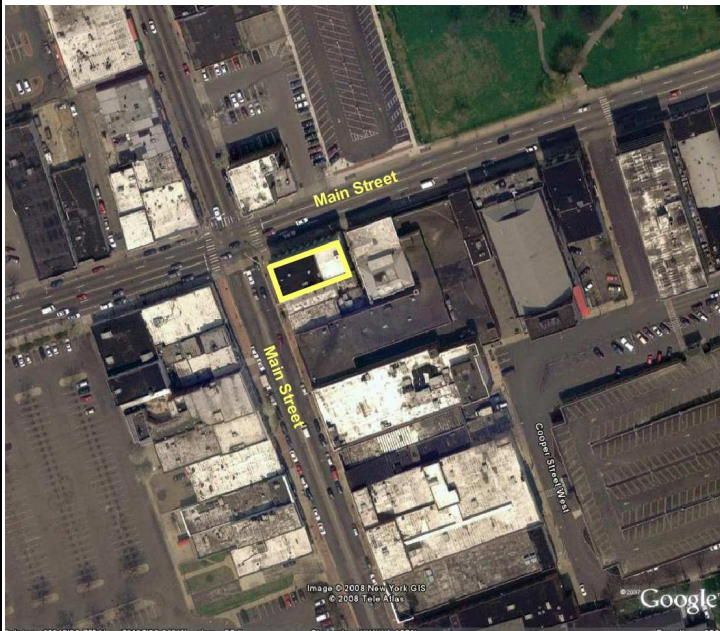


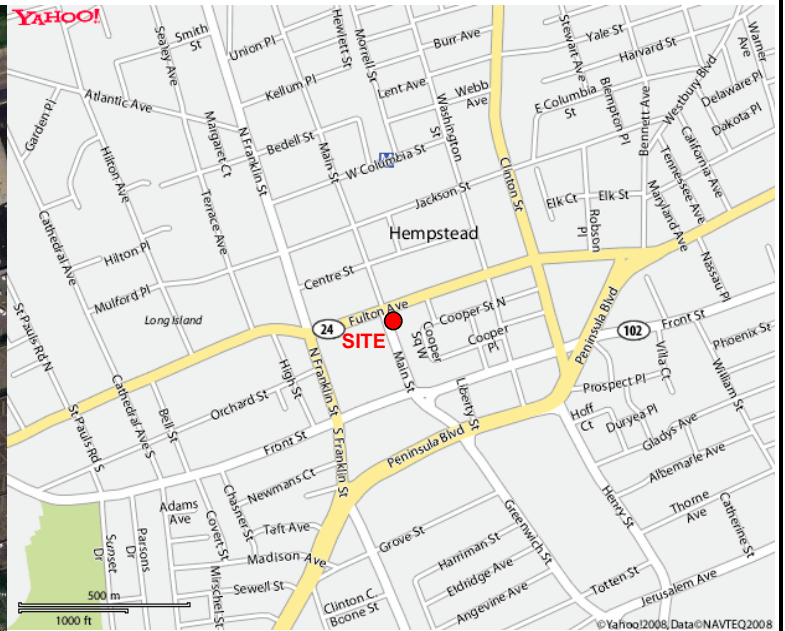
AVAILABLE FOR SALE

54 Main Street, Hempstead, New York 11550

AERIAL VIEW



AREA MAP



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. 10,000 SQ. FT.
(5,000 SQ. FT. PER FLOOR, 2ND & 3RD FLOORS)
- (TOTAL BLDG SIZE 17,720 SQ. FT.)
- ASKING PRICE \$1,300,000
- ASKING RENT \$15 PSF
- CURRENTLY A MEDICAL OFFICE BUILDING
- MAIN FLOOR / BASEMENT
 - MEDICAL PROVIDER \$4445 (TO 2011 THEN 10YR OPTION + 5 % ANNUALLY)
 - CARDIOLOGIST \$1,050 (EXPIRES IN 2011 , +5 % ANNUALLY)
 - PHARMACY \$2,200 (NOV 09 RENT INCREASE TO \$2500, LEASE EXP IN 2014)
- 2ND FLOOR (MOSTLY VACANT AND CAN BE DELIVERED TOTALLY VACANT)
 - REAL ESTATE MGMT CO. = \$1,550
 - SMALL OFFICE = \$800
- 3RD FLOOR (CURRENTLY VACANT AND CAN BE DELIVERED COMPLETELY VACANT)
- TOTAL MONTHLY CURRENT INCOME = \$ 10,045
- TOTAL YEARLY INCOME = \$ 120,540
- EXPENSES 2008
 - TAX= \$50,500
 - ELECTRIC= \$19,000
 - GAS= \$10,000
 - MAINTENANCE= \$1,000
 - INSURANCE= \$8,500
 - WATER SEWER= \$1,200
 - TOTAL= \$90,200



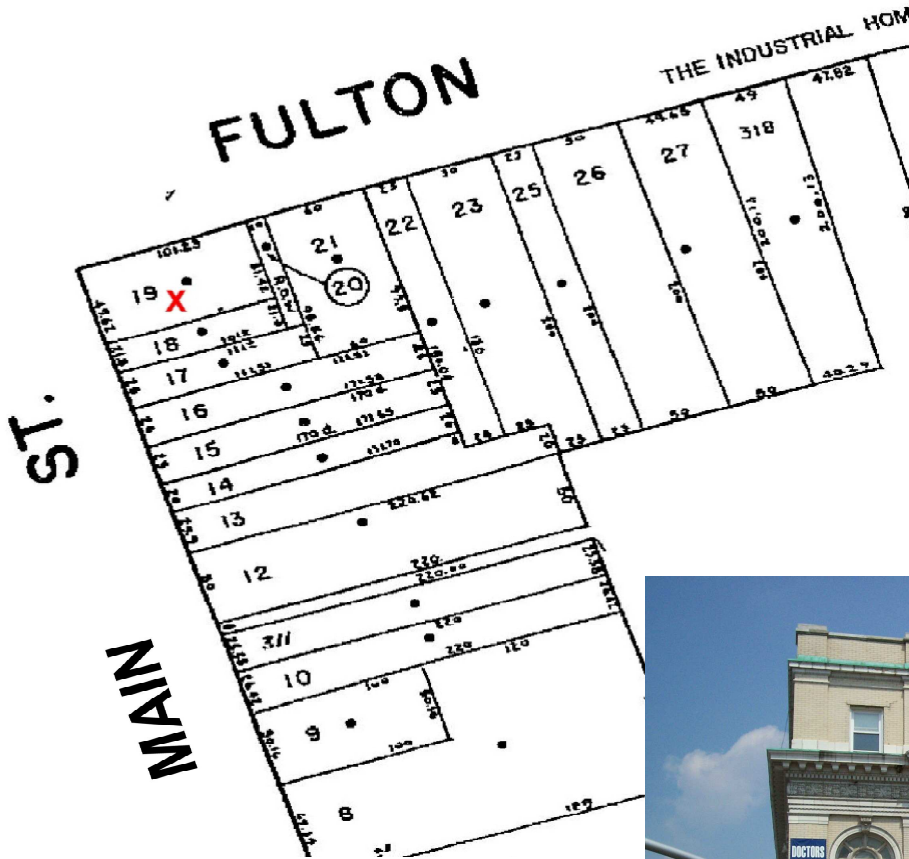
July 21, 2008

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

DEMOGRAPHICS

<u>Radius</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 miles</u>
Population	43,720	207,044	596,003
# of Households	12,793	63,580	192,577
Avg. HH Income	\$67,758	\$96,264	\$93,270

TAX MAP/PHOTO



CRA

Commercial
Retail Associates

July 21, 2008

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