

ABSOLUTE NNN INVESTMENT SALE

6.84 % AVG. CAP RATE

1493

*Hylan
Boulevard*

STATEN ISLAND
NEW YORK

AWARD WINNING BUILDING

CLICK FOR DRONE



VIDEO

6.84 % AVG. CAP RATE

SPACE/BUILDING DETAILS

ADDRESS:

1493 Hylan Blvd, Staten Island, NY

SPACE TYPE:

Office

RSF (RENTABLE SQSF):

4,631 SF

LISTING TYPE:

Fee Simple

LEASE TYPE:

Absolute NNN

USF (USABLE SQSF):

4,631 SF

ASKING PRICE:

\$3,600,000

AVERAGE CAP:

6.84 %

OPTIONS:

Two-5 Year Options

INCREASES:

2.5% Annually

NOI:

\$220,000.00

MONTHLY RENT:

\$18,333.00

TENANCY:

Single

PARKING:

12 Spaces

ZONING:

07, R3-2, C2-1

LOT SIZE MEASUREMENT:

40' X 99.25'

RENT SCHEDULE

Lease Year	Monthly	Yearly	Rent PSF	Cap Rate
1	\$18,333.00	\$220,000.00	\$47.50	6.11%
2	\$18,791.66	\$225,500.00	\$48.69	6.26%
3	\$19,261.45	\$231,137.50	\$49.91	6.42%
4	\$19,742.99	\$236,915.93	\$51.15	6.58%
5	\$20,236.56	\$242,838.83	\$52.43	6.74%
6	\$20,742.48	\$248,909.80	\$53.74	6.91%
7	\$21,261.04	\$255,132.55	\$55.09	7.09%
8	\$21,792.51	\$261,510.86	\$56.47	7.26%
9	\$22,337.38	\$268,048.63	\$57.88	7.44%
10	\$22,895.82	\$274,749.85	\$59.33	7.63%
Average	\$20,539.52	\$246,474.39	\$53.21	AVG 6.84%

*Starting Rent \$220K w/2.5% Annual Increases

OPTION TERMS

Option 1 Lease Years	Monthly	Yearly	Rent PSF	Cap Rate
11	\$23,468.00	\$281,619.00	\$60.81	7.82%
12	\$24,055.00	\$288,659.00	\$62.33	8.01%
13	\$24,656.00	\$295,876.00	\$63.89	8.21%
14	\$25,273.00	\$303,272.00	\$65.48	8.42%
15	\$25,905.00	\$310,854.00	\$67.12	8.63%
Option 2 Lease Years	Monthly	Yearly	Rent PSF	Cap Rate
16	\$26,552.33	\$318,626.00	\$68.80	8.85%
17	\$27,215.91	\$326,591.00	\$70.52	9.07%
18	\$27,896.33	\$334,756.00	\$72.28	9.29%
19	\$28,593.75	\$343,125.00	\$74.09	9.53%
20	\$29,308.58	\$351,703.00	\$75.94	9.76%

*TWO (2) FIVE (5) YR OPTIONS
2.5% Annual Increases

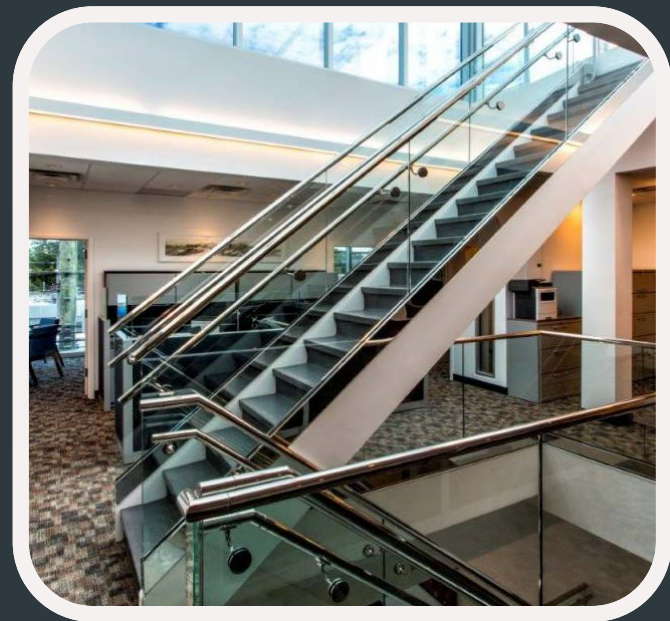
1493

*Hylan
Boulevard*

STATEN ISLAND
NEW YORK



TENANT PROFILE

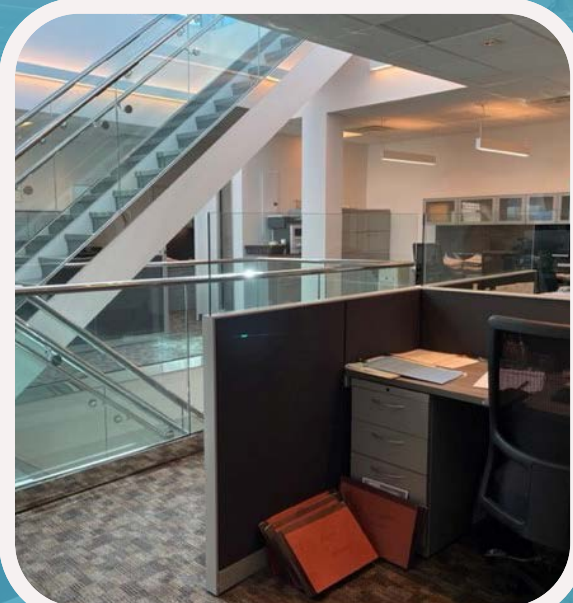


Established in 1985, Angiuli & Gentile has provided legal services to the New York City metropolitan area for over 35 years. The partners Gary Angiuli and Annamarie Gentile have a combined 65 years of experience between themselves. The firm offers Estate Planning and Probate, Elder Law, Family Law, Social Security Disability, Workers' Compensation, Personal Injury, Business Law, and Real Estate Law. The firm services businesses and individuals. The firm is not dependent on one major client or individual instead earning revenue through multiple avenues. Revenue has seen consistent and healthy growth over the past years. The firm spends hundreds of thousands of dollars a year in advertising in the local New York metropolitan area. Both partners are established in the Staten Island community, serving on multiple boards of organizations and charities serving the people of Staten Island. The building was constructed in 2018 by the firm's partners to offer an office setting that matches the service clients received from the law firm. The office building received six awards from the Staten Island Chamber of Commerce, including the Chairman's award. Since occupying the office building, Angiuli & Gentile has seen a steady increase in business.

Financials Available Upon Request



- ▶ Award Winning 2018 Built Class A Office Space
- ▶ High-end Finishes with no detail overlooked
- ▶ Attractive Rent Increases over the term of the lease
- ▶ Absolute NNN Leased Asset
- ▶ Year 1, Cap Rate 6.11%
- ▶ 2.5 Miles from the Verrazano Bridge
- ▶ 4 Miles to the Staten Island Ferry
- ▶ 1.2 Miles from the Staten Island Expressway (278)





1493

*Hylan
Boulevard*

STATEN ISLAND
NEW YORK



**NORTH
VIEW**



38,294

SITE

SOUTH
VIEW



FOR MORE INFORMATION CONTACT:

TYLER BENNETT,CEO

732.837.4153 | TYLER@BENNETTREALTYLLC.COM

bennett
REALTY & DEVELOPMENT

BENNETT REALTY & DEVELOPMENT
LICENSED REAL ESTATE BROKERS
NJ, NY, CT, PA

NEW JERSEY
51 E. MAIN STREET
HOLMDEL, NJ 07733

PH 732.837.4060
FAX 732.963.2433
W BENNETTREALTYLLC.COM

Although all information regarding property for sale, rental or financing is from sources deemed reliable such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal with out notice.