

FOR SALE

**5 UNIT MULTIFAMILY/MIXED USE
INCOME PRODUCING**



**30 ORINOCO DRIVE
BRIGHT WATERS MANOR/BAY SHORE**

MARISSA COSENTINO

631-466-2693

SCOUT
REALTY GROUP

PROPERTY SPECS

LAND SIZE

.53/Acre

ROOF

**Roof was replaced less than 10 years ago
(40 year Architectural Roof)**

TAXES

+/- 23,078.51

LOCATION

North Side of Orinoco Drive and South of Sunrise Highway

HEAT/COOLING

Natural Gas

SANITARY

Sewers



MARISSA COSENTINO

631-466-2693

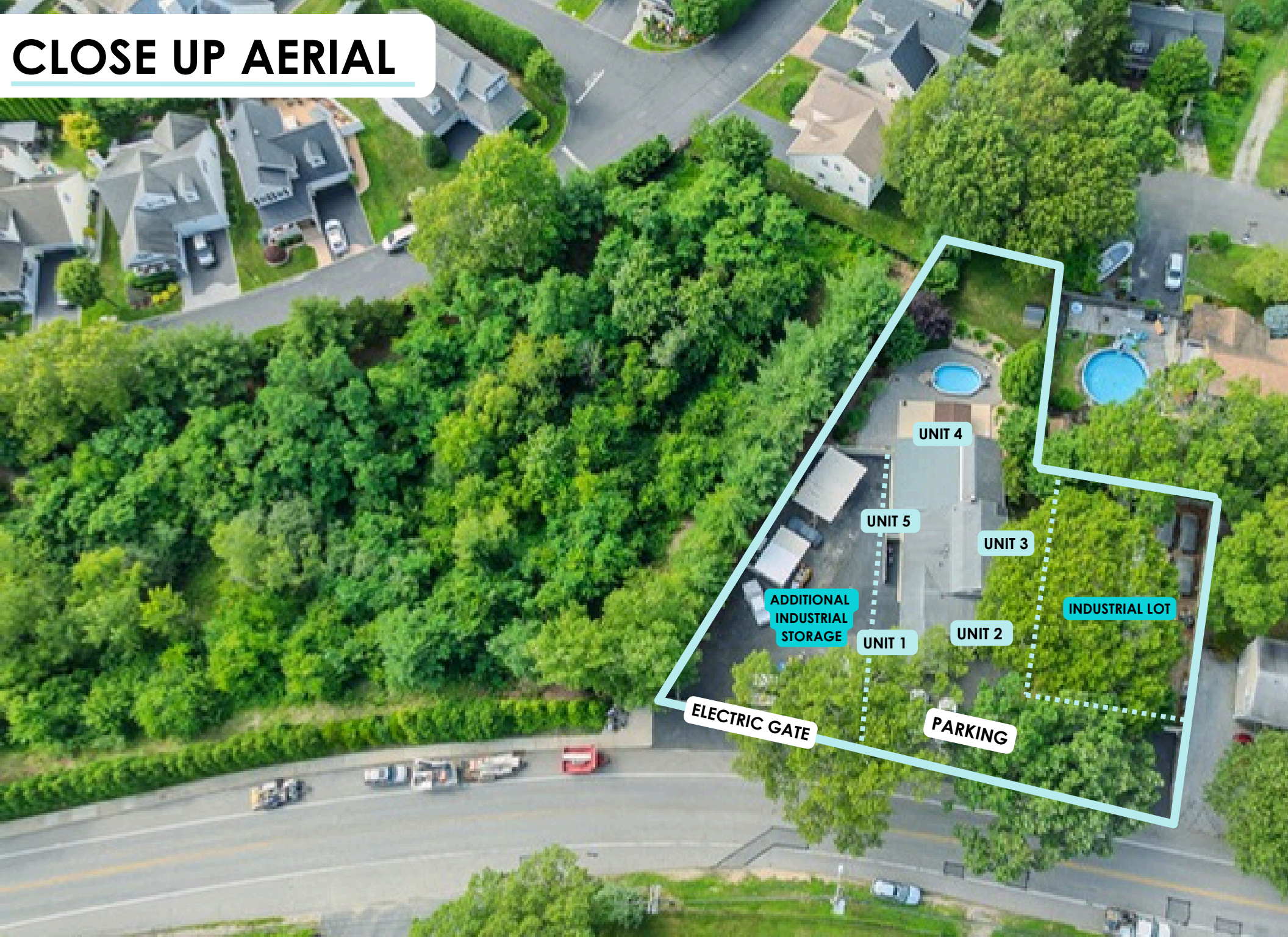
SCOUT
REALTY GROUP

RENT ROLL

Category	Description	Monthly	Annual
Income	Unit 1 – One Bedroom	\$1,600	\$19,200
	Unit 2 – Two Bedroom	\$2,250	\$19,200
	Unit 3 – One Bedroom	\$1,600	\$19,200
	Unit 4 – 1BR w/ Backyard & Pool (Est.)	\$3,500	\$42,000
	Unit 5 – One Bedroom	\$1,600	\$27,000
	Total Gross Income		\$126,600
Operating Expenses	Property Taxes (incl. sewer)		\$23,078.51
	Insurance		\$4,300.00
	Water Bill (Approx.)		\$1,000.00
	Natural Gas (Approx.)		\$4,000.00
	Total Expenses		\$32,378.51
NOI	Net Operating Income		\$94,221.49

Scout Realty Group LLC. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Scout Realty Group LLC and the Scout Realty Group LLC logo are service marks of Scout Realty Group LLC. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CLOSE UP AERIAL



MARKET AERIAL

An aerial photograph of a suburban neighborhood. The area is densely packed with green trees and residential houses. A callout bubble with a pointer indicates a specific property. To the right of the callout, there is a large, white, lattice-structured water tower. Further right, a multi-lane road runs vertically through the frame. The background shows a distant horizon with more trees and some industrial structures.

30 Orinoco Drive
Bright Waters Manor

MARISSA COSENTINO

631-466-2693

SCOUT
REALTY GROUP

UNIT 1



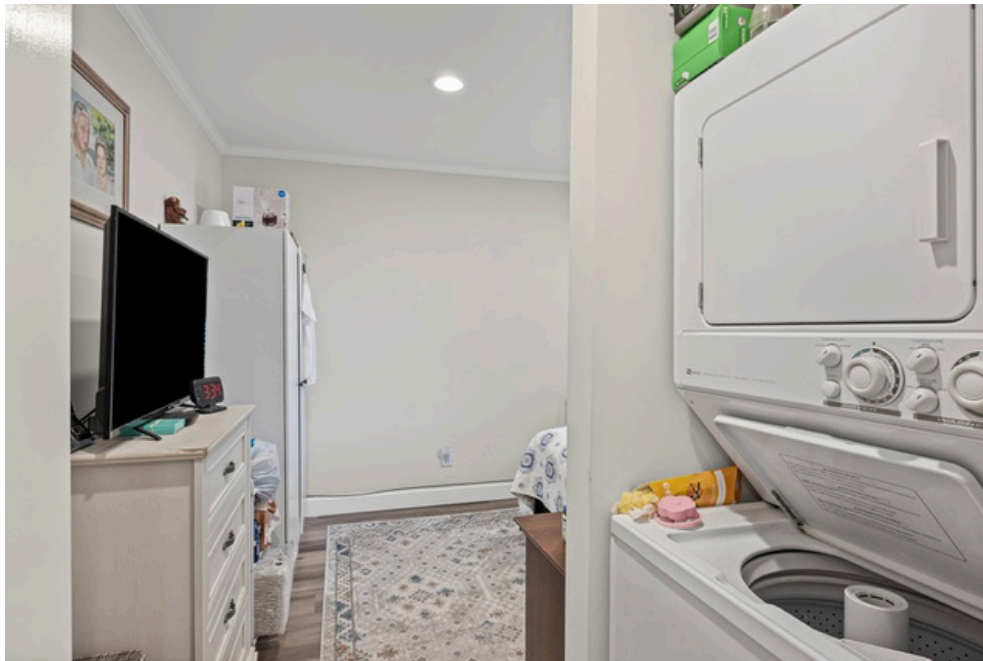
\$1,600/MONTH



1



1



MARISSA COSENTINO

631-466-2693

SCOUT
REALTY GROUP

UNIT 2



\$2,250/MONTH



2



1.5



MARISSA COSENTINO

631-466-2693

SCOUT
REALTY GROUP

UNIT 3



\$1,600/MONTH



1



1



MARISSA COSENTINO

631-466-2693

SCOUT
REALTY GROUP

UNIT 4



OWNER OCCUPIED
ASSUMING \$3,500/MONTH



1



1



MARISSA COSENTINO

631-466-2693

SCOUT
REALTY GROUP

UNIT 5



\$1,600/MONTH



1



1



MARISSA COSENTINO

631-466-2693

SCOUT
REALTY GROUP

PHOTOS



MARISSA COSENTINO

631-466-2693

SCOUT
REALTY GROUP

PHOTOS



MARISSA COSENTINO

631-466-2693

SCOUT
REALTY GROUP

PHOTOS



MARISSA COSENTINO

631-466-2693

SCOUT
REALTY GROUP

ADDITIONAL OUTDOOR STORAGE AREA (EAST SIDE)



MARISSA COSENTINO

631-466-2693

SCOUT
REALTY GROUP

SCOUT
REALTY GROUP





Marissa Cosentino

Real Estate Broker

SCOUT REALTY GROUP

MARISSACOSENTINO@OUTLOOK.COM

631.466.2693

Scout Realty Group LLC. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Scout Realty Group LLC and the Scout Realty Group LLC logo are service marks of Scout Realty Group LLC. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

MARISSA COSENTINO

631-466-2693

SCOUT
REALTY GROUP