

# United Victor Realty, LLC

**PROPERTY:** T Gramatan Avenue  
Mount Vernon, NY 10550  
Block: AAA5 Lot: 01

**DESCRIPTION:** 6 Story Office & Retail  
27 Units / 77,000 SF  
Includes 10 Retail Stores - Credit tenants

<u>Income</u>	
Commercial	\$408,113.16
Office	\$979,895.04
Reimbursements	\$131,836.00
<b>Total Annual Revenue:</b>	<b>\$1,519,844.20</b>
<u>Expenses</u>	
Taxes	\$225,906.26
Utility	\$45,500.00
Payroll	\$75,000.00
Insurance	\$17,900.00
Management professional	\$24,000.00
Repair & Maintenance	\$18,653.00
Cleaning	\$17,039.54
Pension Fund	\$16,314.48
F.I.C.A. Expense	\$6,981.50
Sanitation	\$1,600.00
FUTA	\$112.00
SUTA	\$200.00
<b>Total Expenses:</b>	<b>\$449,206.78</b>
<b><u>Net Operating Income:</u></b>	<b>\$1,070,637.42</b>

The information contain herein has either given to us by the owner of the property or obtained from sources that we deem reliable we have no reason to doubt its accuracy but we do not guarantee it. All zoning, building footage and uses must be independently verified, Vacancy factors use only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is depend upon these estimates and assumptions made above ,as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. **THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN**

**T GRAMATAN  
MT. VERNON, NY**

**LEASE SUMMARY**

<b>Retail Tenant</b>	<b>Sq. Ft.</b>	<b>Monthly Rent</b>	<b>Annual Rent</b>	<b>Lease Terms</b>
101 6 Gramatan Ave Rest. INC]	4,300	\$6,607.86	\$79,294.32	02/01/10- 01/31/15
102 McDonalds	2,100	\$3,789.84	\$45,478.08	01/01/07- 12/31/21
103 Fonseca Travel Agency	1,200	\$2,325.44	\$27,905.28	05/01/09- 04/30/10
104 Cecila Lee	1,000			
105 Cecila Lee	800	\$4,120.00	\$49,440.00	04/01/09- 03/31/14
107 JHK Insurance Agency	850	\$1,487.50	\$17,850.00	12/01/00- 11/30/10
108 Laboratory Corp.	850	\$2,185.45	\$26,225.40	12/01/06- 11/30/11
109 All Metro Health Care	3,007	\$5,887.11	\$70,845.32	11/01/06- 10/31/11
110 Sunbeam Health Foods	1,400	\$2,606.23	\$31,274.76	12/01/95- 11/30/10
111 Vacant	2,500	\$5,000.00	\$60,000.00	07/01/10- 06/30/15

**TOTAL RETAIL** **\$34,009.43** **\$408,113.16**

<b>Office Tenant</b>	<b>Sq. Ft.</b>	<b>Monthly Rent</b>	<b>Annual Rent</b>	<b>Lease Terms</b>
201 New York Health Care	1,800	\$3,000.00	\$36,000.00	11/01/09- 10/31/12
202 EEO Compliance	2,000	\$3,500.00	\$42,000.00	01/01/09- 12/31/10
203 VACANT Proj.	2,500	\$4,500.00	\$54,000.00	
204 Westchester School of Beaut	7,500	\$10,699.62	\$128,395.44	02/01/07- 01/31/12
205 Elliot L. Engel	1,216	\$1,824.00	\$21,888.00	01/03/09- 01/02/11
206 Weisman & Calderon	2,275	\$4,544.17	\$54,530.04	04/01/06-0 3/31/12
300 US General Services Adm.	4,501	\$8,626.92	\$103,523.04	10/17/08- 04/16/10
401 Westchester Jewish Com.	2,500	\$4,094.49	\$49,133.88	11/01/06- 10/31/11
402 David Doyaga	500	\$518.00	\$6,216.00	05/01/09- 04/30/14
403 Planned Parenthood	3,300	\$6,018.84	\$72,226.08	07/01/08- 06/30/18
405 Edwards Enterprises	700	\$1,120.00	\$13,440.00	03/01/09- 04/30/10
406 Sullivan's Accounting	900	\$1,600.00	\$19,200.00	10/01/07- 09/30/10
407 Assembly of State of NY	800	\$1,353.14	\$16,237.68	06/01/08- 05/31/10
408 VACANT Proj.	1,000	\$1,400.00	\$16,800.00	
409 VACANT Proj.	1,450	\$2,600.00	\$31,200.00	
500 Holly Hamilton Homes	3,950	\$6,258.74	\$75,104.88	01/01/06- 12/31/10
600 Local 888	17,093	\$20,000.00	\$240,000.00	01/01/96- 12/31/11

**TOTAL OFFICE** **\$81,657.92** **\$979,895.04**

**TOTAL INCOME** **\$115,667.35** **\$1,388,008.20**

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# United Victor Realty, LLC



**Asking Price: \$12,8Mil**

To receive the complete details and Financials on this property, kindly submit Letter of Intent and Proof of Funds to the following:

Mr. Jack Elmann  
United Victor Realty,  
2248 East 12<sup>th</sup> Street  
Brooklyn, NY 11229

REF: Mount Vernon a 6 Story Commercial Office and Retail building

Kindly submit your request via Fax# (718) 375-0843 or via email to: [jack.elmann@gmail.com](mailto:jack.elmann@gmail.com)

The Seller will release full details

Best regards.

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