



# 1010 ROUTE 112

PORT JEFFERSON STATION, NY 11776

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**Aric Schachner**

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# Medical Office Building For Sale



<b>SALE PRICE</b>	<b>\$4,500,000</b>
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**OFFERING SUMMARY**

Cap Rate:	7.69% [Proforma]
NOI:	\$346,158.85 [Proforma]
Lot Size:	1.2 Acres
Building Size:	20,000 Rentable SF [15,500 SF Above Grade & 4,500 SF Rentable Below Grade]

**PROPERTY OVERVIEW**

SVN | Realty Three Advisors is pleased to offer for sale 1010 Route 112 in Port Jefferson Station. This 3-story office and medical building has 15,500 SF of occupied above grade office and medical space along with 4,500 SF of below grade rentable space which is partly occupied. The above grade portion of the building is fully occupied, except one newly vacated 3rd floor suite, with most tenants having long term leases. Bathrooms and hallways newly renovated.

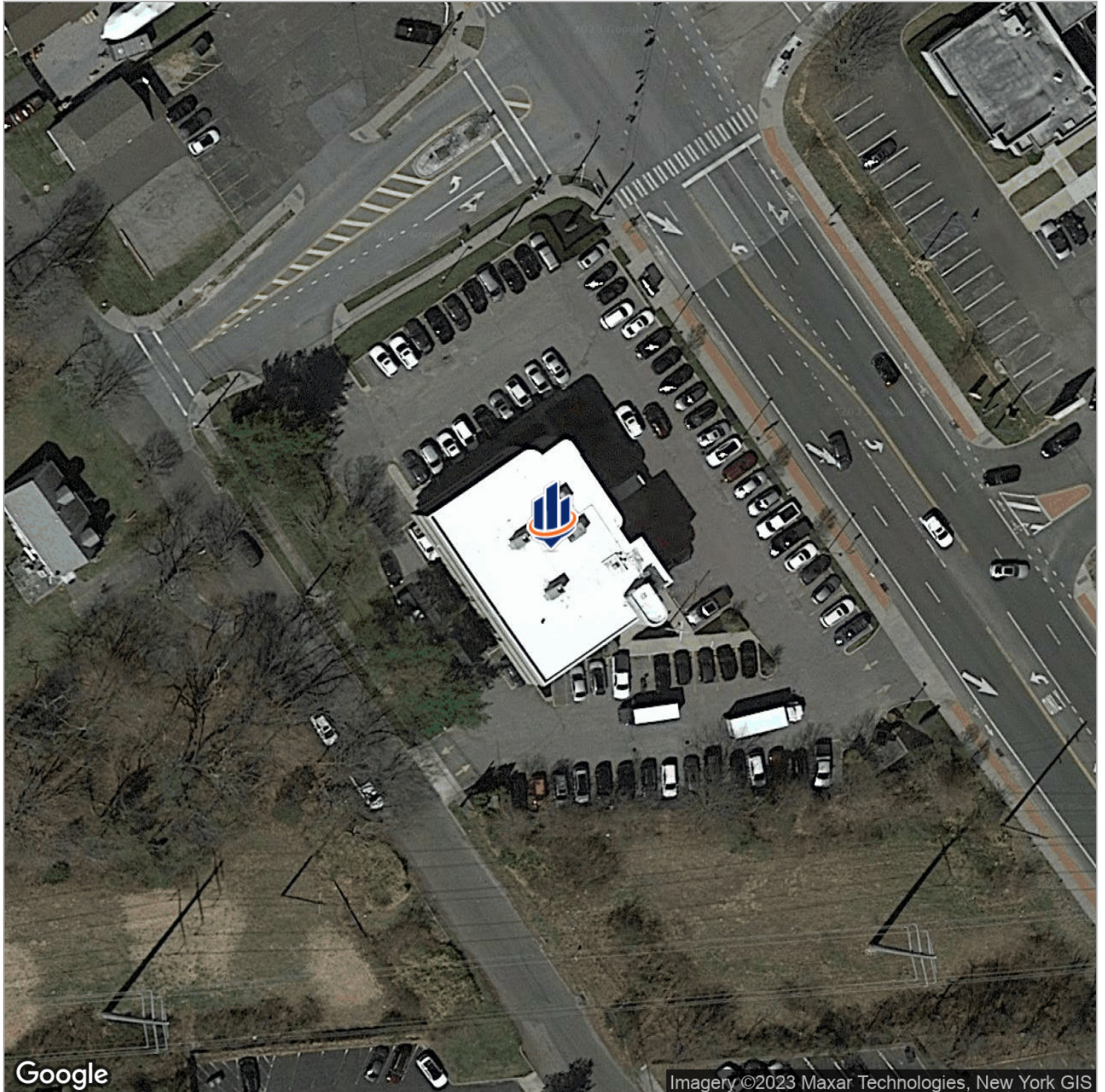
**LOCATION OVERVIEW**

Great location and visibility south of intersection of Route 112 and Route 347 in Port Jefferson Station. Opposite large Grocery Anchored Shopping Center. 4 Way Signalized Access.

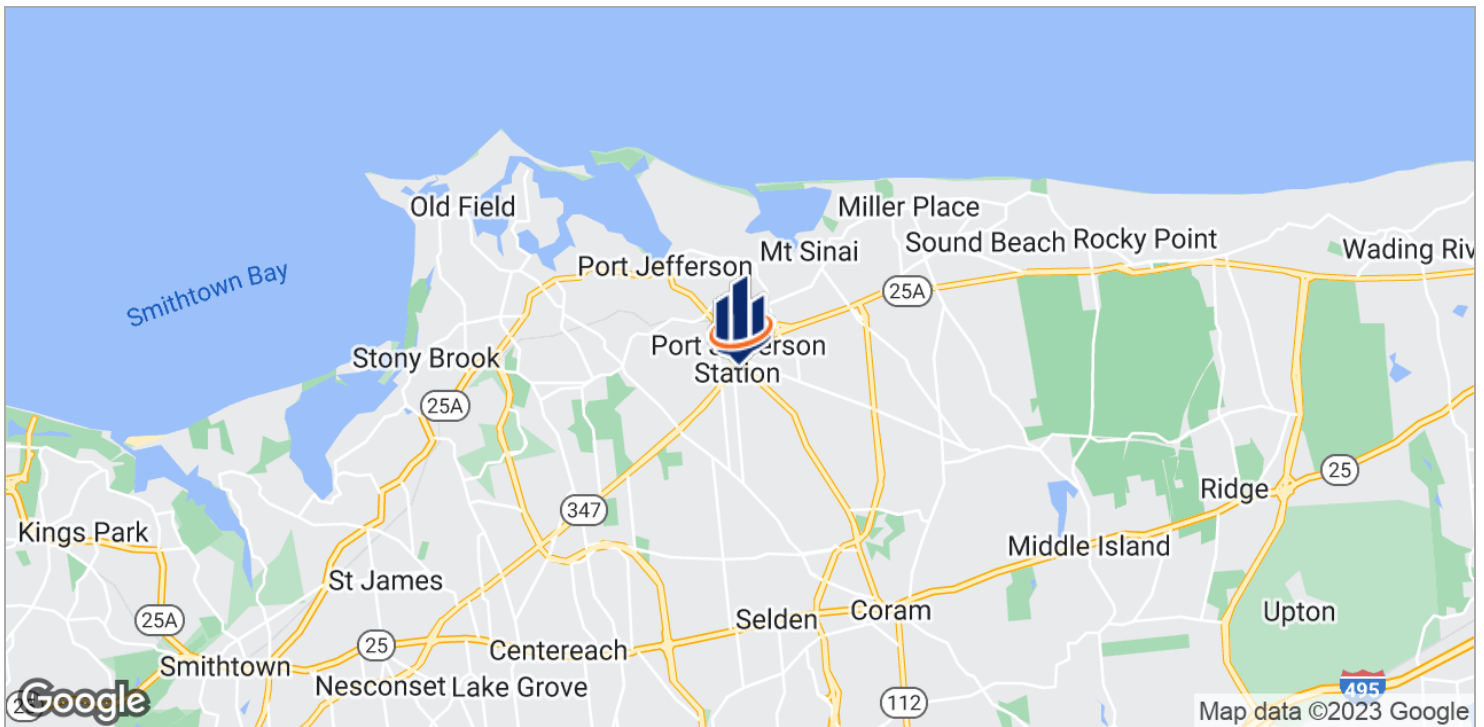
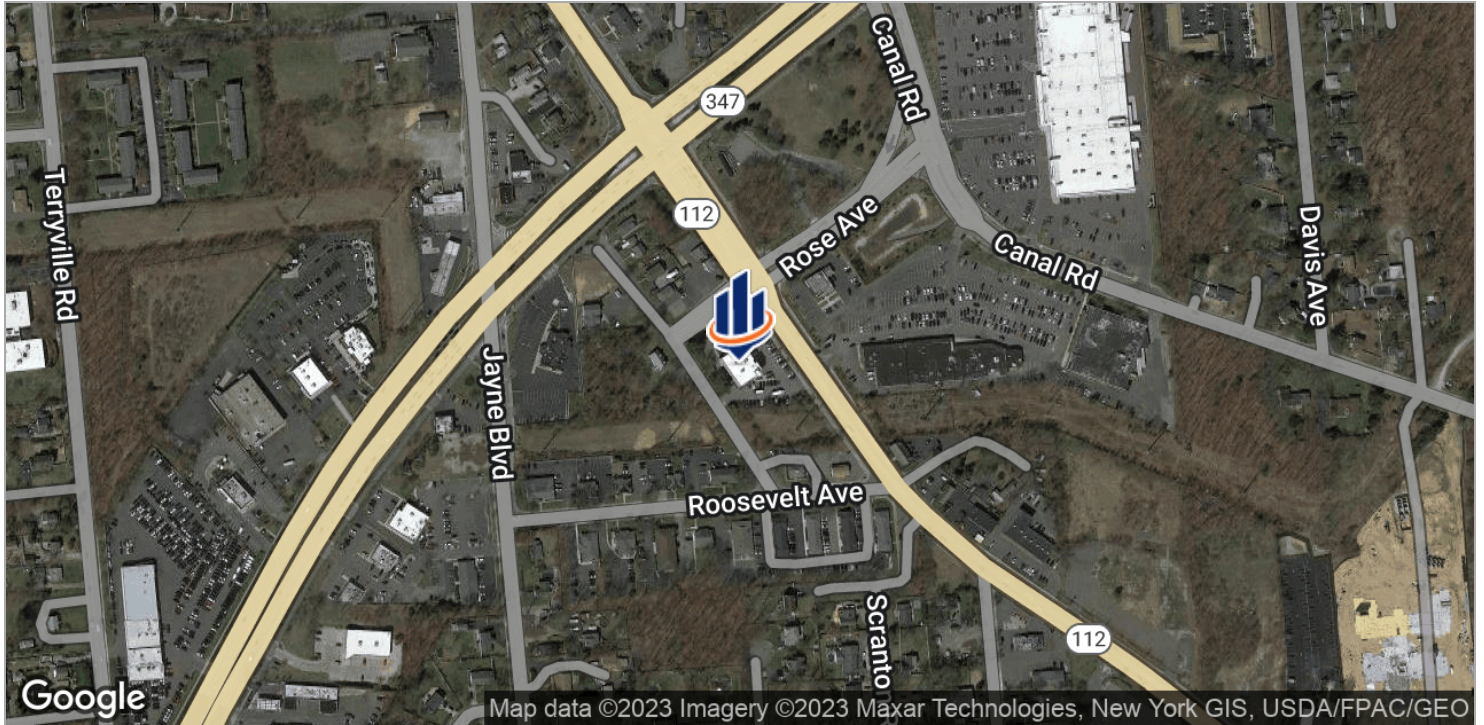
**PROPERTY HIGHLIGHTS**

- Men's and Women's restrooms on each floor as well as private restrooms in some suites.
- Bathrooms and Hallways Newly Renovated.
- Long term tenants in place.

# Aerial Map



# Location Maps



# Area Hospitals



# Proforma Rent Roll & Income Statement

Proforma Rent Roll And Income Statement											
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Suite A	\$ 139,340.58	\$ 143,520.79	\$ 147,826.42	\$ 152,261.21	\$ 156,829.05	\$ 161,533.92	\$ 166,379.94	\$ 171,371.34	\$ 176,512.48	\$ 181,807.85	\$ 187,262.09
Suite B	\$ 37,988.40	\$ 39,523.08	\$ 40,313.52	\$ 41,119.80	\$ 42,353.39	\$ 43,624.00	\$ 44,932.72	\$ 46,280.70	\$ 47,669.12	\$ 49,099.19	\$ 50,572.17
Suite C	\$ 61,823.16	\$ 63,368.64	\$ 64,952.76	\$ 66,901.34	\$ 68,908.38	\$ 70,975.63	\$ 73,104.90	\$ 75,298.05	\$ 77,556.99	\$ 79,883.70	\$ 82,280.21
Suite D	\$ 51,840.00	\$ 53,400.00	\$ 55,008.00	\$ 56,664.00	\$ 58,368.00	\$ 60,120.00	\$ 61,920.00	\$ 63,780.00	\$ 65,688.00	\$ 67,668.00	\$ 69,698.04
Suite E	\$ 30,000.00	\$ 30,900.00	\$ 31,824.00	\$ 32,772.00	\$ 33,756.00	\$ 34,764.00	\$ 35,808.00	\$ 36,876.00	\$ 37,980.00	\$ 39,120.00	\$ 40,293.60
Suite F	\$ 100,800.00	\$ 121,800.00	\$ 125,454.00	\$ 129,217.62	\$ 133,094.15	\$ 137,086.97	\$ 141,199.58	\$ 145,435.57	\$ 149,798.64	\$ 154,292.60	\$ 158,921.37
Basement Storage A	\$ 5,400.00	\$ 6,600.00	\$ 7,200.00	\$ 7,800.00	\$ 8,034.00	\$ 8,275.02	\$ 8,523.27	\$ 8,778.97	\$ 9,042.34	\$ 9,313.61	\$ 9,593.02
Basement Storage B	\$ 5,400.00	\$ 6,000.00	\$ 6,600.00	\$ 7,200.00	\$ 7,800.00	\$ 8,400.00	\$ 9,000.00	\$ 9,600.00	\$ 10,200.00	\$ 10,800.00	\$ 11,124.00
Basement Suite A	\$ 40,000.00	\$ 41,200.00	\$ 42,436.00	\$ 43,709.08	\$ 45,020.35	\$ 46,370.96	\$ 47,762.09	\$ 49,194.95	\$ 50,670.80	\$ 52,190.93	\$ 53,756.66
<b>RENTAL INCOME</b>	<b>\$ 472,592.14</b>	<b>\$ 506,312.51</b>	<b>\$ 521,614.70</b>	<b>\$ 537,645.05</b>	<b>\$ 554,163.33</b>	<b>\$ 571,150.50</b>	<b>\$ 588,630.50</b>	<b>\$ 606,615.58</b>	<b>\$ 625,118.37</b>	<b>\$ 644,175.88</b>	<b>\$ 663,501.15</b>
OTHER INCOME	\$ 46,554.51	\$ 47,951.15	\$ 49,389.68	\$ 50,871.37	\$ 52,397.51	\$ 53,969.44	\$ 55,588.52	\$ 57,256.18	\$ 58,973.86	\$ 60,743.08	\$ 62,565.37
<b>TOTAL REVENUE</b>	<b>\$ 519,146.65</b>	<b>\$ 554,263.65</b>	<b>\$ 571,004.38</b>	<b>\$ 588,516.43</b>	<b>\$ 606,560.84</b>	<b>\$ 625,119.94</b>	<b>\$ 644,219.02</b>	<b>\$ 663,871.75</b>	<b>\$ 684,092.23</b>	<b>\$ 704,918.96</b>	<b>\$ 726,066.52</b>
<b>TOTAL EXPENSES</b>	<b>\$ 203,355.05</b>	<b>\$ 208,104.81</b>	<b>\$ 212,970.04</b>	<b>\$ 217,953.67</b>	<b>\$ 223,058.70</b>	<b>\$ 228,288.21</b>	<b>\$ 233,645.36</b>	<b>\$ 239,133.40</b>	<b>\$ 244,755.65</b>	<b>\$ 250,515.53</b>	<b>\$ 256,416.55</b>
<b>NET OPERATING INCOME</b>	<b>\$ 315,791.60</b>	<b>\$ 346,158.85</b>	<b>\$ 358,034.34</b>	<b>\$ 370,562.75</b>	<b>\$ 383,502.14</b>	<b>\$ 396,831.73</b>	<b>\$ 410,573.66</b>	<b>\$ 424,738.35</b>	<b>\$ 439,336.58</b>	<b>\$ 454,403.43</b>	<b>\$ 469,649.96</b>
Asking Price		\$ 4,500,000.00									
Cap Rate		7.69%									



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# Sale Comps Summary



**207 Hallock Rd**  
Stony Brook, NY  
11790

\$7,300,000

24,624 SF

\$296.46

02/14/2018



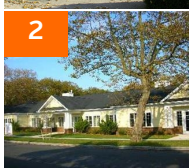
**400 Potter Blvd**  
Brightwaters, NY  
11718

\$4,600,000

13,000 SF

\$353.85

11/22/2017



**33 Research Way**  
East Setauket, NY  
11733

\$11,300,000

20,000 SF

\$565.00

07/25/2018



**792 Harrison Ave**  
Riverhead, NY  
11901

\$8,250,000

20,000 SF

\$412.50

On Market



**325 Park Ave**  
Huntington, NY  
11743

\$6,000,000

20,000 SF

\$300.00

On Market



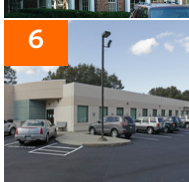
**235 Belle Mead Rd**  
East Setauket, NY  
11733

\$4,750,000

19,650 SF

\$241.73

On Market



**SUBJECT PROPERTY**

**PRICE**

**BLDG SF**

**PRICE/SF**

1010 Route 112  
Port Jefferson Station, NY 11776

\$4,500,000

20,000 SF

\$225.00

**SALE COMPS**

**PRICE**

**BLDG SF**

**PRICE/SF**

**CLOSE**

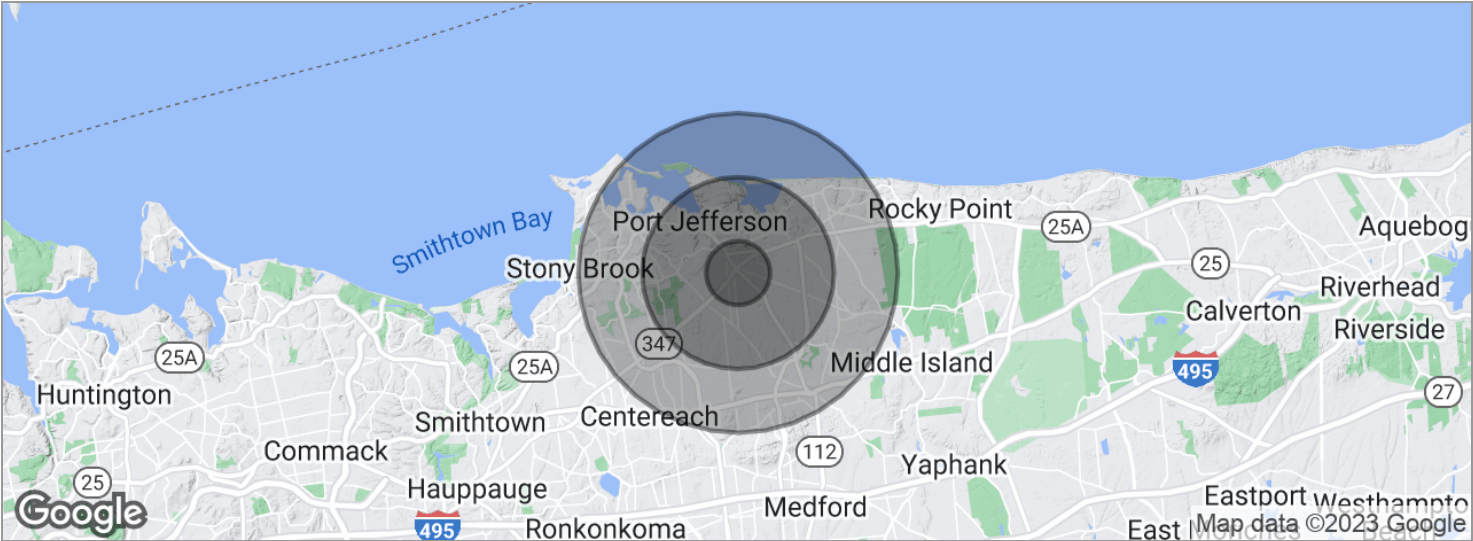
**Totals/Averages**

**\$7,033,333**

**19,546 SF**

**\$359.83**

# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,530	75,163	176,442
Median age	37.7	38.6	38.2
Median age [Male]	38.6	38.0	37.4
Median age [Female]	36.7	39.4	39.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,134	25,491	58,822
# of persons per HH	3.0	2.9	3.0
Average HH income	\$97,132	\$105,507	\$107,707
Average house value	\$410,351	\$439,758	\$438,584

\* Demographic data derived from 2020 ACS - US Census

# Advisor Bio & Contact 1

## ARIC SCHACHNER

Managing Director, NYS Lic. Real Estate Associate Broker

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## PROFESSIONAL BACKGROUND

Aric Schachner is Managing Director of SVN | Realty Three Advisors and a NYS Licensed Real Estate Associate Broker.

Born in Milwaukee, Wisconsin, Aric was raised in Belle Terre, New York and went to Earl L. Vandermeulen High School in Port Jefferson, NY. After high school, he attended NYU and graduated with a B.S. in Finance and Marketing from the Stern School of Business at New York University.

Aric Schachner was a founding member of SVN's first franchise on Long Island, SVN | Realty Three Advisors in 2010. Starting as the firm's Administrative Director, Aric gained responsibility over time demonstrating excellent communication and leadership. He deftly leveraged his education in finance to create complex financial models for property valuation, while his marketing background enhanced his ability to craft a company wide marketing plan while implementing and executing property specific marketing including design and construction of property proposals, websites, and other marketing collateral. Along the way, Aric earned his NY State Real Estate Salesperson's License. Once licensed, Aric took to the transactional side of real estate quickly, closing millions of dollars of lease and sale transactions in just a couple of years, being awarded the title of "Rising Star in Commercial Real Estate" by Long Island Business News in 2015. In October of 2015 Aric earned his broker's license becoming a NYS Licensed Real Estate Associate Broker. On January 1st, 2018 Aric was promoted to Managing Director of SVN | Realty Three Advisors.

Aric Schachner works hard to build lasting relationships with property owners and tenants alike. He has closed lease and sale deals on Long Island and Upstate New York, facilitating transactions with clients such as: Chick-Fil-A, CVS, The First National Bank of Long Island, Blue Point Brewery, real estate investors, family investment portfolios, local businesses, physicians, and professionals.

## EDUCATION

Stern School of Business, New York University, B.S. in Finance and Marketing  
Continuing Education at NYU Schack Institute of Real Estate in Real Estate Analysis and Valuation

# Advisor Bio & Contact 2

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