



## OFFERING MEMORDANDUM

9 West Montauk Highway, Lindenhurst, NY 11757

**\$ 4,000,000 - 6 % CAP**





## Investment Information

9 West Montauk Highway, Lindenhurst, NY 11757



**Listing Price:** \$4,000,000 (6% CAP)

**Building S.F.:** 7,000

**Parking:** 46 Cars Onsite

**Land S.F.:** 37,461

### Annualized Income

- Income rent - \$241,794.96
- Reimbursable Expenses, RE Taxes - \$58,937.18

**Total Revenue: \$300,732.14**

### Annual Expenses

- Water & Sewer - \$259.00
- Insurance - \$5,325.00
- Real Estate Taxes - \$60,132.27

**Total Expenses: \$65,716.27**

**Net Operating Income: \$235,015.67**

### **Footnotes:**

- Investor Opportunity
- Lease Expiration is 2036 with a 10% increase in 2031
- Three (3) Five Year Options with 10% increases every 5 years
- 46 Car Onsite Parking

For Additional Information please call: MARVIN HARTMAN, Licensed Associate RE Broker

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## INVESTMENT HIGHLIGHTS

Pliskin Realty is pleased to offer for sale a 7,000 SF building on a 37,461 SF lot occupied by Advanced Auto Parts with a corporate lease.

**Corporate Lease:** Advanced Auto Parts (AAP) is traded on the NYSE. Advanced Auto Parts reported net sales in excess of \$11 Billion.

**Long Term Occupancy:** Advanced Auto Parts has been at this location since 2008 and has executed two lease extensions, demonstrating their commitment to the site. Advanced Auto Parts has 10 years remaining on their present lease with three (3) - 5 year renewal options.

**Attractive Rent Increases:** The Advanced Auto Parts lease calls for a 10% rent increase on February 1, 2031, followed by a 10% rent increase at the start of each of the three option renewals.

**Minimal Landlord Responsibilities:** The landlord is responsible for the structure, foundation and slab. AAP is responsible for everything else including Taxes, Cam, Insurance, Roof, Parking Lot, etc.

**High Traffic Counts:** Over 27,000 vehicles pass directly in front of the property daily

### Key Considerations:

- Ideal Investor Opportunity
- 27,000 VPD
- 46 On Site Car Parking
- Attractive Rent Increases
- Lease Expiration 2036, with a 10% rent increase in 2031
- Three (3) Five Year options with 10% Increase every 5 Years