

236-242 Fulton Ave | Hempstead, NY 11550
Fulton Corner

\$4,375,000 | 8.7% CAP



📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
📞 (516) 864.8000
🌐 www.SilberProperties.com

INVESTMENT SUMMARY

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Tenant Name	Sq Ft	\$/Sq.Ft.	Annual Rent	Lease End
<u>Retail 1st Floor</u>				
Zoni Language Center	3,405	\$24.76	\$84,312	7/1/2028
HF Management Services	2,500	\$38.29	\$95,718	2/28/2030
Family and Children's Services	2,160	\$25.80	\$55,729	4/30/2029
Money Transfer & Exchange	1,375	\$41.25	\$56,726	12/31/2027
Gem & Pawn Shop	1,330	\$33.03	\$43,933	4/31/2031
Caring Professionals	1,207	\$48.98	\$59,122	2/28/2033
<u>2nd Floor</u>				
Cielos, Abiertos Iglesia	1,200	\$29.00	\$34,800	3/31/2029
All Over Properties Corp	760	\$28.75	\$21,848	3/31/2029
EMA Training Consulting	600	\$20.00	\$12,000	M-M
Future Nail Salon	500	\$33.60	\$16,800	4/30/2028
Pastor Israel	413	\$17.43	\$7,200	11/14/2027
Allen Kromholtz	400	\$27.86	\$11,144	1/31/2027
Same Day CPR Med	350	\$17.14	\$6,000	7/31/2029
American IT	300	\$30.00	\$9,000	5/31/2027
Kevin Kessler	280	\$22.50	\$6,300	4/30/2027
Hugo Campos Retamozo	260	\$38.16	\$9,923	3/31/2029
Blue Diamond Logistics	250	\$45.74	\$11,436	4/30/2028
Legal Office Salvadorian	240	\$48.23	\$11,576	2/28/2027
Compassion Home Care	215	\$50.23	\$10,800	3/31/2029
Eye Brow Threading	200	\$36.00	\$7,200	2/28/2029
Sky Osman Muzamil	200	\$36.00	\$7,200	7/31/2028
Fast Track Home Funding	200	\$33.00	\$6,600	3/26/2029
Roberto Riascos	182	\$38.16	\$6,946	3/31/2029
K. Moss Law Office	175	\$52.92	\$9,261	3/31/2027
Hasan Ali	168	\$35.71	\$6,000	9/14/2027
Facility Professionals	144	\$41.67	\$6,000	3/31/2028
Karim Restaurant Corp	138	\$58.72	\$8,104	5/31/2027
Heating & AC Office	125	\$31.75	\$3,969	2/29/2028
Orthopedic Office	224	\$48.21	\$10,800	7/6/2027
Vacant	425	-	-	-
19,926			\$636,446	



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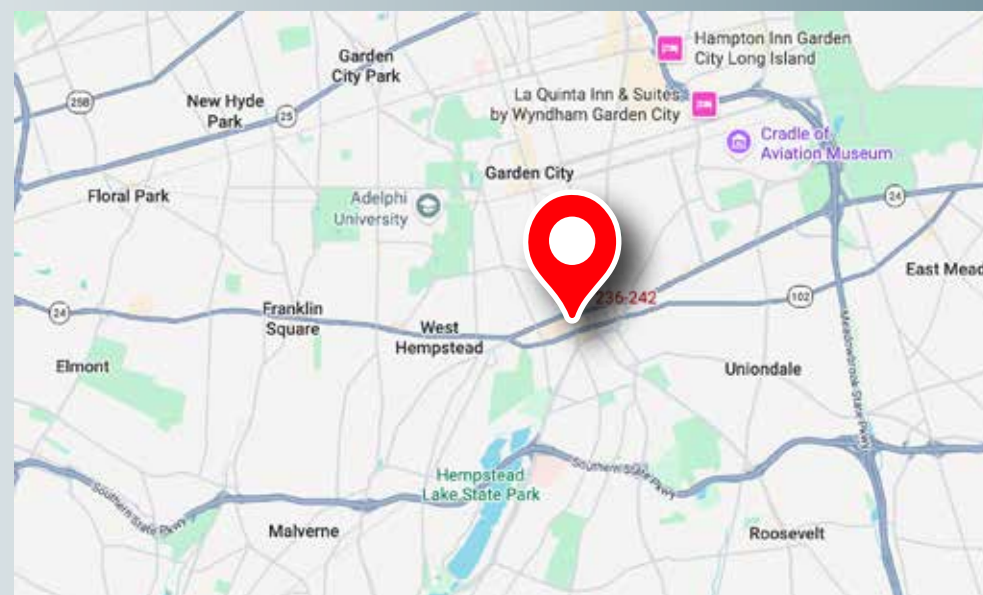
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FINANCIAL SUMMARY

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Expense Category	Annual Cost
Real Estate Taxes	\$151,344
Insurance	\$28,512
Electric	\$22,270
Gas	\$13,734
Additional Utilities	\$2,109
Cleaning / Janitorial	\$16,799
Repairs and Maintenance	\$5,300
Elevator Maintenance	\$3,120
Sprinkler System	\$1,984
Parking Permits	\$5,760
Internet	\$2,976
Total	\$253,908

Total Rental Income	\$636,446
Net Operating Income (NOI)	\$382,538
Total Occupied Sq Ft	19,926



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■ Capital Investment by Healthfirst

One of the property's anchor tenants, Healthfirst, invested over \$1.1 million into its space, including the installation of new electrical panels, a new boiler system, and extensive interior improvements to their space. This significant capital commitment demonstrates the tenant's long-term investment in the property and substantially reduces future capital expenditure concerns for a new owner.

■ Major Building Systems Already Updated

The property's roof was completely replaced in 2017, providing investors with confidence that one of the building's most significant capital items has already been addressed. Combined with the recent electrical and mechanical upgrades, the asset offers a strong physical plant with limited near-term deferred maintenance.

■ Strong Recent Leasing Momentum

Ownership has demonstrated its ability to successfully lease vacant space. Within the past several weeks:

- Zoni Language Center, one of the property's largest tenants, executed a new 2-year lease extension.
- RIA Money Transfer extended its lease through December 2027.
- The former vacant 224 SF office was leased to an Orthopedic Office at \$900 per month on a new lease.

■ Diversified Medical, Government & Professional Tenant Base

The property is leased to a diverse mix of medical, healthcare, educational, legal, financial, and neighborhood retail tenants. Major occupants include Healthfirst Management Services, Caring Professionals, Family & Children's Services, Zoni Language Center, and numerous professional office users, creating stable cash flow from a broad tenant base.

■ Prime Corner Location

Positioned at the signalized intersection of Fulton Avenue and North Franklin Street, the property benefits from exposure to more than 50,000 vehicles per day combined, outstanding visibility, and direct access to adjacent municipal parking, supporting both retail and office tenants.

■ Transit-Oriented Downtown Hempstead Location

Located just minutes from the Hempstead LIRR Station, government offices, Hofstra University, Nassau University Medical Center, and downtown Hempstead, the property benefits from a large daytime population and consistent pedestrian activity that supports long-term tenant demand.

■ High-Yield Nassau County Investment

The asset offers investors an opportunity to acquire a stabilized, income-producing mixed-use property in one of Long Island's most active commercial markets, with in-place cash flow, recent leasing success, significant tenant capital investment, and additional upside through leasing the final available office suite.



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PROPERTY AERIAL

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Municipal
Parking



FULTON AVE - 26,125 VPD

N FRANKLIN ST - 24,071 VPD



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NEIGHBORHOOD AERIAL

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DEMOGRAPHICS

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POPULATION:	1 MILE	3 MILE	5 MILE
2020 POPULATION	46,467	223,991	633,679
2025 POPULATION	46,450	222,440	620,971
2030 POPULATION PROJECTION	46,456	222,134	618,185
ANNUAL GROWTH 2020-2025	0%	-0.10%	-0.40%
ANNUAL GROWTH 2025-2030	0%	0%	-0.10%

WHITE	6,112	83,079	266,455
BLACK	15,367	57,137	113,267
AMERICAN INDIAN/ALASKAN NATIVE	207	607	1,415
ASIAN	1,080	12,785	78,780
HAWAIIAN & PACIFIC ISLANDER	8	38	65
TWO OR MORE RACES	23,675	68,794	160,988
HISPANIC ORIGIN	24,477	67,729	155,097

2020 HOUSEHOLDS	13,546	66,747	198,883
2025 HOUSEHOLDS	13,511	66,404	194,556
2030 HOUSEHOLD PROJECTION	13,510	66,349	193,630
ANNUAL GROWTH 2020-2025	0.20%	0.10%	-0.10%
ANNUAL GROWTH 2025-2030	0%	0%	-0.10%
OWNER OCCUPIED HOUSEHOLDS	4,669	45,934	146,418
RENTER OCCUPIED HOUSEHOLDS	8,840	20,415	47,211
AVG HOUSEHOLD INCOME	\$103,538	\$153,610	\$159,415
MEDIAN HOUSEHOLD INCOME	\$69,391	\$127,986	\$134,452



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PROPERTY PHOTO

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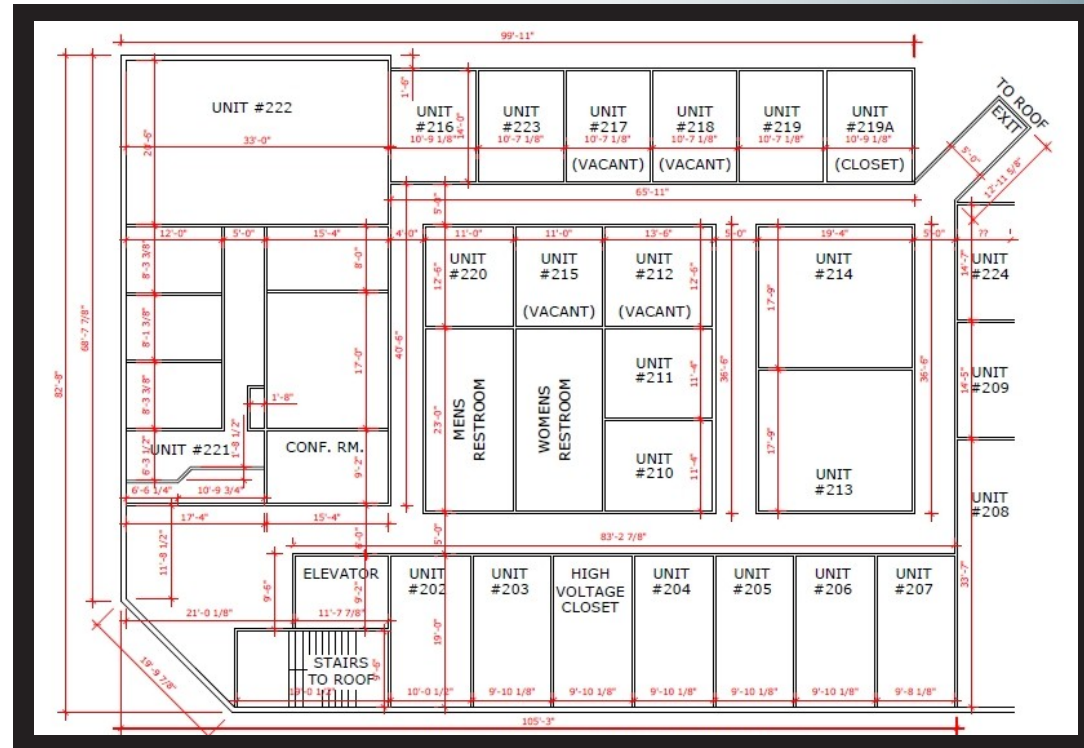
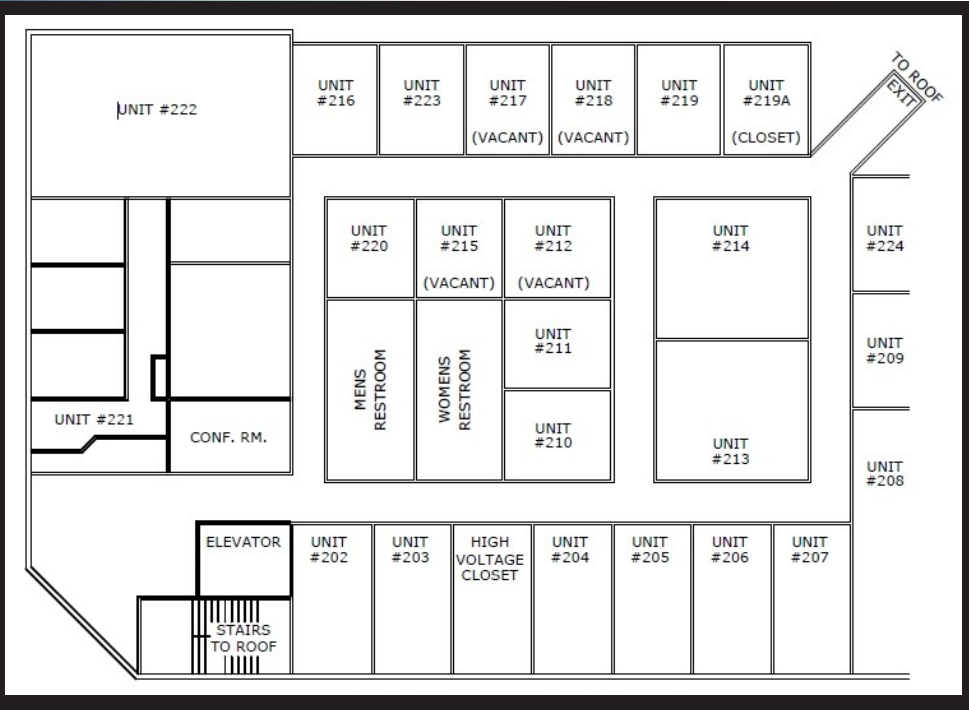
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FLOOR PLAN

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HEMPSTEAD | NEW YORK

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The Town of Hempstead is one of the three towns in Nassau County, New York, United States, occupying the southwestern part of the county, in the western half of Long Island. Twenty-two incorporated villages (one of which is named Hempstead) are completely or partially within the town. The town's combined population was 759,757 at the 2010 census, which is the majority of the population of the county and by far the largest of any town in New York.

If Hempstead were to be incorporated as a city, it would be the second-largest city in New York, behind New York City; it is more than three times the size of Buffalo, which has long been the state's second-largest city. It would be the 18th-largest city in the country, behind Charlotte, North Carolina and ahead of Seattle, Washington. Hempstead is also the most populous municipality in the New York metropolitan area outside New York City. Hofstra University's main campus is located in Hempstead.



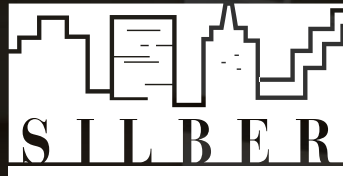
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FOR MORE INFORMATION



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