

ERG Long Island Multifamily Building
COMMERCIAL REAL ESTATE 108 Grove Street, Hempstead, NY 11550
Exclusive Brokers

Price Break: \$2,100,000



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Property Information

Sec, Block & Lot	34-360-333
Lot Dimensions	100 x 195
Lot Size	19,514 SF
Building Dimensions	40' x 60'
Building Size	7,200SF
Year Built	1938
Zoning	Bus B
Stories	3
Taxes (20/21)	\$79,000

PROPERTY HIGHLIGHTS

- ✦ **Cash flowing fully rented 12 unit** multifamily building located in Hempstead, NY
- ✦ Just off highly traveled retail corridor of Peninsula Boulevard
- ✦ Within walking distance to main retail shopping centers
- ✦ Located on 19,500 SF lot with ample gated parking on site



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RENT ROLL

Unit	Rooms	Current Rent (monthly)	Current Rent (Annual)
1A	1 bed	\$ 1,550.00	\$ 18,600.00
1B	2 bed	\$ 1,850.00	\$ 22,200.00
1C	2 bed	\$ 2,100.00	\$ 25,200.00
1D	2 bed	\$ 2,000.00	\$ 24,000.00
2A	1 bed	\$ 1,600.00	\$ 19,200.00
2B	2 bed	\$ 1,950.00	\$ 23,400.00
2C	2 bed	\$ 1,950.00	\$ 23,400.00
2D	2 bed	\$ 1,950.00	\$ 23,400.00
3A	1 bed	\$ 1,450.00	\$ 17,400.00
3B	2 bed	\$ 1,675.00	\$ 20,100.00
3C	2 bed	\$ 1,850.00	\$ 22,200.00
3D	2 bed	\$ 1,900.00	\$ 22,800.00
legal bsmt	2 bed	\$ 1,400.00	\$ 16,800.00
parking		\$ 250.00	\$ 3,000.00
Total		\$ 23,475.00	\$ 281,700.00



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FINANCIAL SUMMARY

INCOME

Gross Annual Income:	\$281,700
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EXPENSES (Approx.)

Taxes (Town + Village):	\$79,000
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Insurance:	\$4,600
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Water/Sewer:	\$5,000
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Fuel:	\$6,000
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Electric:	tenants
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Management:	\$8,450
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Total Expense	\$106,450
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NET OPERATING INCOME

Net Income :	\$ 175,250
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