



# ERG

COMMERCIAL REAL ESTATE



## Hempstead Multi-Family Portfolio For Sale

**\$2,599,999**

Presented By: Anthony Yacovone



**PORTFOLIO SUMMARY**

Address	178 S Franklin Street	12 Maple Avenue	50 Laurel Avenue	Total
Gross SF (Approx.)	2,400 SF	2,700 SF	5,900 SF	11,000 SF
Residential Units	5	4	6	15
Buildings	2	1	2	5
Tax Lots	1	1	1	3
Gross Income	\$99,192	\$95,352	\$141,804	<b>\$336,348</b>
Taxes (Village, General, School)	\$19,341.46	\$33,451.84	\$19,328.5	\$72,121.80
Expenses (Approx.)	\$8,000	\$7,500	\$10,000	\$25,500
Net Income	-	-	-	<b>\$238,726.20</b>
Asking Cap Rate				<b>9.18%</b>
Asking GRM				<b>7.73</b>
Asking Price				<b>\$2,599,999</b>



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## 178 S Franklin Street



Sec-Block-Lot	34-360-718
Buildings:	2
Total Building SF:	2,400 SF
Units:	5
Taxes (17/18):	\$19,341.46
Year Built (Estimated):	1930

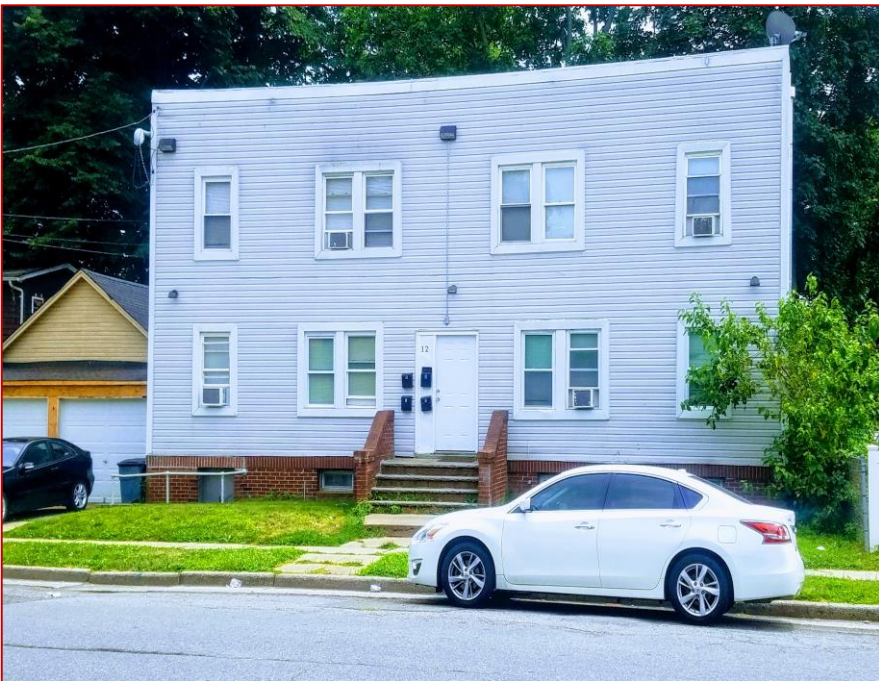
	Room	Status	Tenant pays	Section 8 Pays	Monthly Rent	Annual Rent
Back House	2 BR	FM	\$1,700	-	\$1,700	\$ 20,400
Apt 1	1 BR	FM	\$1,600	-	\$1,600	\$ 19,200
Apt 2	1 BR	FM	\$1,600	-	\$1,700	\$ 20,400
Apt 3	2 BR	Section 8	\$218	\$1,448	\$1,666	\$ 19,992
Apt 4	2 BR	FM	\$1,600		\$1,600	\$ 19,200
<b>Totals:</b>					<b>\$8,266</b>	<b>\$ 99,192</b>



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## 12 MAPLE AVENUE



Sec-Block-Lot	34-377-388
Buildings:	1
Total Building SF:	2,700 SF
Units:	4
Taxes (17/18):	\$33,451.84
Year Built (Estimated):	1930

Unit	Room	Status	Tenant pays	Section 8 Pays	Monthly Rent	Annual Rent
Apt 1	2 BR	Section 8	\$ 336.00	\$ 1,624.00	\$ 1,960.00	\$ 23,520.00
Apt 2	2 BR	Section 8	\$ 225.00	\$ 1,735.00	\$ 1,960.00	\$ 23,520.00
Apt 3	2 BR	Section 8	\$ 298.00	\$ 1,768.00	\$ 2,066.00	\$ 24,792.00
Apt 4	2 BR	Section 8	\$ 165.00	\$ 1,795.00	\$ 1,960.00	\$ 23,520.00
Totals:					\$7,946.00	\$95,352.00



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**50 LAUREL AVENUE**

Sec-Block-Lot      34-286-143

Buildings:                      2

Total Building  
SF:                      5,900 SF

Units:                      6

Taxes (17/18):              \$19,328.5

Year Built  
(Estimated):              1930

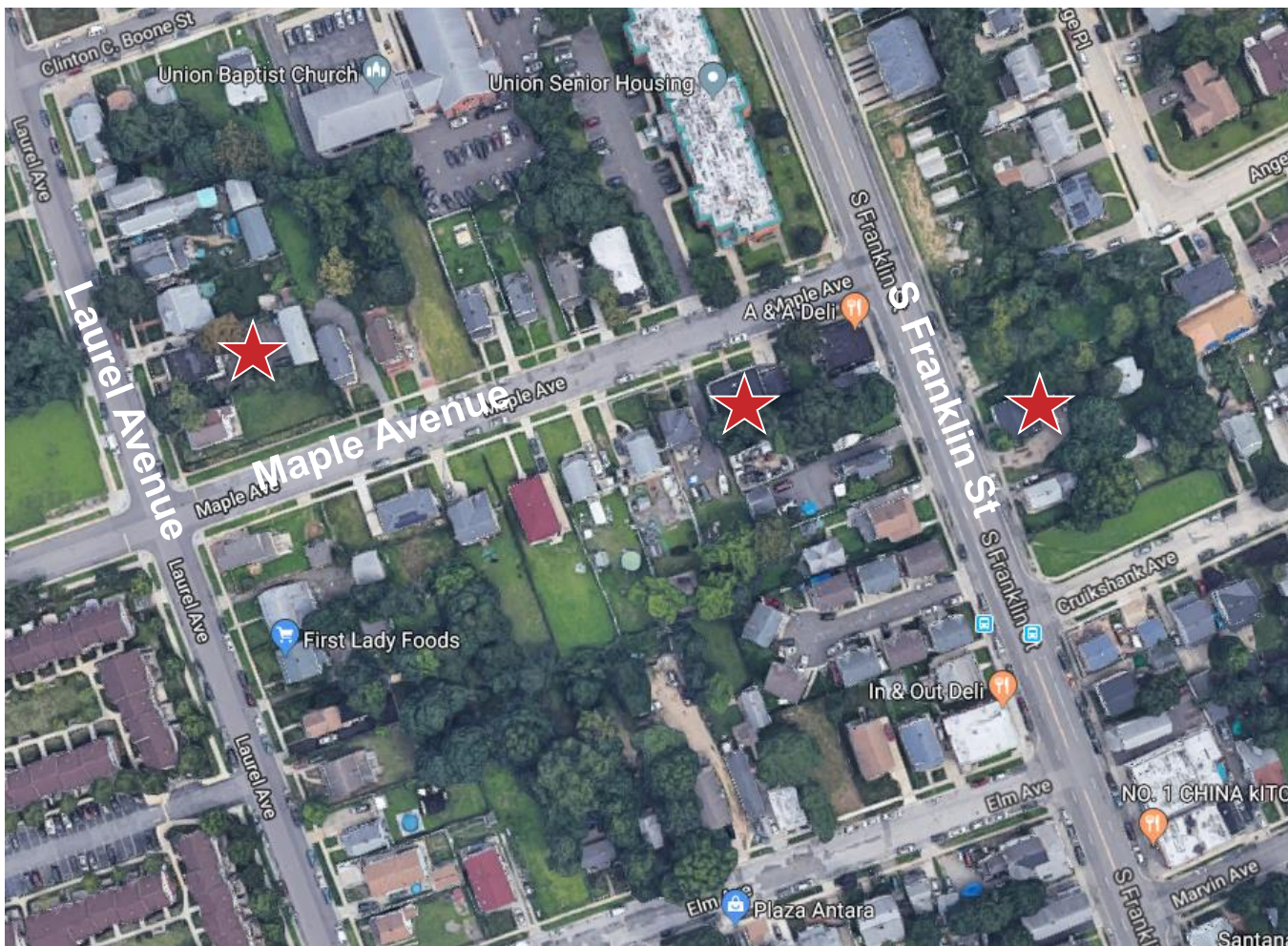
Unit	Room	Status	Tenant pays	Section 8 Pays	Monthly Rent	Annual Rent
Back House - 6	6 BR	FM	\$2,800		\$2,800	\$33,600
Apt 1	2 BR	Section 8	\$691	\$975	\$1,666	\$19,992
Apt 2	2 BR	Section 8	\$382	\$1,678	\$2,060	\$24,720
Apt 3	2 BR	Section 8	\$200	\$1,641	\$1,841	\$22,092
Apt 4	1 BR	FM	\$1,650		\$1,650	\$19,800
Back house - 5	2 BR	FM	\$1,800		\$1,800	\$21,600
<b>Totals:</b>					<b>\$11,817</b>	<b>\$141,804</b>

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## PROPERTY HIGHLIGHTS

- ✦ All 15 Apartments in portfolio are Free Market
- ✦ 9% Cap Rate
- ✦ Additional Income potential from legal vacant basements, garage and parking spaces
- ✦ Featured Renovations include new boilers, water heaters, electric, roofs, kitchens, bathrooms and plumbing.
- ✦ All 3 buildings are located within the same 1 block radius



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