

Downtown Retail

Nassau County, NY



- Desirable Corner Retail
- Fantastic Location
- Very attractive Brick building
- Offered at \$2,276,418 7% CAP



Cliff Hecht
646 660 1179
checht@ccad.com

Mike Kenduck
631 897 2578
mkenduck@ccad.com

3872 Sunrise Highway
Seaford, NY 11783
www.CCADNY.com
516 826 8400 (p)
516 908 4609 (f)

ANALYSIS

Analysis Date: April 2010



PROPERTY

Property: Downtown Retail
Property Address: Nassau County
NY

PURCHASE INFORMATION

Property Type: Commercial
Purchase Price: \$2,276,418
Fair Market Value: \$2,276,418
Tenants: 3
Total Rentable Sq. Ft.: 0
Resale Valuation 3.0% (annual appreciation)

FINANCIAL INFORMATION

All Cash
Discount Rate: 8.00%

LOANS

	Debt	Term	Rate	Payment	LO Costs
All Cash					

INCOME & EXPENSES

Gross Operating Income: \$224,304
Monthly GOI: \$18,692
Total Annual Expenses: (\$64,958)
Monthly Expenses: (\$5,413)

CONTACT INFORMATION

Cliff Hecht
646 660 1179
checht@ccad.com

Mike Kenduck
631 897 2578
mkenduck@ccad.com

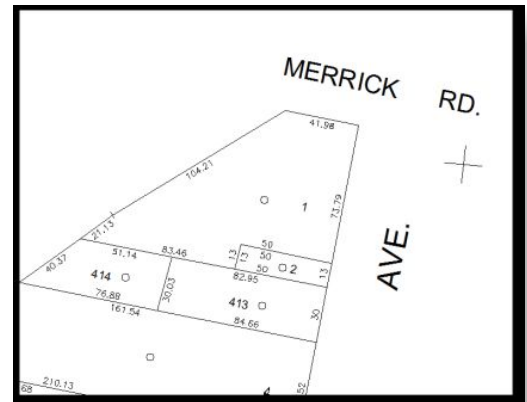
The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Rare Investment Opportunity
Fantastic Location

CCAD is proud to present this awesome investment opportunity. Attractive 3 unit retail center. Completely remodeled in 2003 with brick veneer and beautiful varnished wood window trim. This desirable building is located on the very busy corner. Please contact CCAD for more information.



Very Desirable Downtown Retail Building



ACQUISITION COSTS

Purchase Price, Points and Closing Costs	\$2,276,418
Investment - Cash	\$2,276,418
First Loan	\$0

INVESTMENT INFORMATION

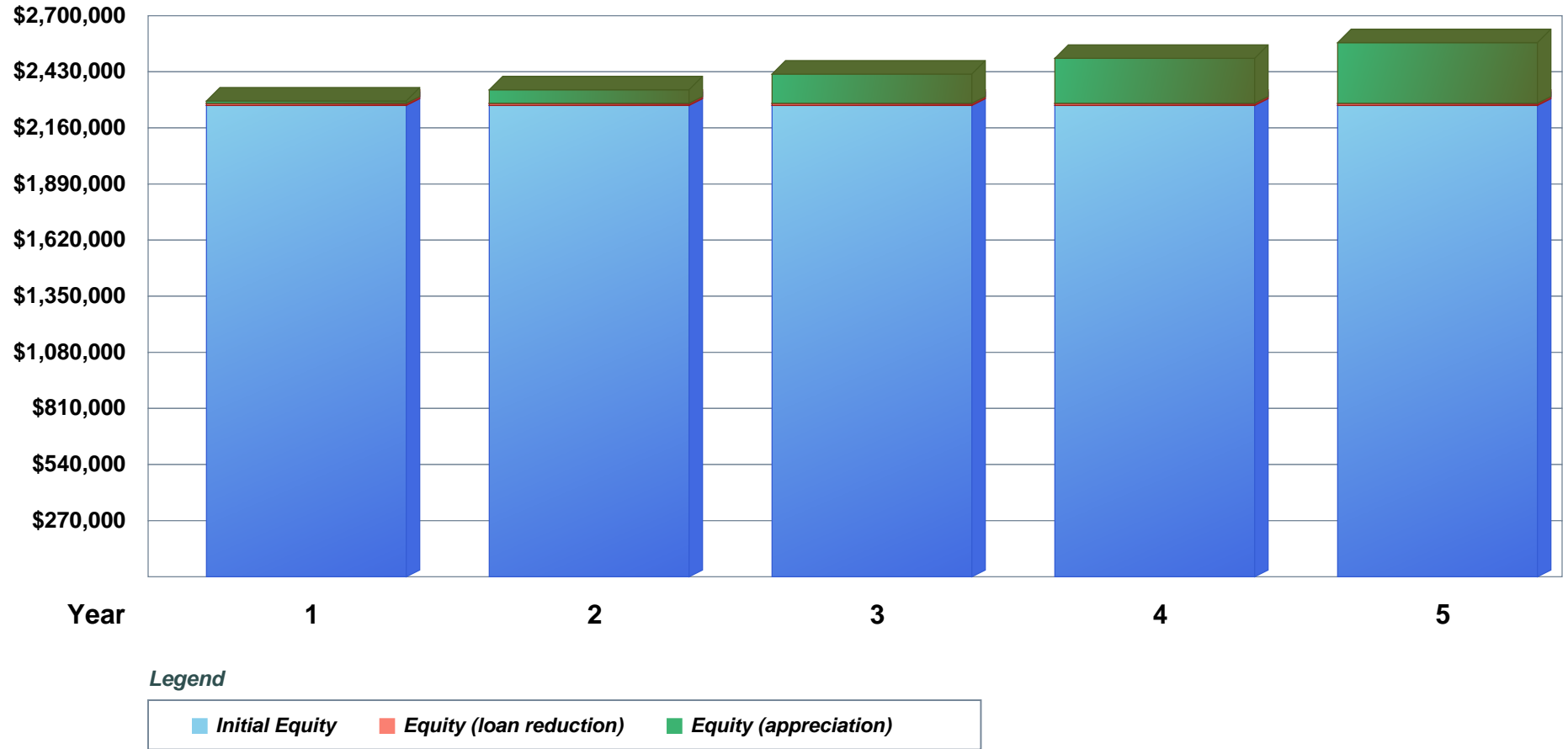
Purchase Price	\$2,276,418
Price per Tenant	\$758,806
Price per Sq. Ft.	NA

INCOME, EXPENSES & CASH FLOW

Gross Scheduled Income	\$224,304
Total Vacancy and Credits	\$0
Operating Expenses	(\$64,958)
Net Operating Income	\$159,346
Debt Service	\$0
Cash Flow Before Taxes	\$159,346
Total Interest (Debt Service)	\$0
Depreciation and Amortization	(\$55,932)

FINANCIAL INDICATORS

Cash on Cash Return Before Taxes	7.00%
Optimal Internal Rate of Return (yr 5)	9.61%
Debt Coverage Ratio	N/A
Capitalization Rate	7.00%
Gross Income / Square Feet	\$0.00
Gross Expenses / Square Feet	\$0.00
Operating Expense Ratio	28.96%



Gross Income Vs. Operating Expenses

