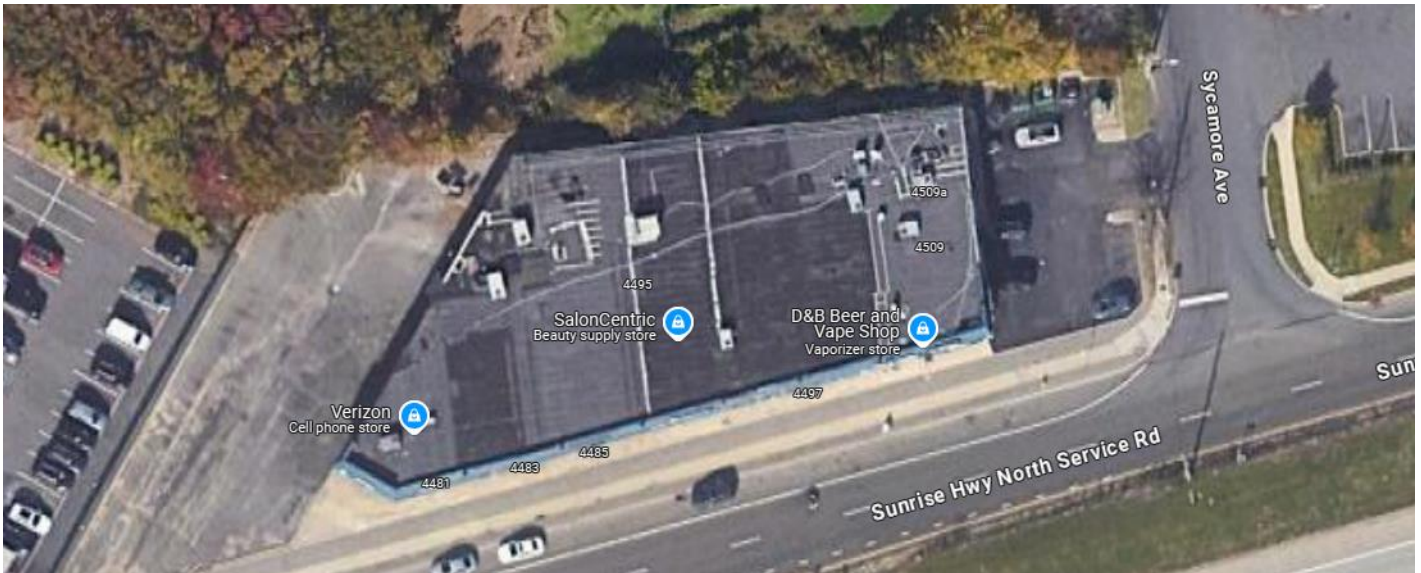


—Offering Memorandum

4481-4505 Sunrise Hwy, Bohemia, NY
Retail | Long Island | Bohemia, NY 11716



PRESENTED BY

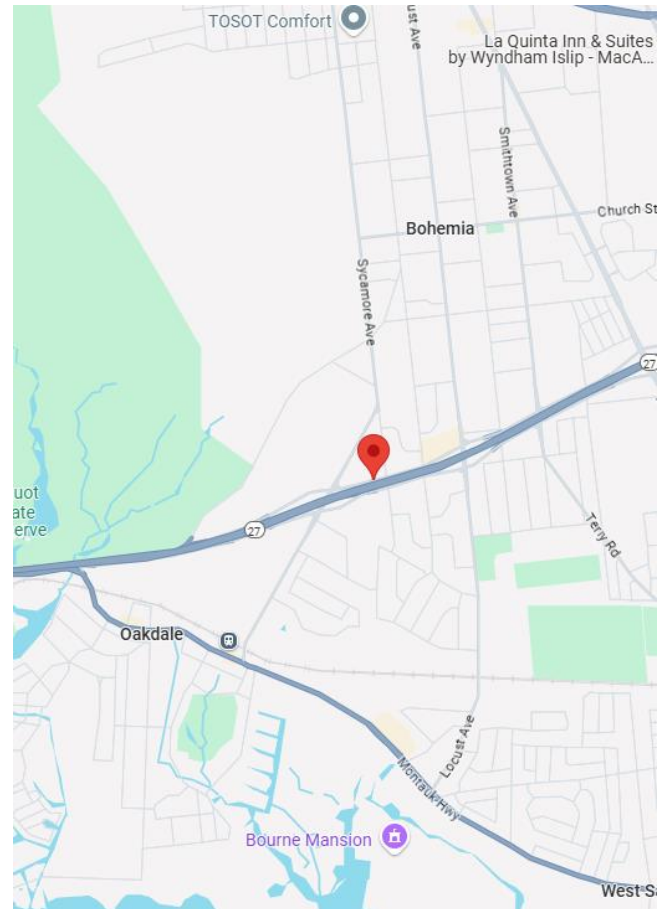
CURB CAPITAL LLC | EXCLUSIVE LISTING
Contact: Adam Traub / adam@curbcap.com / 917.993.0849

The Offering:

Curb Capital LLC is pleased to present 4481-4505 Sunrise Hwy, a retail strip in Bohemia, NY.

Investment Highlights:

- Retail Building
- 18,980 SF
- 7 Retail Units (4/7 occupied)
- Value Add Potential
- Over 230ft of Frontage
- Minutes from shopping centers, national retailers, schools, parks, residential neighborhoods, and the LIRR



Offering Price

\$4,000,000

DESCRIPTION

City, State, Zip	Bohemia, NY 11716
County	Suffolk
Block & Lot	278-1-22.1
Type	Retail
Size	18,980 SF
Frontage	Over 230ft
Units	7 Retail Units
Parking	10+ Spaces
Parking Notes	Customer Parking
Occupancy	3 Vacant Units
Occupancy Notes	57% Occupied
RE Taxes	\$47,201
Notes	Corner of Sunrise Hwy & Sycamore Ave

INVESTMENT OVERVIEW

Current Gross Income	Total Annual Amount
Current Base Rent	\$245,532.
Proforma Rent	\$441,976.20

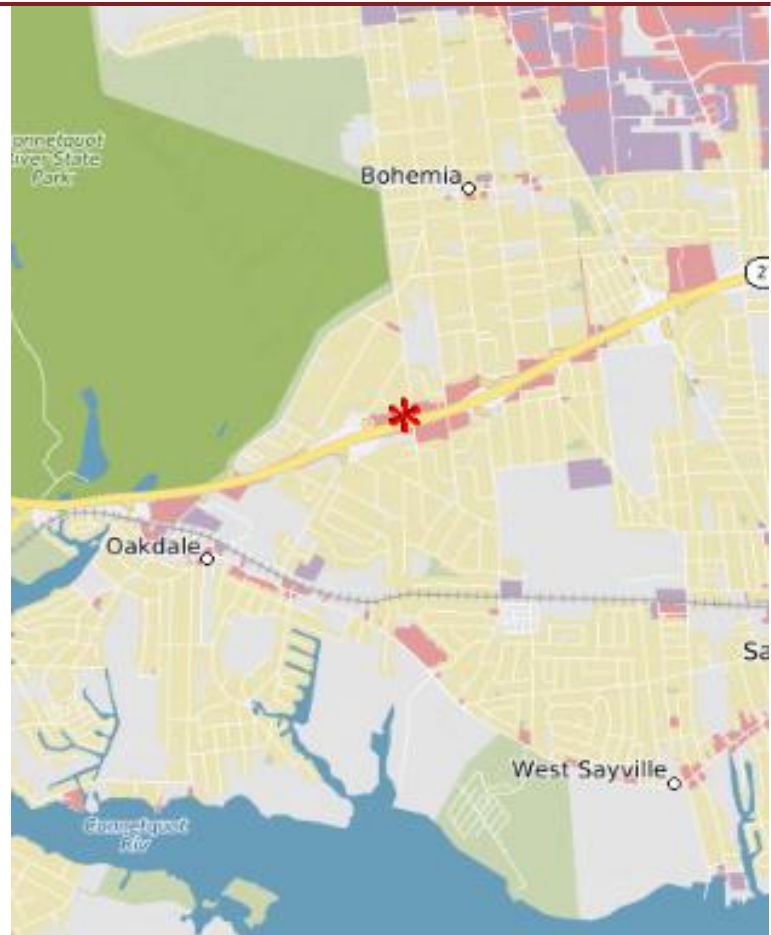
Price	\$4,000,000
Price/SF	\$211/SF
Proj. Cap Rate	9%
Proj GRM	9x

Estimated Operating Expenses

Real Estate Taxes	\$51,051
Water & Utilities	\$4,809
Insurance	\$11,623
Repairs & Cleaning	\$11,995

Total Operating Expenses **\$79,478**

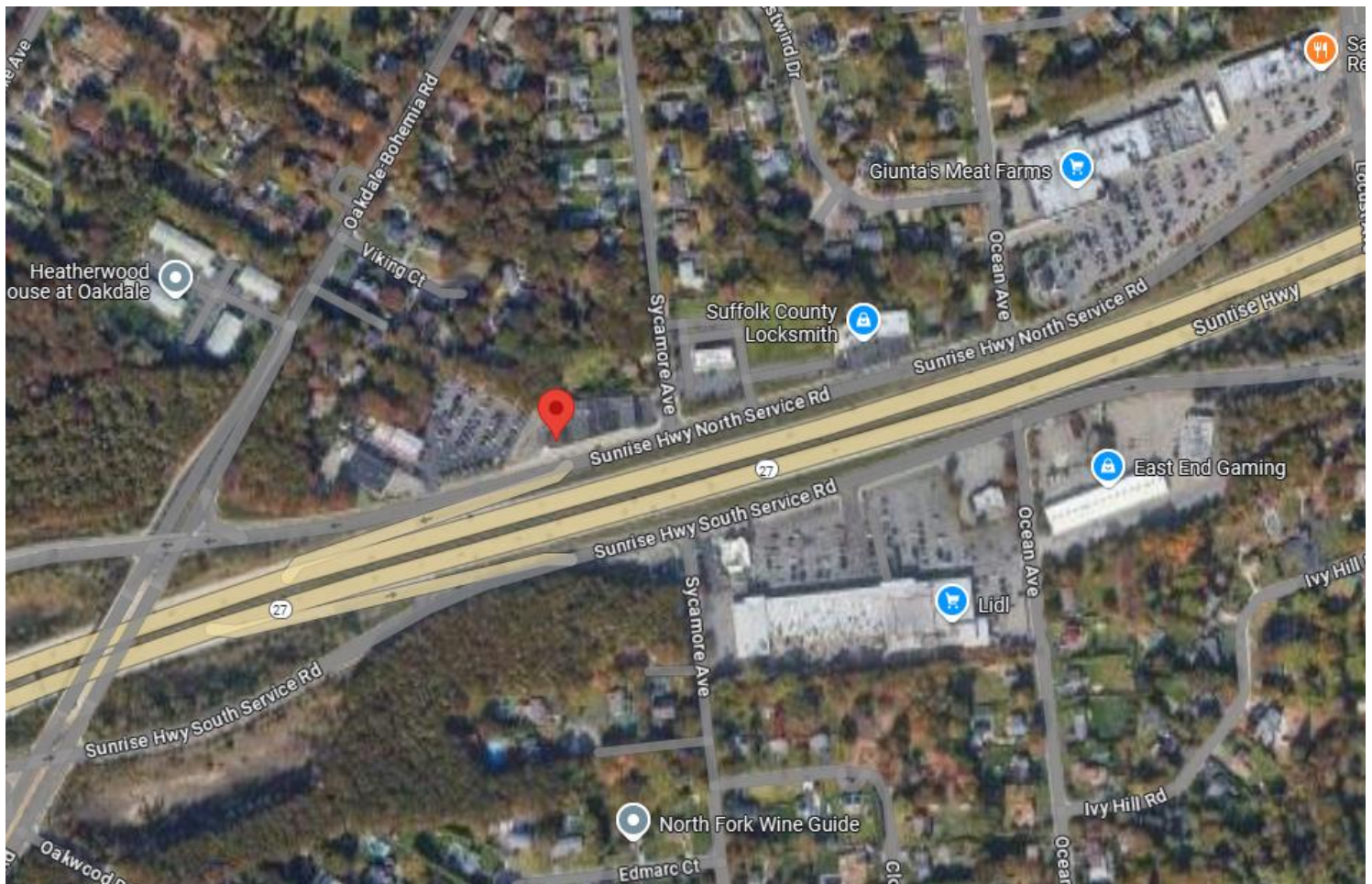
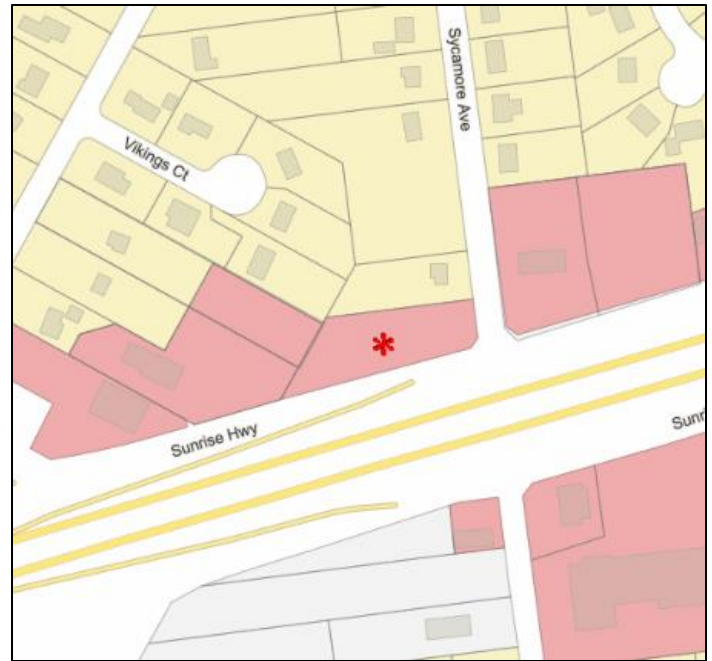
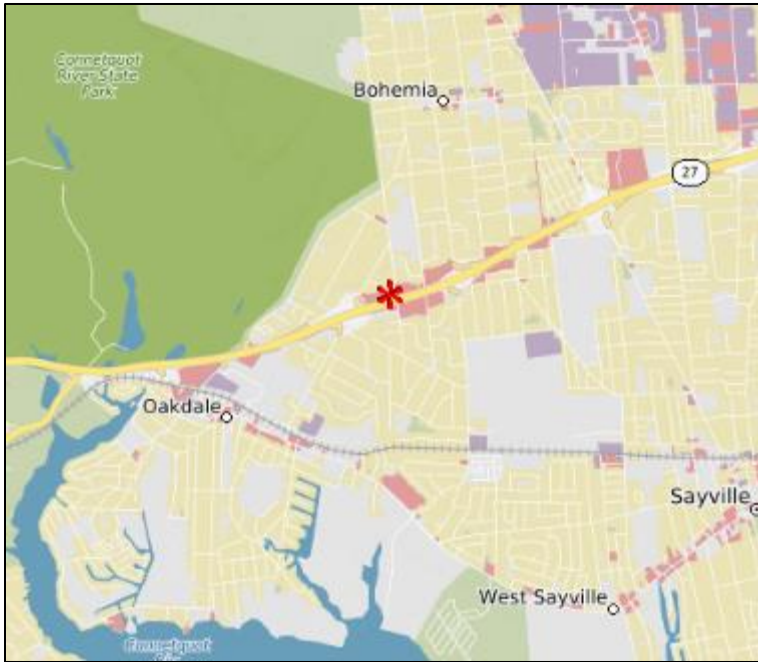
Projected Net Operating Income **\$362,498**



RETAIL UNITS

Unit	Tenant	SF	LXP	Rent	Pro Forma Rent
1	Vacant	2,500	-	\$0	\$6,736.00
1A	D&B Beer	1,990	9/30/2030	\$2,926.32	\$2,926.32
2	Vacant	3,990	-	\$0	\$7,500.00
3	Beauty Supplies	3,150	9/30/2033	\$6,015.26	\$6,015.26
4	Vacant	1,995	-	\$0	\$2,250.00
5	Verizon Wireless	1,365	4/30/2030	\$5,781.00	\$5,8970
6	Undivided Fitness	3,990	8/31/2032	\$5,622.77	\$5,622.77
Monthly Total				\$20,461.00	\$36,831.35
Annual Total				\$245,532.00	\$441,976.20

AREA MAPS



Prepared for the sale of:
4481-4505 Sunrise Highway

In conjunction with Adam Traub



BANK SUGGESTIONS

Based on the review of the deal above, these are from the the **top 2** lenders and loan officers to start a conversation with:

HIRSHMARK

Bert Dweck
917-733-1466
bdweck@hirshmark.com

Bridge

"Up to 65% LTV
with rates 9%-11.5%"

TRUESTONE

Sol Dayan
212-207-0042
sol@truestonegroup.com

Bridge

"Max 65% LTV, Fixed Rates
at -11%-12%"

The above was prepared by Gparency. For more question or details feel free to contact us!



Best rate and terms, no matter where
you close. Guaranteed!

 **GPARENCY**

\$4,500—no hidden fees.

732.806.5681
debtsnapshot@gparency.com