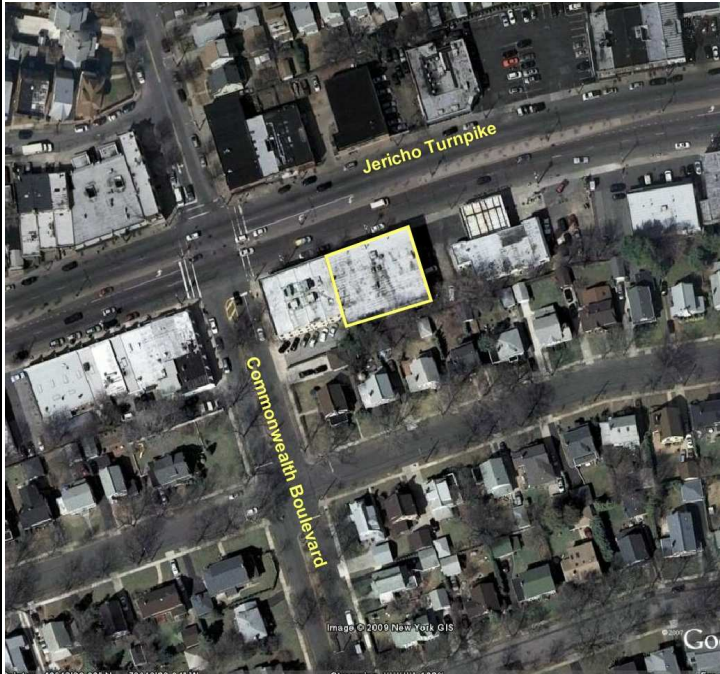


AVAILABLE FOR SALE

249-12 Jericho Turnpike, Bellerose, New York 11426

AERIAL VIEW



PHOTO



CONTACT:

RALPH WILKINS
516.498.1010 ext. 209
rw@comretail.com

525 Northern Boulevard, Suite 310
Great Neck, NY 11021
Tel: 516.498.1010
Fax: 516.498.1088
www.comretail.com

BUILDING SPECIFICATIONS

- BLDG APPROX. 16,000 SQ. FT. (2 FLOORS) OF OFFICE SPACE
- ASKING PRICE \$1,995,000
- PROFESSIONAL BUILDING
- 50% VACANT

DEMOGRAPHICS

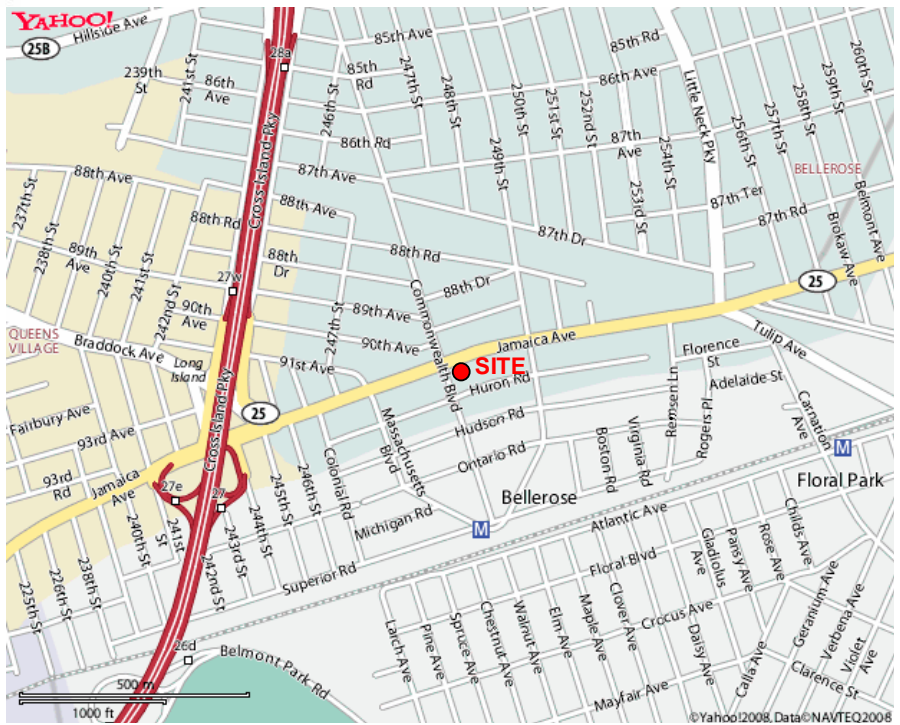
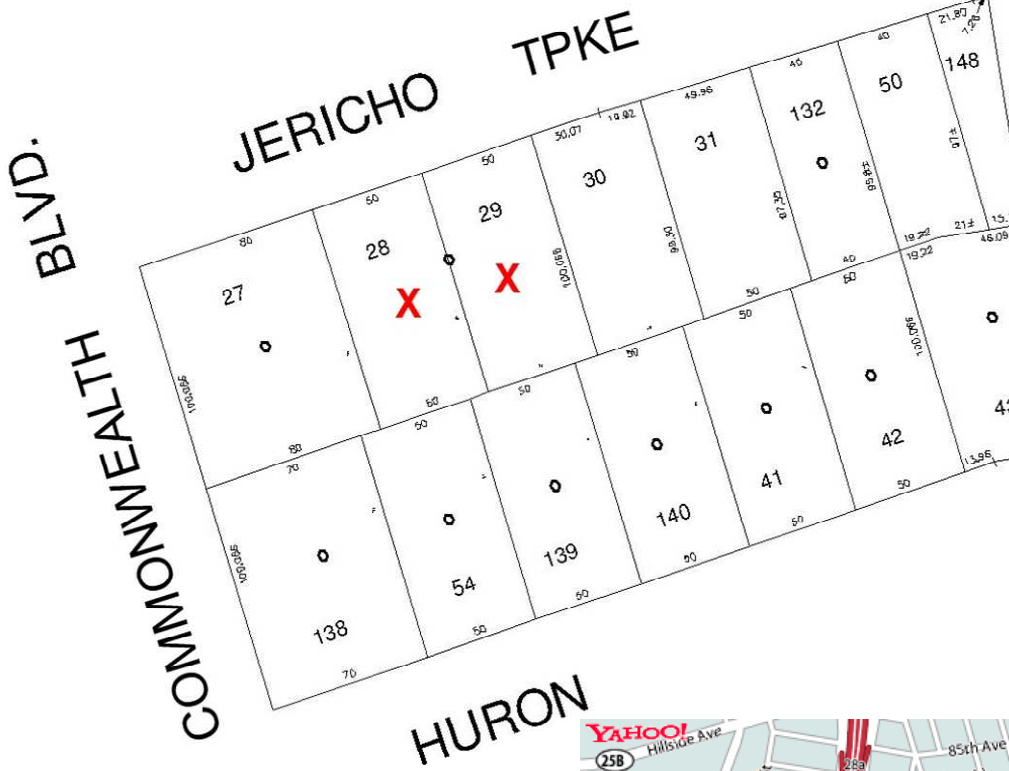
<u>Radius</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	39,421	354,000	927,858
# of Households	13,209	117,626	315,761
Avg. HH Income	\$82,027	\$80,972	\$82,045



February 18, 2009

Subject to errors, omissions, changes or withdrawal without any prior notice

TAX MAP/AREA MAP



AGENT:
RALPH WILKINS
516.498.1010 ext. 209
rw@comretail.com

Income and Expenses

INCOME

Rents (50%+ Vacancy)
\$1,475
715
1,103
500
2,506
450
1,075

Primarily Medical

Total \$12,325 monthly
\$147,888 yearly

Proforma \$ 300,000 yearly income

EXPENSES

Tax = \$80,000
Water= 1,200
Insurance= 8,500
Fuel= 13,000
Electric= 18,000
Maintenance= 6,000
TOTAL= \$126,700

Proforma rent= \$300,000
Expenses= 126,700
Noi= \$173,300
Potential Cap Rate= 8.6%



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