

1330-1332 Rockland Avenue

Staten Island, NY 10314

MIXED-USE INVESTMENT OPPORTUNITY



\$3,650,000

ASKING PRICE

\$220,118

NOI

6.03%

CAP RATE

Victoria Cavicchio | eXp Realty

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INVESTMENT OVERVIEW

Stabilized mixed-use investment opportunity featuring four residential units and two leased medical office suites in a desirable Staten Island professional corridor. Built in 2009, the property combines residential income with professional medical tenancy and offers strong in-place cash flow.

Address	1330-1332 Rockland Avenue, Staten Island, NY 10314
Property Type	Mixed-Use (Medical Zoned)
Residential Units	4
Medical Offices	2
Year Built	2009
Building Size	Approximately 7,152 SF
Lot Size	Approximately 7,200 SF

MEDICAL OFFICE FEATURES

- Two professional medical suites, approximately 1,300 SF each
- Six exam rooms per suite
- Both medical suites currently leased at \$3,000 per month per suite

INCOME PROFILE

Income Component	Monthly Income	Annualized
Residential Units (4)	\$14,258	\$171,096
Medical Suites (2)	\$6,000	\$72,000
TOTAL	\$20,258	\$243,096

FINANCIAL SUMMARY

Asking Price	\$3,650,000
Total Monthly Income	\$20,258
Annual Gross Income	\$243,096
Taxes	\$13,734
Insurance	\$4,809
Utilities	\$4,435
Total Expenses	\$22,978
Net Operating Income (NOI)	\$220,118
Cap Rate	6.03%

CAP RATE SENSITIVITY ANALYSIS

Price	Cap Rate
\$3,650,000	6.03%
\$3,500,000	6.29%
\$3,250,000	6.77%
\$3,000,000	7.34%
\$2,800,000	7.86%

PROPERTY PHOTOS



1330-1332 ROCKLAND AVENUE



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Financial information is presented for marketing purposes and should be independently verified by prospective purchasers.