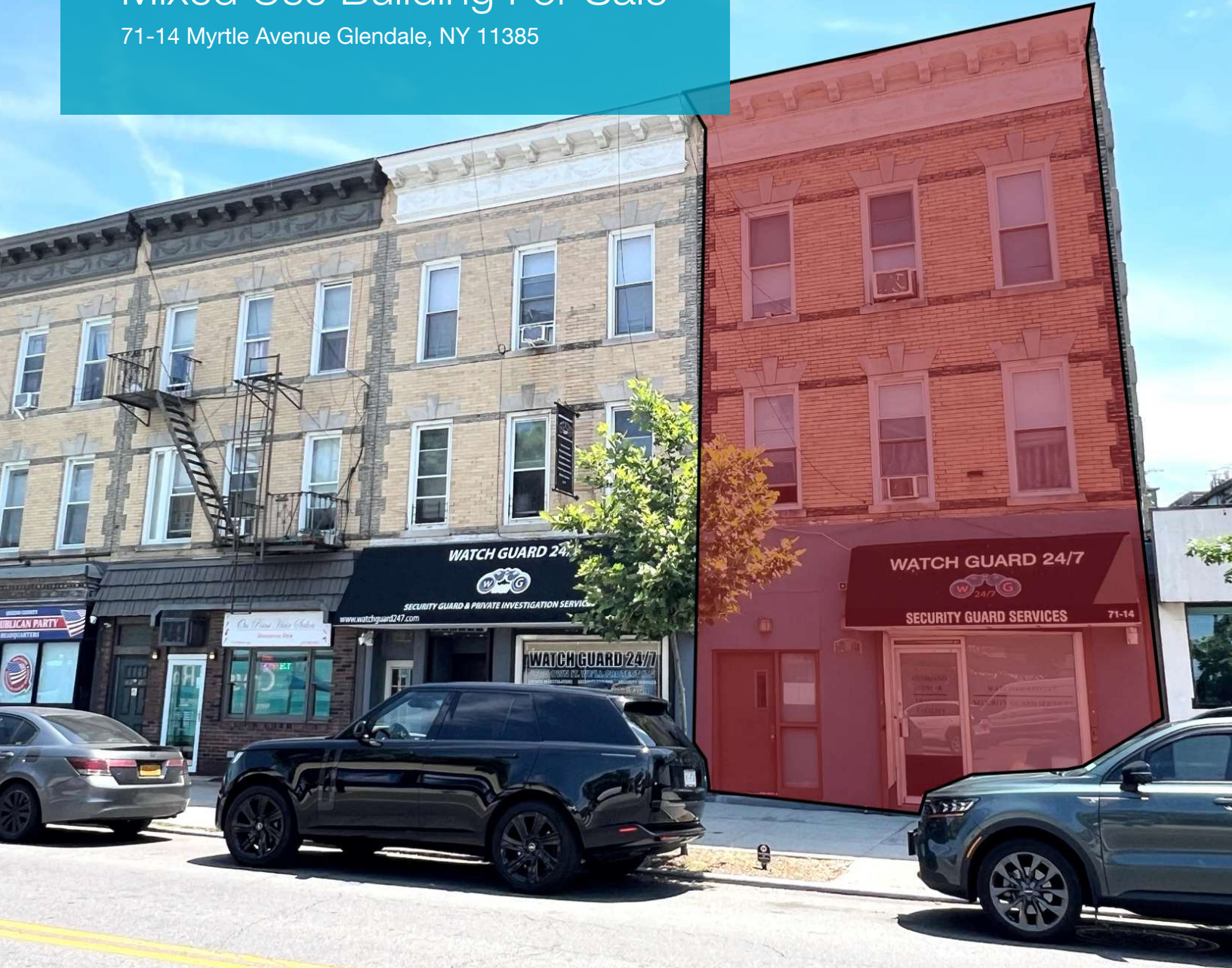


Property For Sale

Mixed Use Building For Sale

71-14 Myrtle Avenue Glendale, NY 11385



For More Information:



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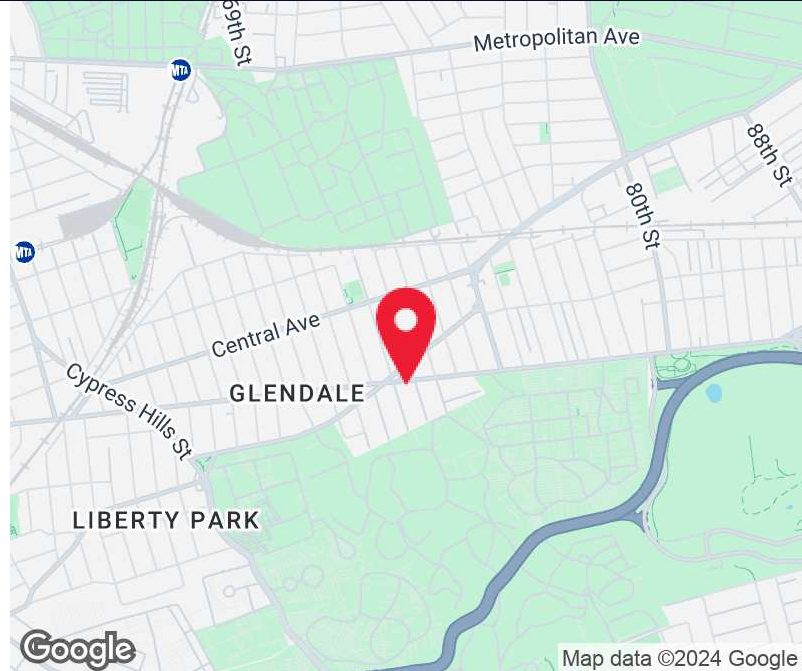
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Mixed Use Building For Sale

71-14 Myrtle Avenue Glendale, NY 11385



| Offering Summary | |
|------------------|--------------|
| Sale Price: | \$1,499,000 |
| Building Size: | +/- 3,180 SF |
| Lot Size: | +/- 2,033 SF |
| Number of Units: | 3 |
| Cap Rate: | 6.6% |
| NOI: | \$99,001 |
| Renovated: | 2017 |
| Zoning: | R5D, C2-3 |

Property Overview

Introducing an exceptional investment / end user opportunity in the heart of Glendale, NY, 11385. This multi-unit property spans +/- 3,180 square feet and features 3 units (2 Residential 3 Bedroom Apartments and 1 Commercial Space) offering an ideal setup for Multifamily / Low-Rise/Garden investors looking to expand their portfolio. Boasting a prime location in the thriving Glendale area, this property presents an attractive combination of space and potential. With its well-designed layout and solid construction, this property is poised to deliver strong returns and long-term value. Don't miss the chance to capitalize on this rare offering in a sought-after location. Ground floor Commercial space (great for office, retail or deli, etc.) plus lower level commercial support space will be delivered vacant and 2 Residential 3 bedroom apartments are month to month. Great Add value property to add to your portfolio! Contact us for more info at 631-858-2470!

Property Highlights

- Ideal for a Multifamily / Low-Rise/Garden investor
- Well-maintained property with potential for value-add
- Strong rental demand in the area

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Mixed Use Building For Sale

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Income Summary

Gross Income **\$121,200**

Expenses Summary

Water & Waste \$2,749

Gas \$4,620

Electric \$709

Taxes \$8,921

Insurance \$5,200

Operating Expenses **\$22,198**

Net Operating Income **\$99,002**

*The Above is Pro Forma Gross Income with apartments and commercial spaces rented at market rent.

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Mixed Use Building For Sale

71-14 Myrtle Avenue Glendale, NY 11385

Proforma Investment Overview

| | |
|---------------------|-------------|
| Price | \$1,499,000 |
| CAP Rate | 6.60% |
| Total Return (yr 1) | \$99,002 |

Operating Data

| | |
|----------------------|-----------|
| Gross Income | \$121,200 |
| Operating Expenses | \$22,198 |
| Net Operating Income | \$99,002 |

*The Above is Pro Forma Gross Income with apartments and commercial spaces rented at market rent.

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Mixed Use Building For Sale

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| Suite | Bedrooms | Bathrooms | Size SF | Rent | Market Rent | Lease End |
|---------------------|----------|-----------|-----------------|----------------|-----------------|----------------|
| (71-14) Apartment 1 | 3 | 1 | 1,060 SF | \$2,100 | \$2,800 | Month to Month |
| (71-14) Apartment 2 | 3 | 1 | 1,060 SF | \$1,900 | \$2,800 | Month to Month |
| (71-14) Office 1 | - | - | 2,120 SF | - | \$4,500 | Vacant |
| Totals | | | 4,240 SF | \$4,000 | \$10,100 | |

*All Residential Tenants are Month to Month and the Commercial Office Space is Vacant.

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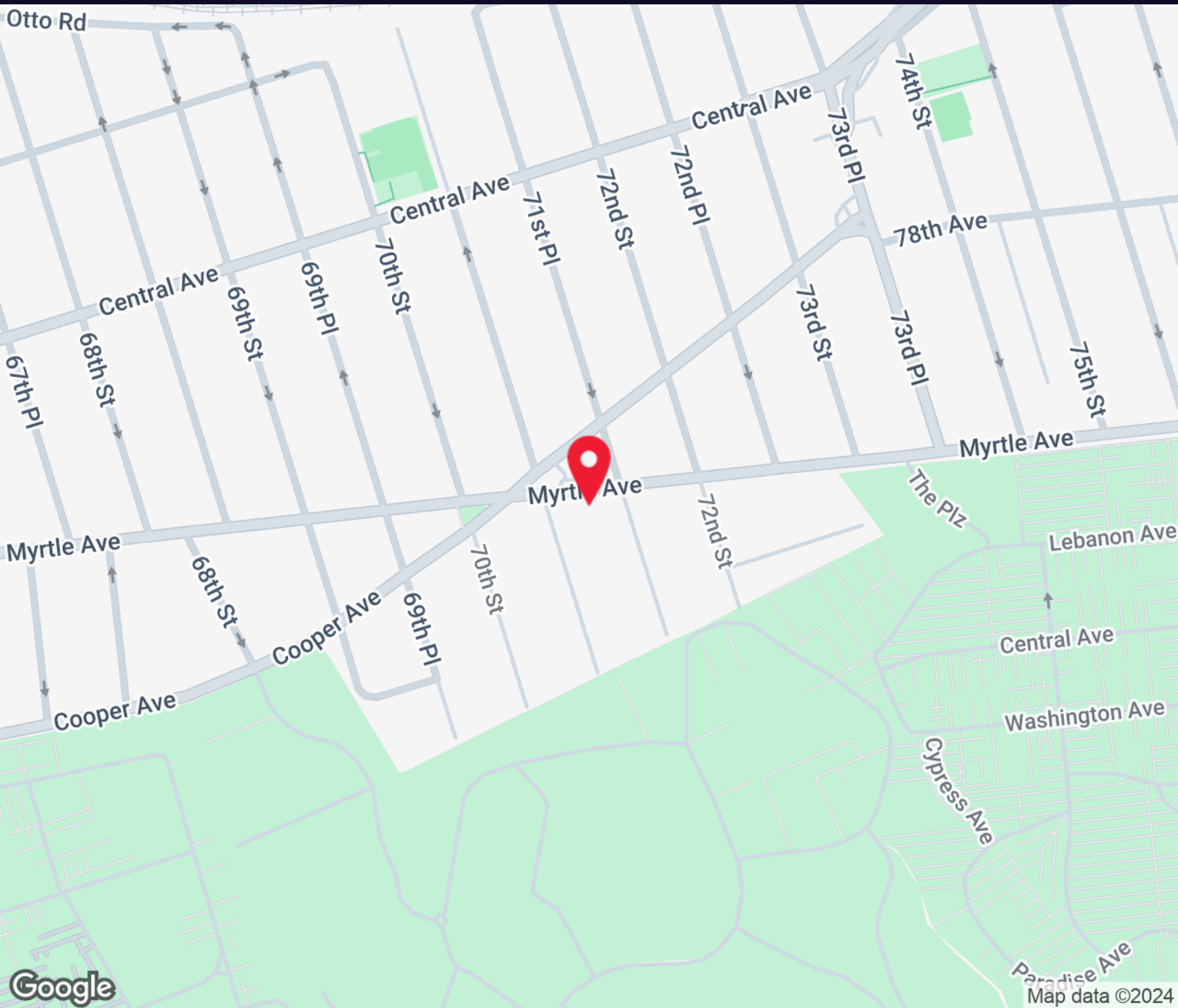


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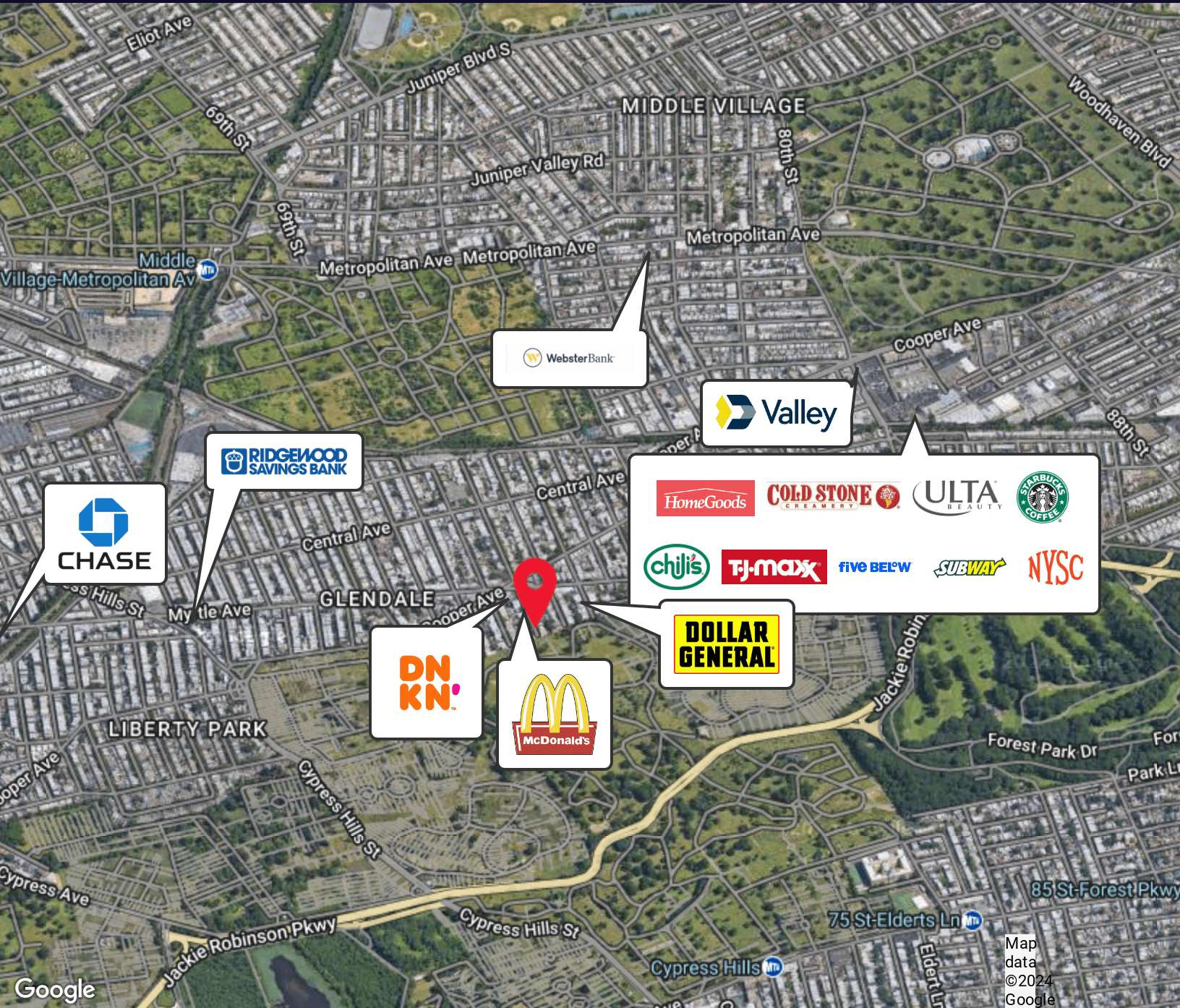


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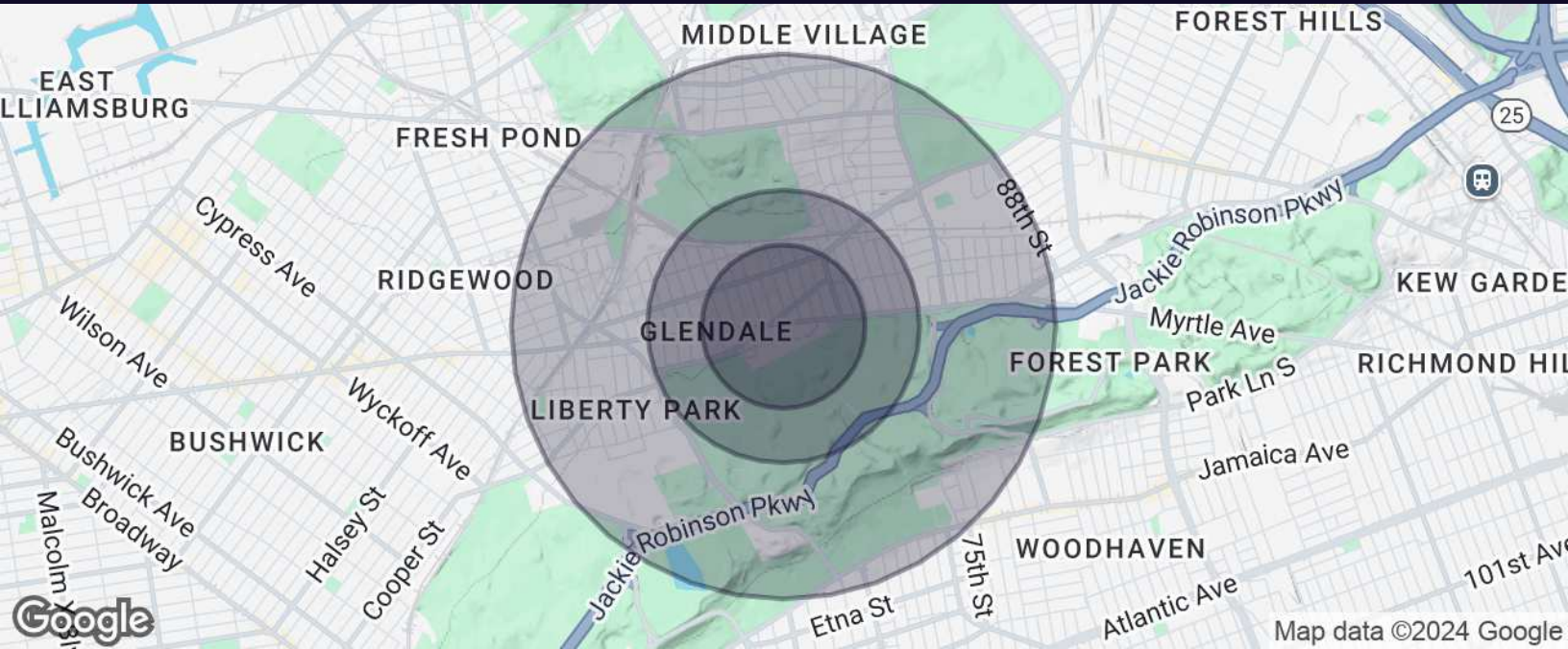


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Multifamily Property For Sale

71-14 Myrtle Avenue Glendale, NY 11385



| Population | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|-----------|-----------|--------|
| Total Population | 6,341 | 14,642 | 54,724 |
| Average Age | 41 | 41 | 41 |
| Average Age (Male) | 40 | 40 | 39 |
| Average Age (Female) | 43 | 42 | 42 |

| Households & Income | 0.3 Miles | 0.5 Miles | 1 Mile |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,434 | 5,421 | 19,790 |
| # of Persons per HH | 2.6 | 2.7 | 2.8 |
| Average HH Income | \$99,299 | \$106,229 | \$107,098 |
| Average House Value | \$866,024 | \$847,605 | \$940,397 |

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