



\$2,400,000

91 Howells Road
Brightwaters, Suffolk County
New York, 11718

Property Details

Sec-Block & Lot	1-2-16
Lot Dimensions	272ft x 71ft Irr
Lot Size	25,265 (.58 acres)
Building Dimension	Bldg 1. 48.6ft X 54ft Bldg2. 39.9ft X 47.9ft
Building SF	8,425 SF
Year Built	1926
Zoning	Sunrise Business District
Taxes	\$62,000

ERG Commercial Real Estate has been retained to arrange for the sale of 91 Howells Road, Brightwaters, NY 11718. Located on the highly traveled service road of Sunrise highway, this property consists of two structures, a 6,261Sf space currently occupied by a triple net restaurant with 10 years left on their lease, and a 2,164Sf two story structure with a two bedroom newly renovated apartment on the second floor. The apartment is currently bringing in \$1,800/mo, with the restaurant bringing in \$9,000/mo with 3% increases per year. The two structures sit on just over 25,000SF of land with over 50+ parking spots. The property has easy access to major highway transportation and see about 90,000 cars HWY and 15,000 cars Local per day.

Ryan Lewis
646.253.0956
rlewis@ergcre.com

NNN Investment Opportunity

Unit	Status	Lease Start	Lease Term	Current Rent (Monthly)	Current Rent (Annual)
Restaurant	Occupied	10/1/2020	10 Years	\$9,000.00	\$108,000.00
Apartment	Occupied	2/1/2020	1 Year	\$1,800.00	\$21,600.00
Totals:				\$10,800.00	\$129,600.00

Annual Income:	\$129,600.00
Tax/ Insurance Reimbursement	\$70,000.00
Gross annual Income	\$199,600.00

Expenses:

Taxes:	\$62,000
Insurance:	\$8,000
Miscellaneous/Repairs:	\$2,500
<u>Total Expenses:</u>	\$70,500

NET OPERATING INCOME

Net Income: **\$129,100.00**

Ryan Lewis
646.253.0956
rlewis@ergcre.com

