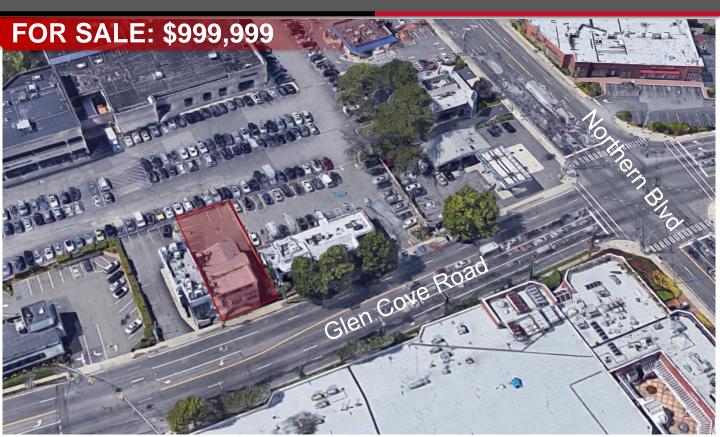


# ERG MIXED USE PROPERTY

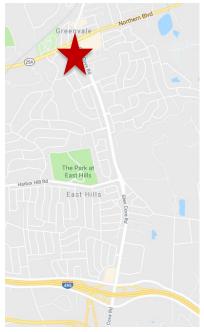
13 Glen Cove Road, Greenvale, NY 11548



### **OVERVIEW**

Sec –Block-Lot	7-D-242 Retail Units		1	
Lot Dimensions	50 x 119 ft	Office Units	2	
Lot Size	5,998 SF	Stories	2	
Building Dimensions	38 x 57 ft	Zoning	Residence B	
Building Size	4,332 SF	Taxes (17/18)	\$33,311.87	







# ERG MIXED USE PROPERTY

13 Glen Cove Road, Greenvale, NY 11548

Tenant	SF	RENT ROLL Lease Terms	Monthly Rent	Annual Rent
Retail				
Vacant	2,166	Vacant	*\$6,000	\$72,000
Subtotal	2,166		*\$6,000	\$72,000
Office				
Windsor limo inc	1,000	4 years left	\$2,500	*\$30,000
Windsor limo inc	1,000	4 years left	\$2,500	*\$30,000
<b>Total</b> * projecte	<b>4,166</b> ed		*\$11,000	*\$132,000
		Locust St	Addison Ln Marion St	Northern Blvd
	Gree	BARFRITES		N Flammago
metery ASTO	No Mo	nays	3Shop	A Flammago
Che anur or	FI-MOX EQUINOX	S Town Path		Falcon Rd
NEIGHBORH	OOD	MAP		5 5

All information furnished herein is deemed reliable, however it is submitted subject to errors, omissions, change of terms and conditions, prior sale, or withdrawal without notice. We do not represent or guarantee the accuracy of any information contained hereir and we are not liable for any reliance thereon. Thus, any prospective purchaser should independently verify all items deemed relevant to its due diligence inquiry with respect to the property, notwithstanding that the sender believes the information to be true



## ERG MIXED USE PROPERTY

13 Glen Cove Road, Greenvale, NY 11548

FI	INANCIAL S	UMMARY		
ANNUAL INCOME				
Gross Annual Income	\$60,000			
Projected Gross income	\$72,000			
Effective Gross Income	\$132,000			
PROJECTED EXPENSES		1		
Real Estate Taxes (17/18)	\$33,311.87			
Electricity	Tenant			/
Water & Sewer	Tenant		_ !	
Insurance	\$4,000			
Total Expenses	\$37,311.87	7		
NET OPERATING INCOME	en-roto	en-rc	SIO SIO	22.20
Actual NOI	\$22,688.13	hold I at a	8/4	William Control
Potential NOI	\$94,688.13		Maria	
	PALILIE HOLD			
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