

FULLY RENOVATED MIXED-USE BUILDING



PURCHASE PRICE: \$3,750,000

FULLY RENOVATED MIXED-USE BUILDING

<u>LOCATION:</u>	220-234 Old Country Road, Mineola, N.Y. (across from County Courthouse)		
<u>DESCRIPTION:</u>	8,000 sq. ft. 2-story mixed use building with 3 ground level retail stores, consisting of 4,000 sq. ft. and 3 second-story office unit consisting of 4,000 sq. ft. + full basement		
<u>PARKING:</u>	Gated rear lot, metered street parking and municipal garage behind property.		
<u>INCOME:</u>	Rental Income:	\$294,037	
	Insurance Reimbursement:	\$ 5,533	
	Tax Reimbursement:	\$ 37,032	
	CAM Reimbursement:	<u>\$ 9,306</u>	
	Gross Income:		\$345,908
<u>EXPENSES:</u>	R.E. Taxes:	\$ 74,065	
	Insurance:	\$ 11,066	
	Gas:	\$ 5,729	
	Electric:	\$ 3,572	
	Office Cleaning:	\$ 2,400	
	Repairs & Maintenance:	<u>\$ 8,896</u>	
	Total Expenses:		<u>\$ 105,728</u>
<u>N.O.I.:</u>			<u>\$ 240,181</u>
<u>PRICE:</u>	\$3,750,000		

NOTES:

- Located on the busy signalized corner of Old Country Rd and 3rd Ave
- Rear parking to accommodate 15+ vehicles
- Walking distance to Mineola LIRR, NYU Langone Hospital and Nassau County Courthouses
- Seller has approached the Village of Mineola about converting the second story office space to apartments. The Village is very receptive and attached are some sample plans

Select Investment Properties Inc.

The information contained herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representations with respect thereto. The above is submitted subject to errors, prior sale, change in status or withdrawal without notice. J.C. Mxd Use 623

SELECT INVESTMENT PROPERTIES, INC.

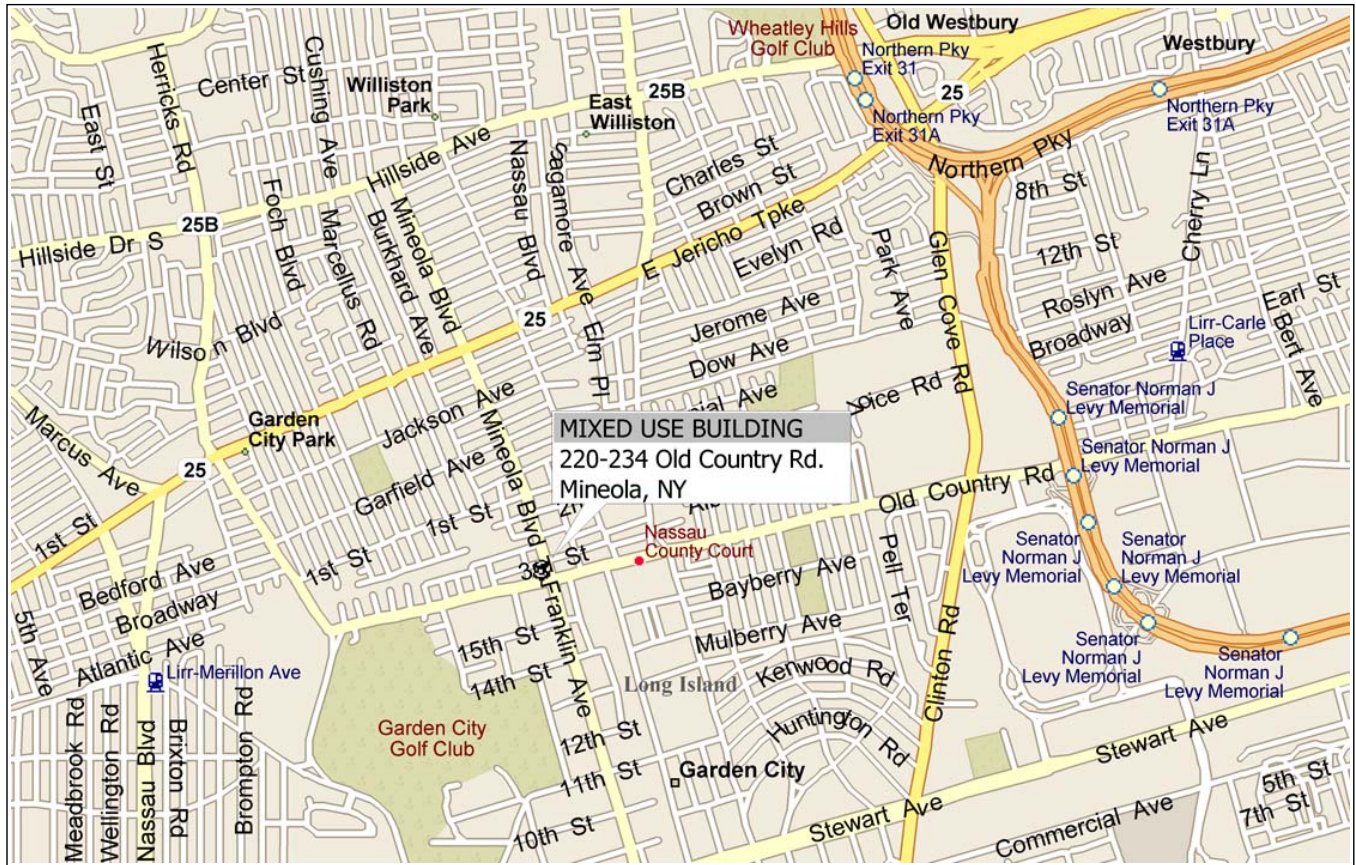
RENT ROLL 220-234 OLD COUNTRY ROAD, MINEOLA, NY

TENANT	SIZE (SF)	RENT INCREASE	BASE RENT	ANNUAL RENT	LEASE TERM	OPTIONS	CAM	TAXES	INSURANCE	TOTALS
Brooklyn Dip & Burger	1,000	5% @ 8/1	4,774.05	57,288.60	12/01/2022 -11/30/2032	(1) 5-Yr	1,486.00	9,258.00	1,383.00	67,165.00
Miso Restaurant	2,000	4% @ 6/1	6,153.06	73,836.72	03/01/2019 - 02/28/2029	(1) 5-Yr	1,687.00	18,516.00	2,767.00	93,004.00
TMG Deli	1,000	5% @ 12/1	4,635.00	55,620.00	03/01/2023 - 02/28/2033	(2) 5-Yr	1,856.00	9,258.00	1,383.00	65,915.00
Solveda LLC	1,626	+ \$1/sq	3,658.50	43,902.00	09/01/2022 - 08/31/2025	None	4,276.00	0.00	0.00	43,902.00
Suite 2 (VACANT)	1,741		3,700.00	44,400.00	TBD		0.00	0.00	0.00	44,400.00
Suite 3 Owner lease back	633		1,582.50	18,990.00	TBD-3-5 year lease		0.00	0.00	0.00	18,990.00
Totals:	8,000		24,503.11	294,037.32			9,305.00	37,032.00	5,533.00	345,907.32

Select Investment Properties Inc.

The information contained herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representations with respect thereto. The above is submitted subject to errors, prior sale, change in status or withdrawal without notice. JC Mxd Use 523

Mineola, New York, United States



SELECT INVESTMENT PROPERTIES INC.



[illegible]

215 HALLOCK ROAD ▪ SUITE 4 ▪ STONY BROOK ▪ NY ▪ 11790
TEL: (631)751-4300 ▪ WWW.SELECTINVESTMENTPROP.COM ▪ FAX: (631)360 4307

Demographic Summary Report

220-234 Old Country Road, Mineola, NY 11501



Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	21,349		193,626		509,095	
2019 Estimate	21,140		192,633		508,373	
2010 Census	20,072		187,773		501,751	
Growth 2019 - 2024	0.99%		0.52%		0.14%	
Growth 2010 - 2019	5.32%		2.59%		1.32%	
2019 Population by Hispanic Origin	3,669		43,026		108,679	
2019 Population	21,140		192,633		508,373	
White	17,710	83.77%	129,417	67.18%	312,948	61.56%
Black	700	3.31%	27,981	14.53%	99,827	19.64%
Am. Indian & Alaskan	78	0.37%	1,303	0.68%	3,699	0.73%
Asian	2,268	10.73%	29,289	15.20%	79,460	15.63%
Hawaiian & Pacific Island	15	0.07%	295	0.15%	702	0.14%
Other	370	1.75%	4,347	2.26%	11,736	2.31%
U.S. Armed Forces	20		113		174	
Households						
2024 Projection	8,681		63,648		162,759	
2019 Estimate	8,599		63,286		162,549	
2010 Census	8,175		61,442		160,274	
Growth 2019 - 2024	0.95%		0.57%		0.13%	
Growth 2010 - 2019	5.19%		3.00%		1.42%	
Owner Occupied	5,603	65.16%	45,501	71.90%	126,686	77.94%
Renter Occupied	2,996	34.84%	17,785	28.10%	35,863	22.06%
2019 Households by HH Income	8,601		63,284		162,549	
Income: <\$25,000	759	8.82%	7,629	12.06%	17,430	10.72%
Income: \$25,000 - \$50,000	1,032	12.00%	7,985	12.62%	19,860	12.22%
Income: \$50,000 - \$75,000	1,088	12.65%	6,859	10.84%	18,043	11.10%
Income: \$75,000 - \$100,000	1,341	15.59%	7,124	11.26%	18,870	11.61%
Income: \$100,000 - \$125,000	851	9.89%	6,445	10.18%	18,262	11.23%
Income: \$125,000 - \$150,000	779	9.06%	5,102	8.06%	14,711	9.05%
Income: \$150,000 - \$200,000	1,020	11.86%	8,371	13.23%	23,033	14.17%
Income: \$200,000+	1,731	20.13%	13,769	21.76%	32,340	19.90%
2019 Avg Household Income	\$133,807		\$136,109		\$134,726	
2019 Med Household Income	\$102,365		\$107,932		\$109,680	