FOR SALE
ASKING PRICE $1,400,000
IN-PLACE CAP RATE 6.6%
PROJECTED CAP RATE +9%
PPSF $161

80 S MAIN STREET

Freeport, NY 11520 | **Long Island**

FULLY OCCUPIED MIXED-USE BUILDING MINUTES FROM FREEPORT-LIRR

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Fully-Occupied Mixed-Use Building
With long-standing tenants

#2

Conveniently Located
In proximity to the Freeport LIRR and several bus lines

#3

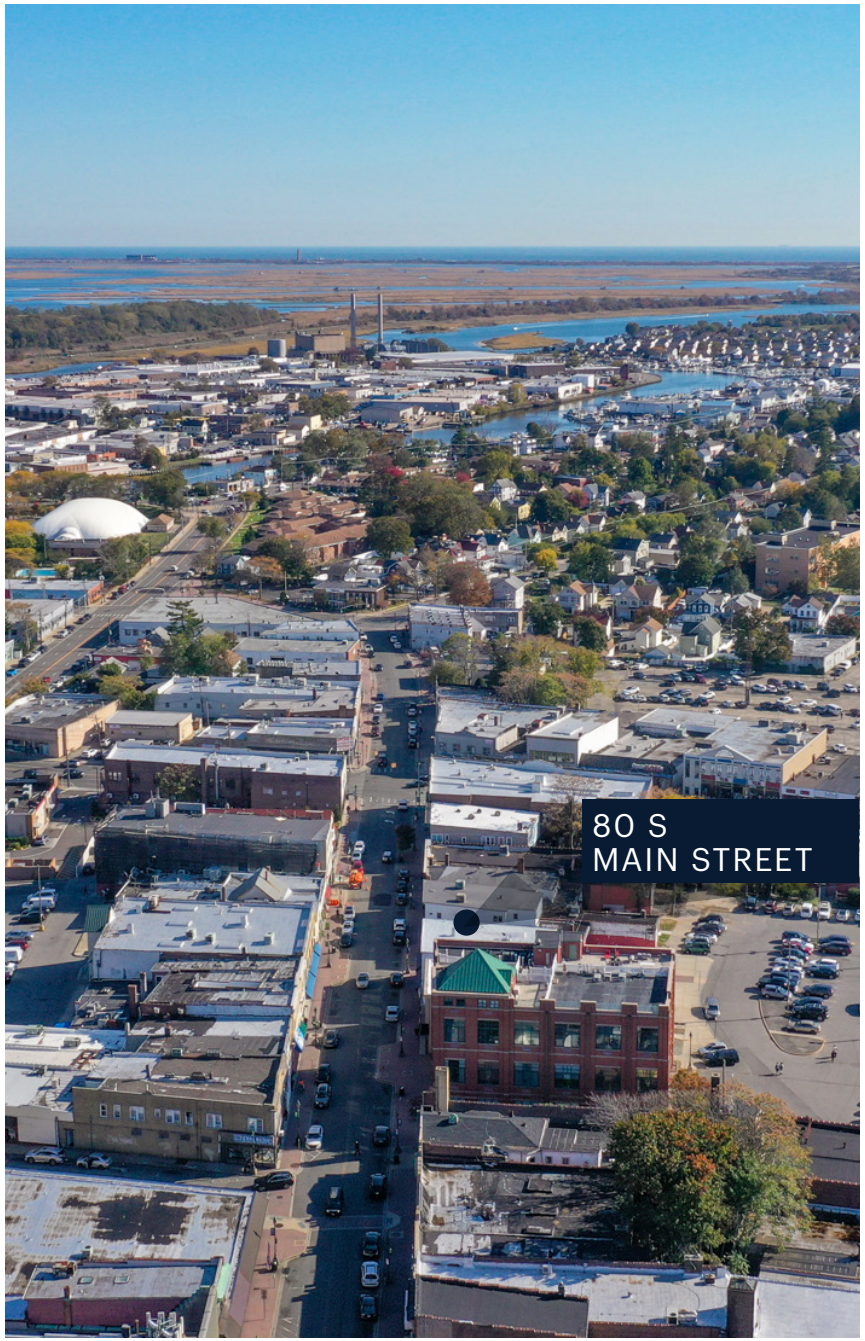
Municipal Parking Lot Located in Rear of Building

#4

S Main Street is a major thoroughfare in Freeport with **heavy foot & vehicle traffic**

#5

Surrounded by National Credit Retailers including Target, Trader Joes, Home Depot, and more



PROPERTY SUMMARY

THE OFFERING

Address	80 S Main St, Freeport NY 11520
Neighborhood	Village of Freeport
County	Nassau
Section	55
Block	481
Lot	67
Gross Lot SF	4,704 SF (approx.)

BUILDING INFORMATION

Building SF	8,670 SF (approx.)
Stories	2 plus full basement
Commercial Units	2
Residential Units	3
Year Built	1913

ZONING INFORMATION

Zoning	Business B (C)

NASSAU COUNTY TAX INFORMATION

General Tax	$4,834
School Tax	$20,979
Village Tax	$10,570
Total Taxes	$36,383

FINANCIAL SNAPSHOT

Asking Price	$1,400,000
Net Operating Income	$92,449
In-Place Cap Rate	6.6%
Price per SF	$161

RENT ROLL

RESIDENTIAL REVENUE

UNIT	TYPE	STATUS	LXP	IN PLACE MONTHLY RENT	PROJECTED MONTHLY RENT
1	2 BEDROOM	FM	Month-Month	$1,850	$2,000
2	2 BEDROOM	FM	Month-Month	$1,600	$1,900
3	1 BEDROOM	FM	Month-Month	$1,300	$1,500
4	2 BEDROOM	FM	Month-Month	$1,700	$1,900
TOTAL			**GROSS MONTHLY RESIDENTIAL REVENUE**	**$6,450**	**$7,300**
			GROSS ANNUAL RESIDENTIAL REVENUE	**$77,400**	**$87,600**

COMMERCIAL REVENUE

ADDRESS	TENANT	SF*	LEASE START	LXP	BASE RENT / SF.	ANNUAL RENT	IN PLACE MONTHLY RENT	PROJECTED MONTHLY RENT
80 A	Variedades	3,289	August 2011	Jul-24	$9	$31,200	$2,600	$4,385
80B	Ragtime Discount	2,024	August 2011	Jul-23	$18	$36,000	$3,000	$3,373
TOTAL		**5,313**		**GROSS MONTHLY COMMERCIAL REVENUE**			**$5,600**	**$7,758**
				GROSS ANNUAL COMMERCIAL REVENUE			**$67,200**	**$93,096**

TOTAL GROSS MONTHLY REVENUE	**$12,050**	**$15,058**
TOTAL GROSS ANNUAL REVENUE	**$144,600**	**$180,696**

** Commercial spaces have full basements used for storage*

INCOME & EXPENSES

COMMERCIAL REVENUE	GSF	$ / SF	ANNUAL INCOME	PROJECTED ANNUAL INCOME
Total Gross Monthly Revenue:	8,670	$16.68	$144,600	$180,696
Less General Vacancy / Credit Loss		$(0.50)	$(4,338)	$(5,421)
Effective Gross Annual Commercial Income		$16.18	$140,262	$175,275

EXPENSES

TYPE	PROJECTION	% OF EGI	$ / SF	ACTUAL	PROJECTED
Property Taxes	2022 Actual	25.94%	$4.20	$36,383	$36,383
Tenant Reimbursement: Property Taxes		-4.19%	-$0.68	$(5,875)	$(5,875)
2022 General Tax Liability		-0.76%	-$0.12	$(1,070)	$(1,070)
Heat	Per Ownership	5.10%	$0.83	$7,156	$7,156
Insurance	Per Ownership	3.12%	$0.50	$4,373	$4,373
Water & Sewer	Per Ownership	0.38%	$0.06	$532	$532
Electricity	Per Ownership	1.01%	$0.16	$1,414	$1,414
Repairs	Per Ownership	3.49%	$0.57	$4,900	$4,900
TOTAL EXPENSES		**34.09%**	**$5.51**	**$47,813**	**$47,813**
NET OPERATING INCOME				**$92,449**	**$127,462**

RETAIL MAP

80 S
MAIN STREET
Freeport
Long Island Rail Road
FREEPORT STATION
Randall Avenue
N Ocean Avenue
N Grove Street
Harding Place
Commercial Street
Best Street
N Bergen Place
Freeport Plz E
RT-27 W
RT-27 E
27
W Sunrise Highway
E Sunrise Highway
Buffalo Avenue
Henry Street
Liberty Avenue
Gold Street
Lee Place
Mill Road
S Ocean Avenue
W Merrick Road
Guy Lombardo Avenue
Church Street
Bedell Street
Raynor Street
South Oyster Bay
21,048 VPD
7,196 VPD
55,467 VPD
7,019 VPD
23,772 VPD
23,849 VPD
6,221 VPD
9,783 VPD
CHASE
DUNKIN'
MAVIS DISCOUNT TIRE
LUMBER LIQUIDATORS
Marshalls
Staples
THE HOME DEPOT
Auto Zone
The UPS Store
Jersey Mike's Subs
T-Mobile
GOODYEAR
FAMILY DOLLAR
WORK 'N GEAR
PAPA JOHN'S
BURGER KING
Rainbow
VIM
IHOP
Sarku Japan
Retro Fitness
citibank
Bank of America
Key Food
Domino's
New York Community Bank
target
BOB'S DISCOUNT FURNITURE
OshKosh Bigosh
Phenix Salon Suites
jenny CRAIG
five BELOW

TAX MAP

Section	55
Block	481
Lot	67

PROPERTY PHOTOS

CONTACT EXCLUSIVE AGENTS

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