



FREE STANDING BUILDING FOR SALE

**191 FOREST AVENUE  
LOCUST VALLEY, NY 11560**

# PROPERTY HIGHLIGHTS



- **FREE STANDING BUILDING**
- **CORNER LOT**
- **INVESTMENT OR END-USER**
  - **11 PARKING SPACES**
  - **ADA ACCESSIBLE RAMP**
- **5 MINUTE WALK TO LOCUST VALLEY LIRR**
  - **PRIVATE ENTRANCES**
- **25,000 ANNUAL AVERAGE DAILY TRAFFIC**
- **3 MINUTE DRIVE TO GLEN COVE HOSPITAL**

# PROPERTY OVERVIEW

191 FOREST AVE, LOCUST VALLEY

## PROPERTY INFORMATION

Section - 23

Block - 20

Lot - 55

## BUILDING INFORMATION

Building Sq. Ft. - 4,899

Year Built - 1985

Commercial Units - 3

Lot Size Sq. Ft. - 5,950

## ZONING INFORMATION

Zoning - NB

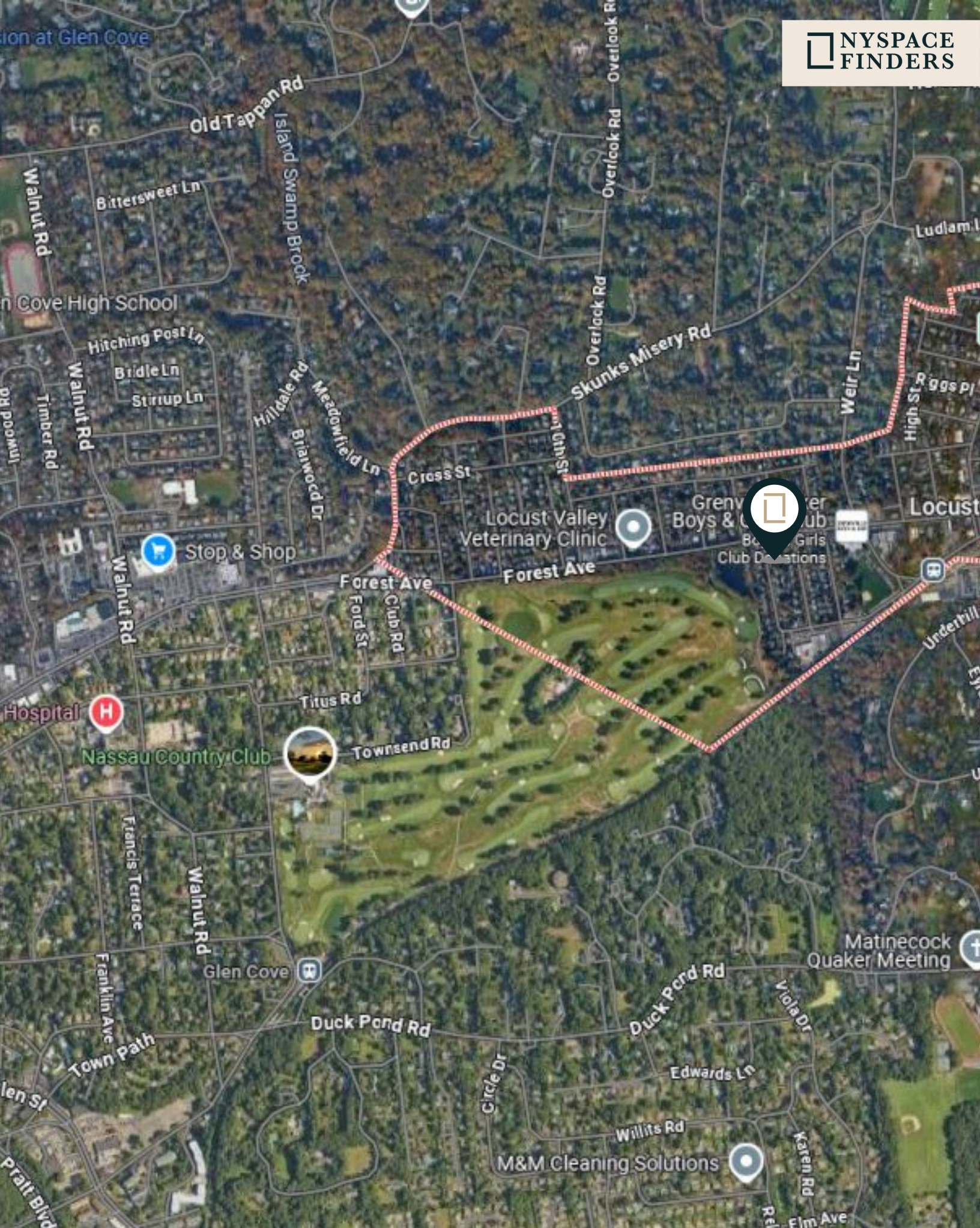
F.A.R. - .80

## TAXES

General Tax - \$12,944.51

School Tax - \$5,091.10

Total Tax - \$18,035.61



# RENT ROLL

Actual	Square Feet	Vacant Space	Monthly Income	Annual Income	Lease Expiration
Second Floor	1,633	816	\$1,000.00	\$12,000.00	11/1/27
First Floor	1,633	N/A	\$3,630.00	\$43,560.00	11/1/27
Lower Level	1,633	816	\$350.00	\$4,200.00	Month - Month
<b>Total</b>	<b>4,899</b>	<b>1632</b>	<b>\$4,980.00</b>	<b>\$59,760.00</b>	
Pro Forma	Square Feet	Vacant Space	Monthly Income	Annual Income	Lease Expiration
Second Floor	1,633	N/A	\$3,500.00	\$42,000.00	N/A
First Floor	1,633	N/A	\$4,000.00	\$48,000.00	N/A
Lower Level	1,633	N/A	\$2,500.00	\$30,000.00	N/A
<b>Total</b>	<b>4,899</b>	<b>0</b>	<b>\$10,000.00</b>	<b>\$120,000.00</b>	

## MONTHLY REVENUE

Actual Rent - \$4,980.00 • Proforma Rent - \$10,000.00

## ANNUAL REVENUE

Actual Rent - \$59,760 • Proforma Rent - \$120,000

# INCOME & EXPENSES

		PERCENTAGE	\$\$/UNIT
Gross Income	\$59,760.00	100%	\$19,920
Vacancy / Collection Loss	(\$1,195.20)	2%	(\$398.40)
Effective	\$58,564.80	98%	\$19,521.60

EXPENSES		PERCENTAGE	\$\$/UNIT
Commercial Property Taxes	\$18,035.61	N/A	\$6,011.87
Snow Removal	\$1,300.00	N/A	\$433.33
Insurance	\$6,969.37	N/A	\$2,323.12
Landscaping	\$1,000.00	N/A	\$333.33
Total Expenses	\$27,304.98	N/A	\$9,101.66

**NET OPERATING INCOME - \$32,455.02**

# PROFORMA INCOME & EXPENSES

		PERCENTAGE	\$\$/UNIT
Gross Income	\$120,000.00	100%	\$40,000
Vacancy / Collection Loss	(\$2,400.00)	2%	(\$800)
Effective	\$117,600.00	98%	\$39,200

EXPENSES		PERCENTAGE	\$\$/UNIT
Commercial Property Taxes	\$18,035.61	N/A	\$6,011.87
Snow Removal	\$1,300.00	N/A	\$433.33
Insurance	\$6,969.37	N/A	\$2,323.12
Common Electric	\$1,000.00	N/A	\$333.33
Total Expenses	\$27,304.98	N/A	\$9,101.66

**NET OPERATING INCOME - \$92,695.02**



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