

492 Jerusalem Ave

UNIONDALE, NY 11553

OFFERING PLAN

ASKING \$949,000



Confidentiality Agreement & Non-Endorsements

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ALL MATTERS PRIVILEGED AND CONFIDENTIAL.

NON-ENDORSEMENT NOTICE

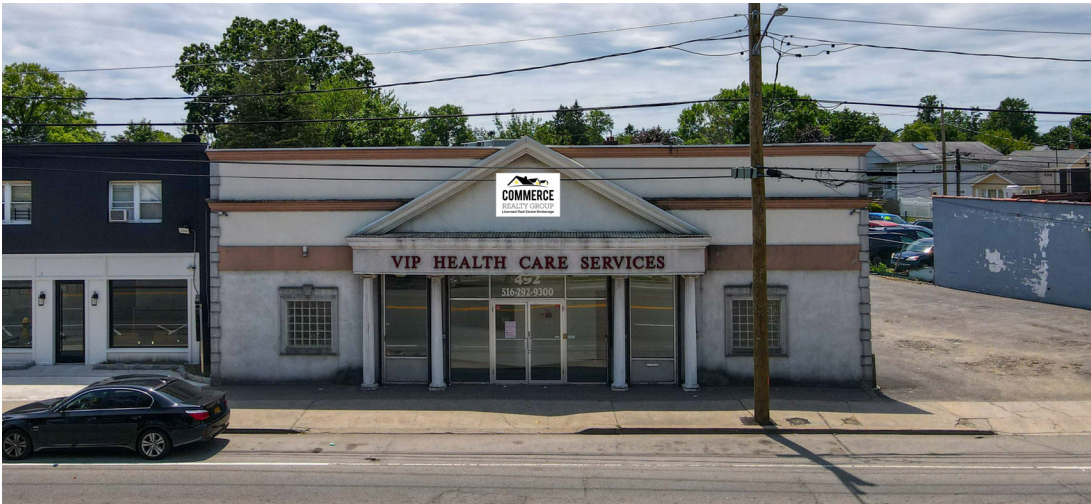
The listing agent or team is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of listing agent or team, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of the agent's company, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Property Highlights

- 10,802 Square Foot Lot
- 6,500 Square Foot Building
- 15+ Car Parking Lot
- Perfect for Medical/Office Use With Plumbing in Each Room!



LISTING TEAM



JACOB ASHKENAZIE

OWNER/BROKER

C: (917) 494-9707

O: (718) 380-3292

jacob@comrealtygroup.com

Address:

77-11 164th St 2nd FL

Flushing NY 11366



MARC RICHTER

OWNER/BROKER

C: (646) 342-8959

O: (718) 380-3292

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Address:

77-11 164th St 2nd FL

Flushing NY 11366



Property Photos





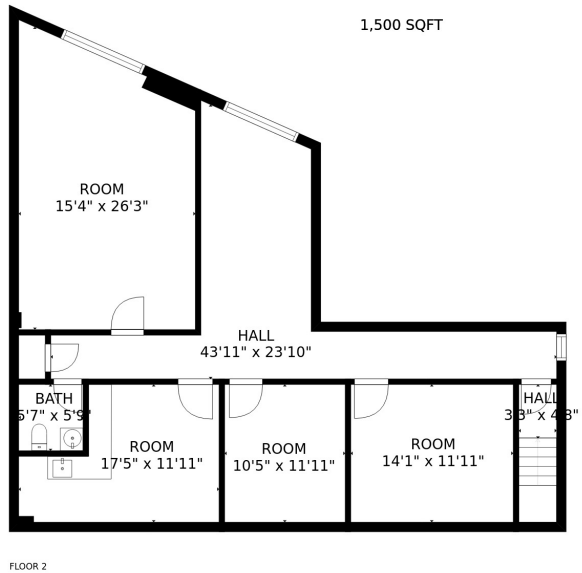
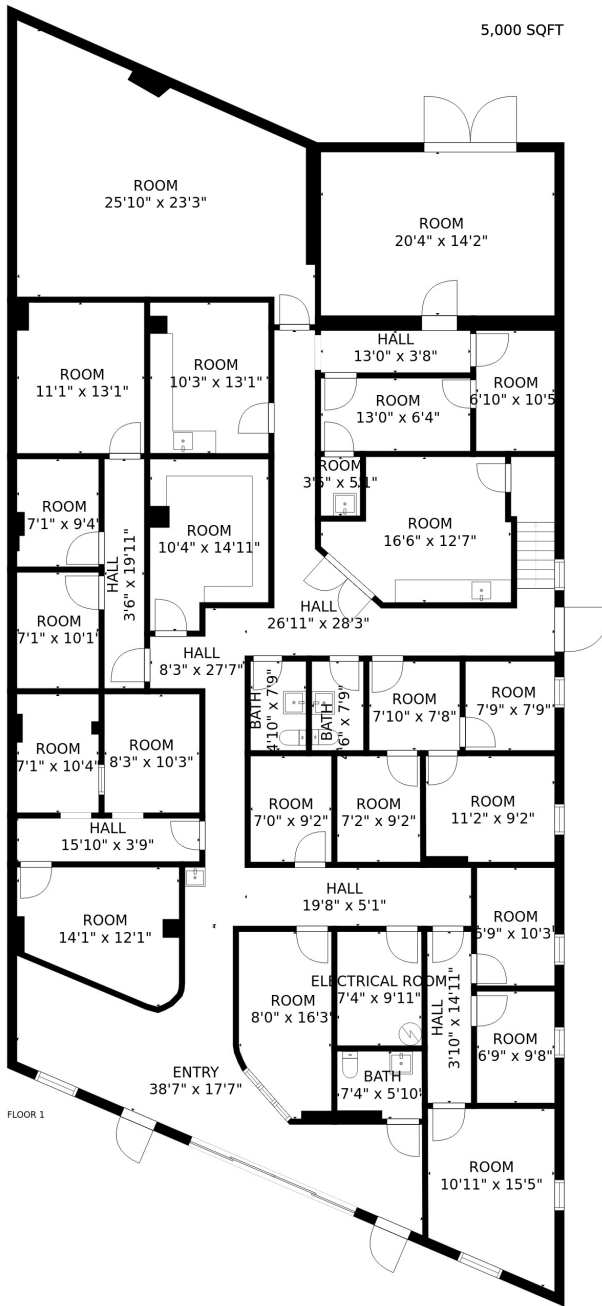
VIP HEALTH CARE SERVICES

434
516-292-9300





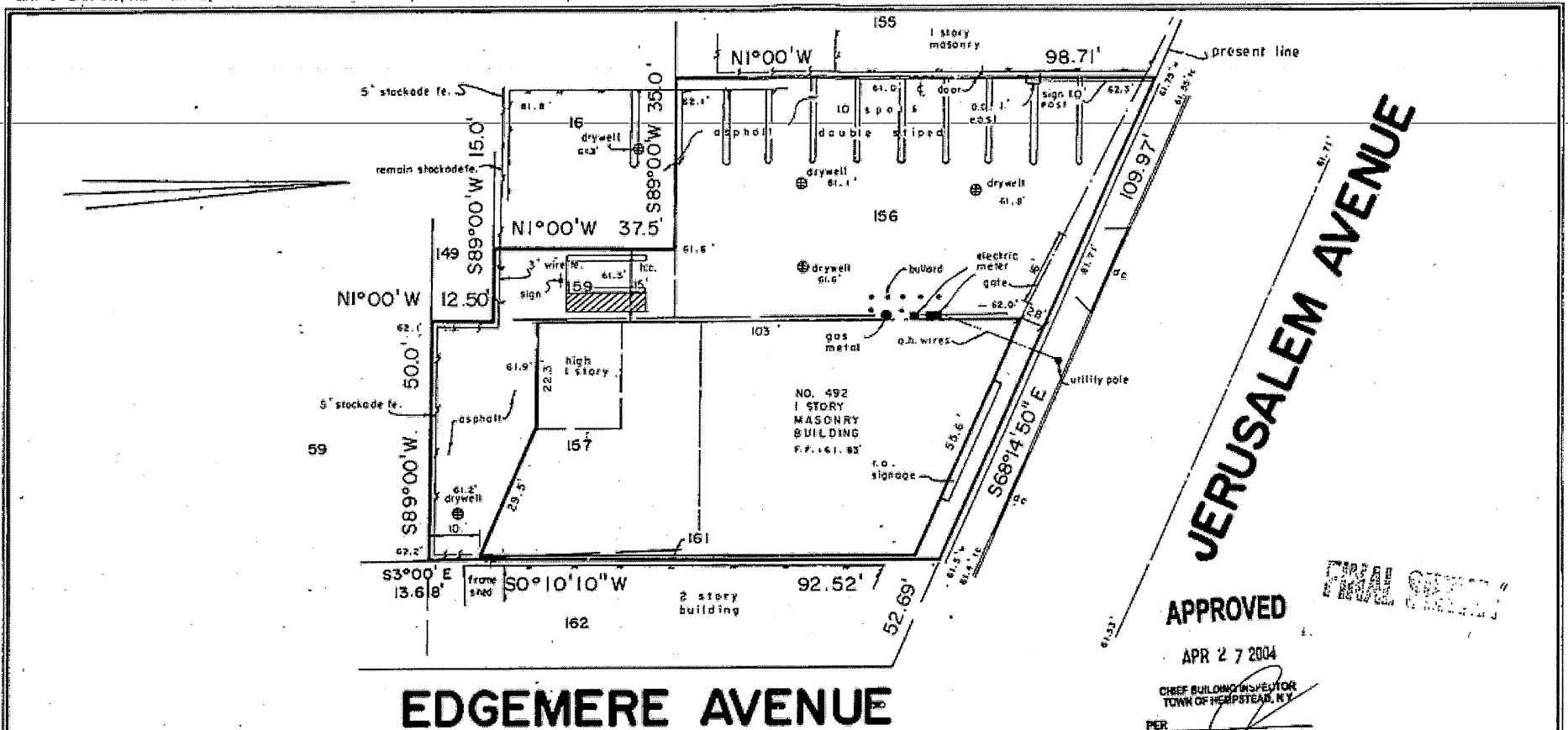
Floor Plan



Site Survey

OH.=OVERHANG, HE.=HEDGE, T.C.=TOP CURB ELEVATION, L.G.=LEGAL GRADE, G.=GUTTER ELEVATION, M.H.W.=MEAN HIGH WATER, EL.=ELEVATION, IRR.=IRREGULAR, TITLE NO.

SECTION 36 BLOCK 123 LOT 159 & 161 SCALE 1" = 20' FE=FENCE, PW.=PARTY WALL, RO.=ROOF OVER, C.E.=CELLAR ENTRANCE, 156,157, 159 & 161



JERUSALEM AVENUE

EDGEMERE AVENUE

APPROVED

APR 27 2004

CHIEF BUILDING INSPECTOR
TOWN OF HEMPSTEAD, N.Y.

PER

John P. Ferrantello
John P. Ferrantello P.C.



N. Y. S. LIC. NO. 45017

MAP OF PROPERTY

BLOCK 123

LOT AS SHOWN

LOCATION UNIONDALE, NASSAU COUNTY, NEW YORK

CERTIFIED ONLY TO _____

DATE 11-21-2003, 3-4-2004

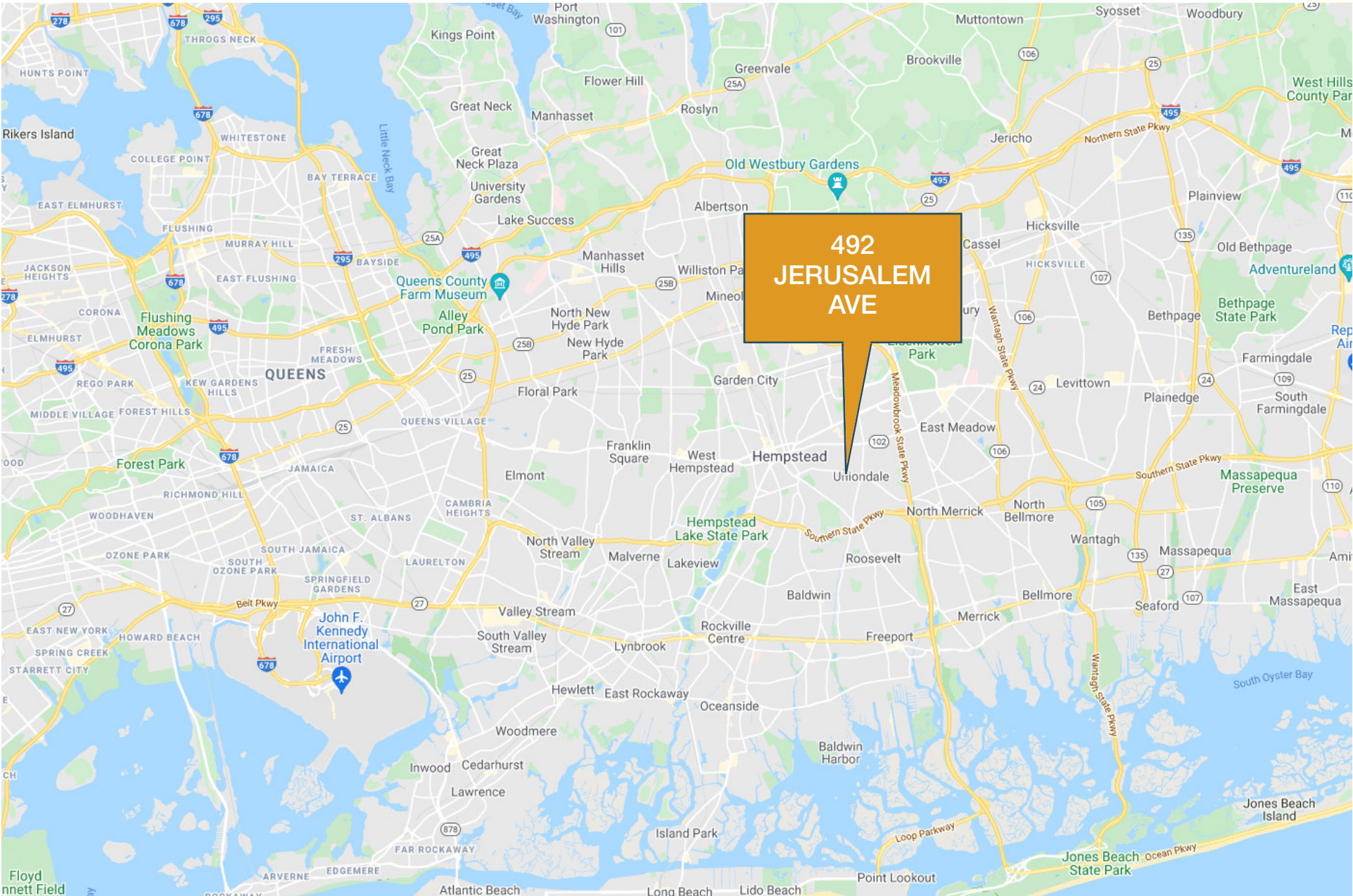
NOT RESPONSIBLE FOR EASEMENTS AND SUB SURFACE CONDITIONS OTHER THAN SHOWN

OFFSETS & DIMENSIONS SHOWN NOT TO BE USED FOR THE REMOVAL, RELOCATION OR LAYOUT OF FENCES, HEDGES, CURB, WALLS OR ANY STRUCTURES

SURVEY SOLELY TO BE USED FOR BLDG. DEPT. USE ONLY NOT TO BE USED FOR MORTGAGE OR TITLE PURPOSES.

RES=RESIDENCE, O.L.=ON LINE, E/S=EAST SIDE, N/S=NORTH SIDE, W/S=WEST SIDE, S/S=SOUTH SIDE, RET.=RETAINING, BLDG.=BUILDING, CL.=CLEAR

Map Overview



Revenue Chart

<i>UNIT</i>	<i>TENANT</i>	<i>GROSS SQ. FT.</i>	<i>P.P.S.F. (BASE RENT)</i>	<i>MONTHLY RENT</i>	<i>ANNUAL INCOME</i>	<i>TAX SHARE</i>
#1	TBD	6,500	\$22	\$11,917	\$143,000	\$0
TOTAL					\$143,000	

Expenses

REAL ESTATE TAXES 2021	PER Nassau County	\$47,206
INSURANCE	Estimated	\$5,500
WATER & SEWER	PAID BY TENANTS DIRECTLY	0
UTILITIES	PAID BY TENANTS DIRECTLY	0
Gross Expenses		\$52,706

Net Operating Income

	<i>Current</i>
GROSS ANNUAL RENT	\$143,000
GROSS ANNUAL REIMBURSEMENTS	\$0
GROSS ANNUAL REVENUE	\$143,000
LESS: GROSS EXPENSES	-\$52,706
Net Operating Income	\$90,294

Property Info & Financials

Property & Building Info

ADDRESS	492 Jerusalem Ave
NEIGHBORHOOD	Uniondale
SECTION / BLOCK / LOT	36-123-157/156
ACREAGE	0.248
LOT SQUARE FOOTAGE	10,802
BUILDING SQUARE FOOTAGE	6,500
STORIES	2
PARKING SPOTS	15+

Investment Opportunity

NET OPERATING INCOME	\$90,294
ALL CASH PURCHASE	\$949,000
CAP RATE/RETURN	9.51%

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