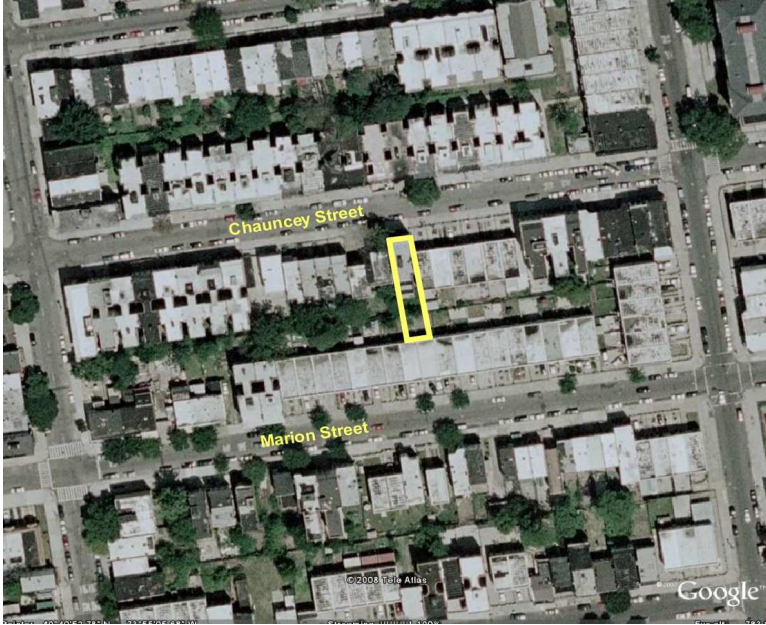


AVAILABLE FOR SALE

354 Chauncey Street, Brooklyn, New York 11233

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. 7,280 SQ. FT. (4 STORIES)
- ASKING PRICE \$1,450,000
- TAXES APPROX. \$15,000
- SOLD WITH ASSUMABLE MORTGAGE (1%)
- MORTGAGE BALANCE \$1,271,196.81
- INTEREST RATE 6.5%

DEMOGRAPHICS

<u>Radius</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 miles</u>
Population	155,447	1,183,038	2,683,983
# of Households	53,694	405,144	970,875
Avg. HH Income	\$35,922	\$43,674	\$53,959



May 19, 2008

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

RENT ROLL

MONTHLY RENT	\$14,407.15
ANNUAL RENT	\$172,885.80

EXPENSES:

TAX	\$15,347.98
WATER	\$12,000.00
FUEL	\$13,000.00
COMMON ELECTRIC	\$1,200.00
INSURANCE	<u>\$6,621.29</u>
TOTAL EXPENSES	\$48,169.27

NOI	\$124,716.53
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CAP RATE OF .086%



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