



OFFERING MEMORANDUM

Single Tenant NNN 566 Fulton Street Farmingdale NY
Gas Station – Bonus Depreciation Opportunity



DISCLAIMER & LIMITING CONDITIONS

Urban Group Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Urban Group Realty Corp. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Urban Group Realty, Corp or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents.



PROPERTY OVERVIEW



Property Information

566 Fulton Street

Farmingdale NY

8

Pumps

1959/2021

Year Built/Renovated

± 1,800

GLA

± 23 Years

Lease Period

\$13,500

Lease Price

12%

Increases
every 5 Years

.17 Acre

Land Area

6.50%

CAP Rate

NNN

Lease

\$2,492,300

Price

Sold separately or as part of a 5 Gas stations package in NY, NJ and FL



OVERVIEW

The Landlord enjoys fee-simple title to the property which is subject to a personal guaranteed triple-net lease. There are just over twenty-three years remaining on the current lease term plus four option periods with generous rent increases.

- No Management Responsibilities - Fully Passive, NNN Lease Structure
- Fee Simple Interest - Qualifies For *Attractive Bonus Depreciation*
- Professional operator with many gas stations and c-stores.
- Surrounded By National Retailers, and upcoming neighborhoods.

PROPERTY HIGHLIGHTS

- Recently renovated infrastructure
- 8 convenient pumps
- On-site parking available for c-store
- Amazing CAP rate of 6.50%
- Generous increases every 5 years
- Room to install EV chargers in the future
- Upcoming developments in the area.
- Fully rented



FINANCIAL OVERVIEW



The image shows a tall, white sign for a Mobil Synergy gas station. At the top, the Mobil logo is displayed in blue and red. Below it, a red banner features the Mobil Synergy logo and the text "FUEL TECHNOLOGY Synergy". The sign has a digital display showing fuel prices: Regular at 2.599 and Diesel at 2.599. At the bottom, a black sign with red LED text reads "Exxon Mobil".

Fuel Type	Price
Regular	2.599
Diesel	2.599



GAS STATION FOR SALE

566 FULTON STREET, FARMINGDALE, NY 11735



PRICE \$ 2,492,300

TENANT	MUKTI 239 PETROLEUM INC.
CAP RATE	6.50%
PRICE PSF	\$1,407
CURRENT NOI	\$162,000
G.L.A.	1,800 SF
LOT SIZE	1.17 ACRES
LEASE YEARS REMAINING	+23
EXPIRATION	AUG. 18, 2045
LEASE TYPE	NNN

RENT SCHEDULE

PERIOD	COMMENCEMENT DATE	EXPIRATION DATE	ANNUAL RENT	MONTHLY RENT	RPSF	INCREASES
YEARS 1-5	08/19/2020	08/18/2025	\$162,000	\$13,500	\$90.00	
YEARS 6-10	08/19/2025	08/18/2030	\$181,440	\$15,120	\$100.00	12.00%
YEARS 11-15	08/19/2030	08/18/2040	\$227,598	\$18,967	\$126.44	12.00%
YEARS 16-20	08/19/2040	08/18/2045	\$254,910	\$21,243	\$141.62	12.00%
OPTION 1	08/19/2045	08/18/2050	\$285,499	\$23,792	\$158.61	12.00%
OPTION 2	08/19/2050	08/18/2055	\$319,759	\$26,647	\$177.64	12.00%

Any included income, expenses, cap rates, costs, return estimates, renovations, measurements, square footage, acreage, projections, interest rates, loan terms, property condition, possible uses, zoning and other information herein may have been provided by the seller, landlord or other outside sources and while deemed to be reliable, may be estimated, projected, is subject to change, and/or may be limited in scope, and therefore shall not be relied upon as accurate. Any such information important to the purchaser, lessee or other parties should be independently confirmed within an applicable due diligence period. Please do not disturb the management, business, tenants or sellers. This offer is subject to prior change or sale without notice.





CONTACT INFORMATION



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URBAN GROUP REALTY

Urban Group Realty is a commercial real estate sales, leasing, and advisory firm with offices in New York and Florida.

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Tel: New York 917-231-0851



CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement (“Agreement”) is made and agreed to for the benefit of the undersigned party (“Receiving Party”), the owner of the subject property (the “Seller”) and undersigned Urban Group Realty Corp (“Broker”).

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding the property described above. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term “person” used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Florida.

If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer’s Broker Confidentiality & Commission Agreement.

Accepted and agreed to this _____ day _____ of , 20____.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

Please print this page, execute it and email it to the information below.

Please Include in the subject the property address.

Pablo J Umansky
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