



378 Jericho Turnpike | Syosset, NY 11791

\$12,100,000 | 4.75% CAP



📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
☎ (516) 864.8000
🌐 www.SilberProperties.com

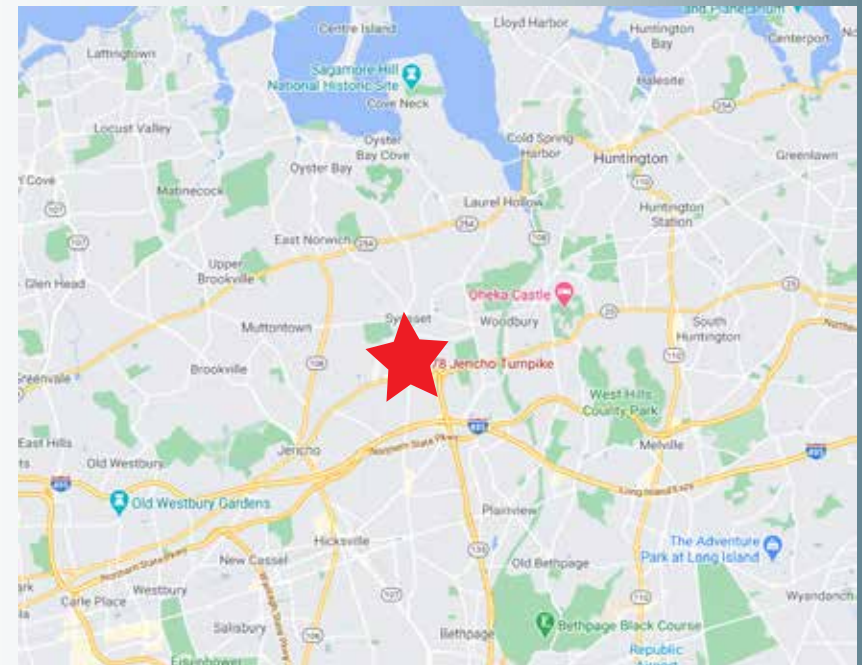
Actual Photo

FINANCIAL INFORMATION

Lease Expiration	November 30, 2030
Annual Rent	\$574,750
Rental Increases	10% on 12/1/2025
Renewal Options	Three (3) @ Ten (10) Years Each
Building Size	4,467 SF
Lot Size	.65 Acre
Lease Type	Net-Net
Landlord Responsibilities	Structure Only
Lease Commencement	November 2010
Guarantor	Bank of America (Corporate)
Deposits	\$241m
Price	\$12,100,000 4.75% Cap

INVESTMENT HIGHLIGHTS

- High visibility - Prime location
- Build 2010
- Strong Deposits
- Double drive-thru
- 48 car parking
- 10% increases every 5 years and 15% increases between each option





PROPERTY AERIAL

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JERICHO TPKE - 34,817 VPD



Information Shown Is Reported To Be From Reliable Sources. No Representation Is Made To The Accuracy Thereof And Is Submitted Subject To Change In Price, Condition, Terms, Time Sale Or Withdrawal Without Notice

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POPULATION:	1 MILE	3 MILE	5 MILE
2010 POPULATION	12,661	79,938	193,096
2020 POPULATION	13,279	81,866	194,927
2024 POPULATION PROJECTION	13,400	82,260	195,230
ANNUAL GROWTH 2010-2019	0.50%	0.20%	0.10%
ANNUAL GROWTH 2020-2024	0.20%	0.10%	0%
2020 POPULATION BY RACE:			
WHITE	8,638	59,075	144,153
BLACK	205	1,719	11,794
AMERICAN INDIAN/ALASKAN NATIVE	16	181	803
ASIAN	4,208	19,500	34,465
HAWAIIAN & PACIFIC ISLANDER	7	31	105
TWO OR MORE RACES	205	1,361	3,606
HISPANIC ORIGIN	616	5,377	25,073
U.S. ARMED FORCES:			
HOUSEHOLDS:			
2010 HOUSEHOLDS	4,265	26,668	62,830
2020 HOUSEHOLDS	4,503	27,354	63,573
2024 HOUSEHOLD PROJECTION	4,550	27,491	63,687
ANNUAL GROWTH 2010-2019	0.50%	0.20%	0.10%
ANNUAL GROWTH 2020-2024	0.20%	0.10%	0%
OWNER OCCUPIED	3,871	24,214	54,529
RENTER OCCUPIED	633	3,140	9,044
AVG HOUSEHOLD INCOME	\$180,570	\$178,269	\$161,801
MEDIAN HOUSEHOLD INCOME	\$162,662	\$156,838	\$137,334

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Bank of America

The Bank of America Corporation (abbreviated as BofA) is an American multinational investment bank and financial services company based in Charlotte, North Carolina with central hubs in New York City, London, Hong Kong, and Toronto. Bank of America was formed through NationsBank's acquisition of BankAmerica in 1998. It is the second largest banking institution in the United States, after JP Morgan Chase. As a part of the Big Four, it services approximately 10.73% of all American bank deposits, in direct competition with Citigroup, Wells Fargo, and JPMorgan Chase. Its primary financial services revolve around commercial banking, wealth management, and investment banking. Founded as the Bank of Italy by Amadeo Pietro Giannini in 1904, it provided Italian immigrants who faced service discrimination various banking options. Originally headquartered in San Francisco, California, Giannini renamed his bank Banca d'America e d'Italia (Bank of America and Italy) in 1922, and expanded further into California. The passage of landmark federal banking legislation facilitated rapid growth in the 1950s, quickly establishing a prominent market share. After suffering a significant loss after the 1998 Russian bond default, BankAmerica, as it was then known, was acquired by the Charlotte-based NationsBank for US\$62 billion. Following what was then the largest bank acquisition in history, the Bank of America Corporation was founded. Through a series of mergers and acquisitions, it built upon its commercial banking business by establishing Merrill Lynch for wealth management and Bank of America Merrill Lynch for investment banking in 2008 and 2009, respectively. Since both divisions carry the "Merrill Lynch" signage, the former is often referred to as "Merrill Lynch Wealth Management" to differentiate itself from the latter. Both Bank of America Merrill Lynch and Merrill Lynch Wealth Management retain large market shares in their respective offerings. The investment bank is considered within the "Bulge Bracket" as the third largest investment bank in the world, as of 2018. Its wealth management side manages US\$1.081 trillion in assets under management (AUM) as the second largest wealth manager in the world, after UBS. In commercial banking, Bank of America operates—but does not necessarily maintain retail branches—in all 50 states of the United States, the District of Columbia and more than 40 other countries. Its commercial banking footprint encapsulates 46 million consumer and small business relationships at 4,600 banking centers and 15,900 automated teller machines (ATMs).

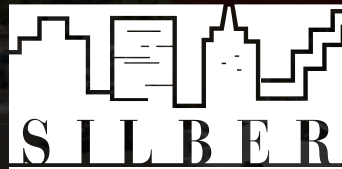


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FOR MORE INFORMATION



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