

FOR SALE

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SIGNATURE

PREMIER PROPERTIES
COMMERCIAL

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**FOR
SALE**

44 GLEN STREET - MULTIFAMILY IN THE HEART OF GLEN COVE

44 GLEN STREET, GLEN COVE, NY 11542

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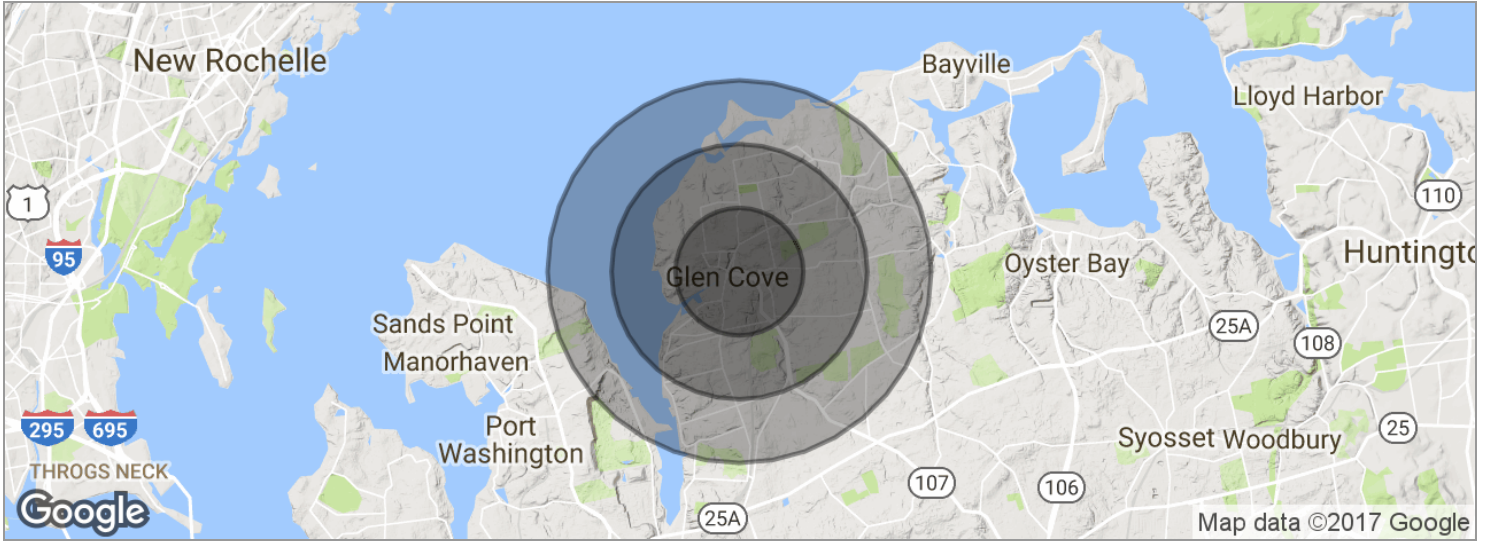
RENT ROLL

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Vacant (Projected)	Vacant	2,880			\$57,600	5.0	\$20.00
	Apt 1	633	MTM		\$15,597	1.1	\$24.64
	Apt 2	633	MTM		\$15,597	1.1	\$24.64
Vacant (Projected)	Studio	348	MTM		\$13,200	0.6	\$37.93
	Apt 4	633	MTM		\$15,597	1.1	\$24.64
	Apt 5	633	MTM		\$15,597	1.1	\$24.64
Totals/Averages		5,760			\$133,188		\$23.12
UNIT TYPE	COUNT	% TOTAL	SIZE (SF)		\$/SF/YR		ANNUAL RENT
	6	100.0	960		\$23.12		\$22,198
Totals/Averages		6	100%	5,760	\$23.12		\$133,188

INCOME & EXPENSES

INCOME SUMMARY	44 GLEN STREET	PER SF
1 st Floor (Vacant Projected)	\$57,600	\$1.00
Apt 1	\$15,600	\$0.27
Apt 2	\$15,600	\$0.27
Apt 3	\$15,600	\$0.27
Apt 4	\$15,600	\$0.27
Studio (Vacant Projected)	\$13,200	\$0.23
Gross Income	\$133,200	\$2.31
EXPENSE SUMMARY	44 GLEN STREET	PER SF
Taxes	\$41,002	\$0.71
Insurance	\$4,000	\$0.07
Oil	\$9,000	\$0.16
CAM (Inc. Water/Electric)	\$2,800	\$0.05
Landscaping/Snow	\$1,000	\$0.02
Maintenance	\$2,000	\$0.03
Gross Expenses	\$59,802	\$1.04
Net Operating Income	\$73,398	\$1.27

DEMOGRAPHICS MAP



POPULATION	1 MILE	2 MILES	3 MILES
Total population	15,481	39,382	56,193
Median age	37.4	40.5	41.5
Median age (male)	35.4	38.2	39.7
Median age (Female)	39.2	42.7	43.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	5,633	14,112	20,039
# of persons per HH	2.7	2.8	2.8
Average HH income	\$82,579	\$104,938	\$119,473
Average house value	\$493,122	\$596,840	\$664,313

* Demographic data derived from 2010 US Census