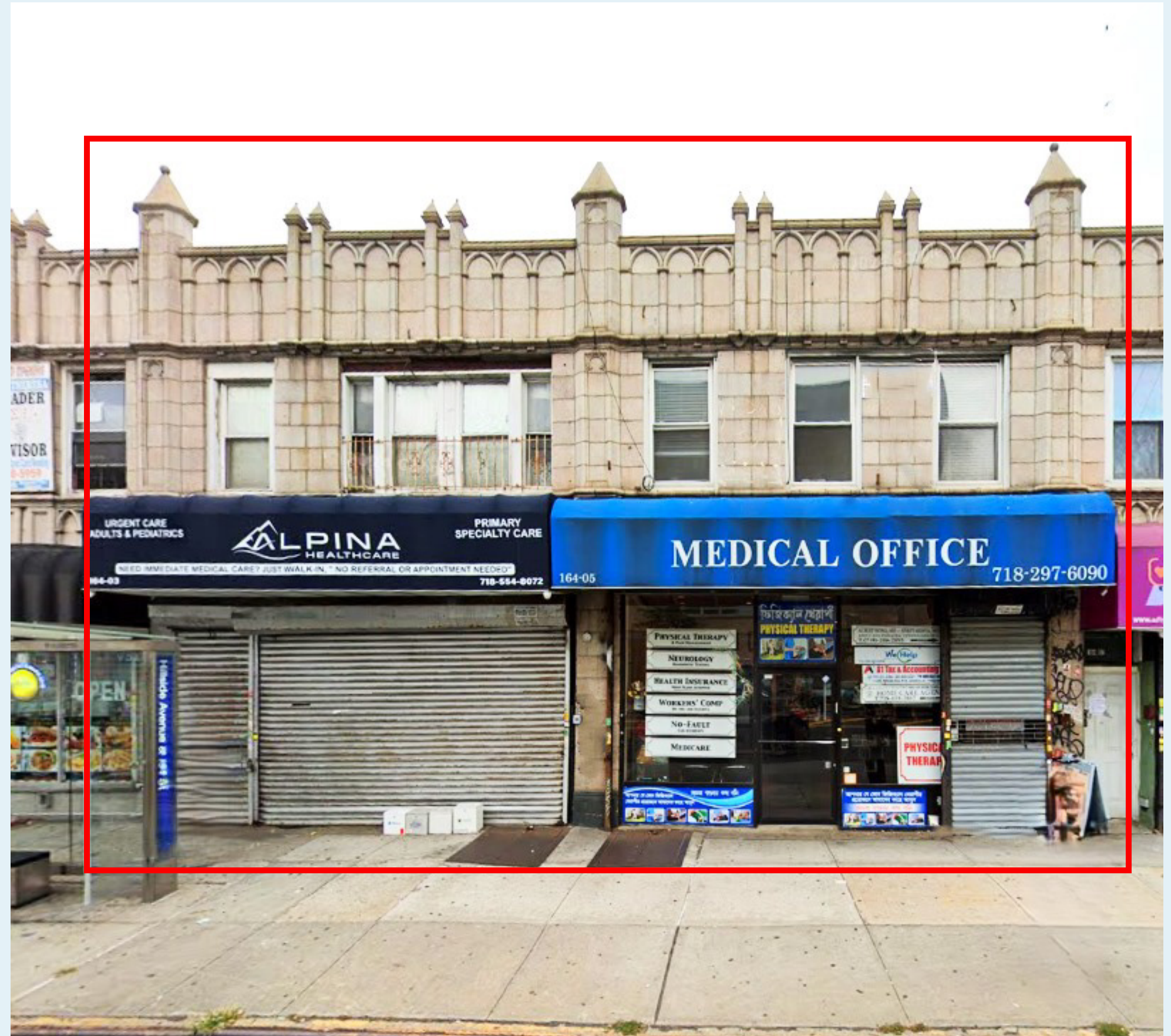


164-03 & 164-05 Hillside Ave, Jamaica, NY 11432

Exclusive Opportunity: Two Commercial Mixed-Use
Buildings for Sale as a Package
Prime Location, Multiple Rental Options!



INVESTMENT HIGHLIGHTS

#1

Strong Rental Potential: The projected rents indicate significant income potential, particularly with retail and upper-floor opportunities.

#2

Prime Location: Located in Jamaica, NY, a high-traffic area with strong demand for retail and residential spaces

#3

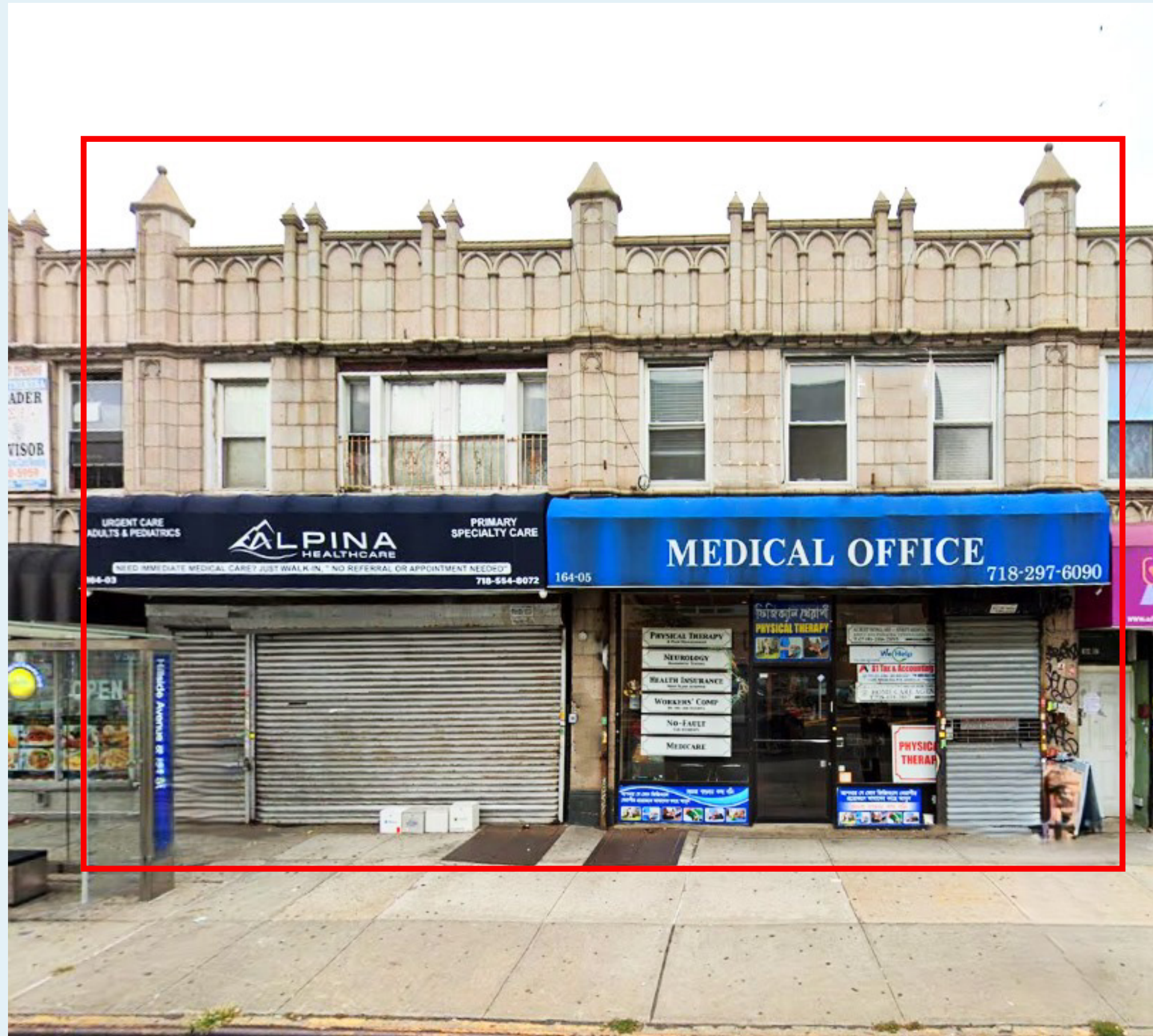
Excellent Transit Access: Close to public transportation, enhancing tenant desirability and foot traffic for commercial spaces.

#4

Diverse Leasing Opportunities: With multiple rentable floors and configurations, the property suits various business and residential needs.

#5

Vacant Delivery: The buildings will be delivered vacant, offering flexibility for owner-occupants or new tenants at market-rate rents.





ELITE SYNERGY REALTY

390 Hillside Ave, 2nd Floor, New Hyde Park NY 11040
• T: 516-492-3555 • F: 516-492-3554 • Info@EliteSynergyRealty.com

Income & Expense

164-03 Hillside Ave, Jamaica, NY 11432

Unit		Monthly Rent	Annual Rent	Expenses	
1st floor (plus basement)		\$4,906.00	\$58,872.00	Tax	\$19,406.92
2F		\$1,966.00	\$23,592.00	Insurance	\$4,000.00
2R (Vacant)		\$2,000.00	\$24,000.00	Water Bill	Tenant Pays
Total		\$8,872.00	\$106,464.00	Total	\$23,406.92

164-03 Hillside Ave	
Total Annual Income	\$106,464.00
Total Annual Expense	\$23,406.92
Net Operating Income (NOI)	\$83,057.08

164-05 Hillside Ave, Jamaica, NY 11432

Unit		Monthly Rent	Annual Rent	Expenses	
1st floor plus basement (Vacant)		\$7,500.00	\$90,000.00	Tax	\$22,093.32
2F		\$2,310.00	\$27,720.00	Insurance	\$4,000.00
2R (Vacant)		\$2,200.00	\$24,000.00	Water Bill	Tenant Pays
Total		\$12,010.00	\$144,120.00	Total	\$26,093.32

164-05 Hillside Ave	
Total Annual Income	\$144,120.00
Total Annual Expense	\$26,093.32
Net Operating Income (NOI)	\$118,026.68