



REPORT

RESEARCH AND
ANALYSIS

FranklinSquare

LOCATION | REAL ESTATE | RENT ROLL | CAP RATE

W E H A V E M A D E G R E A T A C H I E V E M E N T S

Let's Start





967–983 Hempstead Turnpike

Franklin Square, NY 11010

Prime Income-Producing Retail Investment

- High-traffic location in the heart of Franklin Square
 - Established retail & dining corridor
 - Stable tenants with consistent rental income
 - Strong potential for future rent increases
 - Low-maintenance investment
 - Rear on-site parking
 - Adjacent municipal parking
 - **Excellent visibility & accessibility**
 - **Stable Income + Future Upside**
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Rent Roll

967-983 Hempstead Turnpike

Unit	Rent	Charges
11	\$4,316.33	\$5,744.18
11 B	\$1,291.00	\$1,291.00
967	\$2,691.00	\$2,691.00
969	\$2,349.00	\$2,349.00
971	\$2,459.75	\$2,459.75
973	\$2,300.00	\$2,300.00
977	\$2,319.00	\$2,319.00
979	\$2,350.00	\$2,350.00
981	\$2,300.00	\$2,300.00
983	\$2,588.00	\$2,588.00
Billboard on the Wall	\$350.00	\$350.00
Billboard on the wall #2	\$450.00	\$450.00

Annual Income
\$305,000



Expenses

Nassau County Taxes Only No City or Village Taxes

Total 2026 School Taxes \$39,434.88

Total 2026 General Taxes \$54,102.08

Total 2026 Taxes \$93,536.96

Insurance

\$15,000.00

**Other Misselaneous Expenses
\$2000**

Total expenses

\$110,537



Cap Rate

ANALYSIS

Investment Return

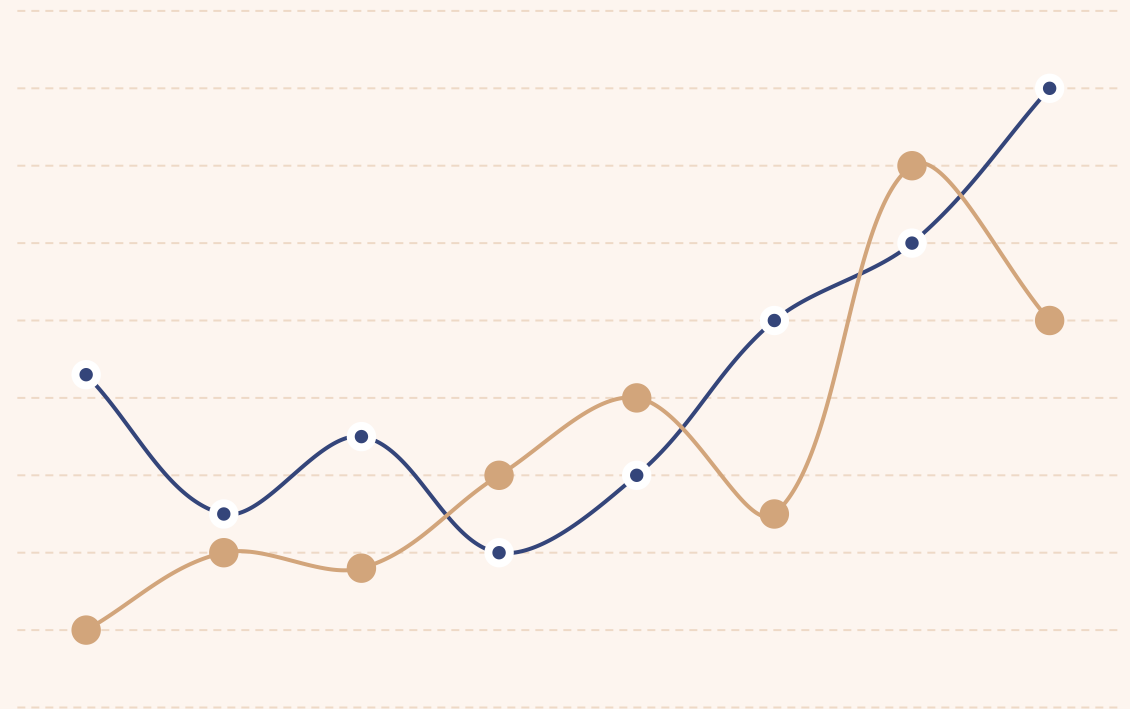
2.75M

COI
\$194,463

Cap Rate 7%

More Potentials

Low Maintenance, Stable Tenants, and
Strong Rent Increase Potential



THANKS

W E H A V E M A D E G R E A T A C H I E V E M E N T S



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