

# Marketing Book 2013



**NAMDAR**  
REALTY GROUP



# Table of Contents

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## SHOPPING CENTERS

Huntington Plaza Shopping Center, Huntington, IN .....	4
Alameda Shopping Center, Tulsa, OK .....	5
Centereach Plaza, Centereach, NY .....	6
Grandland Shopping Center, Detroit, MI.....	7
Great Neck Promenade, Great Neck, NY .....	8
Lenox Square Shopping Center, Richmond, MI.....	9
Cable Shores Shopping Center, Canton, OH .....	10
Peppertree Commons (Leasehold Interest), Commack, NY.....	11

## RETAIL & NET DEALS

Sleepy's Mattress - NNN, Commack, NY .....	13
Ashley's Furniture - NNN, Bayport, NY.....	14
Rite Aid Portfolio (4 Stores) - Absolute NNN Zero Cash Flow, Baltimore & Cambridge, MD .....	15
Retail Taxpayer - STNL, W. Hempstead, NY.....	16
Denny's Restaurant - STNL, Levittown, NY .....	17
One Story Retail/Office Building, Amityville, NY.....	18
53K SF Vacant Retail, Patchogue, NY .....	19
Jennifer Convertibles, Coram, NY .....	20

## OFFICE BUILDINGS

2-Story Office Building, Medford, NY.....	22
6-Story Office Building with Retail, Lynbrook, NY .....	23
Ford Motor Portfolio - Absolute NNN, Dearborn, MI .....	24
5-Story Office Building with Antenna Tenants, Deer Park, NY .....	25
DaVita Anchored Medical Office Building, Freeport, NY.....	26
GSA Anchored Office Building, Bronx, NY.....	27
Manhasset Medical/Office Building, Manhasset, NY .....	28
4-Story Office Building with Retail, The Hub, Bronx, NY .....	29
Holiday Office Park - 10 Office Buildings, Lansing, MI .....	30

## NOTES

The Indigo - Commercial/Retail Condo Note, New York, NY .....	32
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RECENT ACQUISITIONS .....	33-34
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CONTACT INFORMATION/ACQUISITION CRITERIA.....	35
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# SHOPPING CENTERS

# Huntington Plaza Shopping Center

2000 N. Jefferson Street

Huntington, IN 46750

## SUMMARY

Price:	\$9,300,000
GLA:	189,420 SF
Lot Size:	16.69 AC
Price/SF:	\$49.09
Occupancy:	90%
NOI (Actual):	\$856,546
NOI (Projected):	\$1,032,317
Cap Rate (Actual):	9.2%
Year Built:	1970's

## ACTUAL OPERATING INCOME

Base Rent:	\$1,006,576
Reimbursements:	\$196,882
Total Gross Income	\$1,203,458
Total Expenses:	\$346,912
NOI:	\$856,546
Loan Balance:	\$5,973,825
Interest Rate:	6.48%
Annual Debt Service:	\$472,308

## LEASING INFORMATION

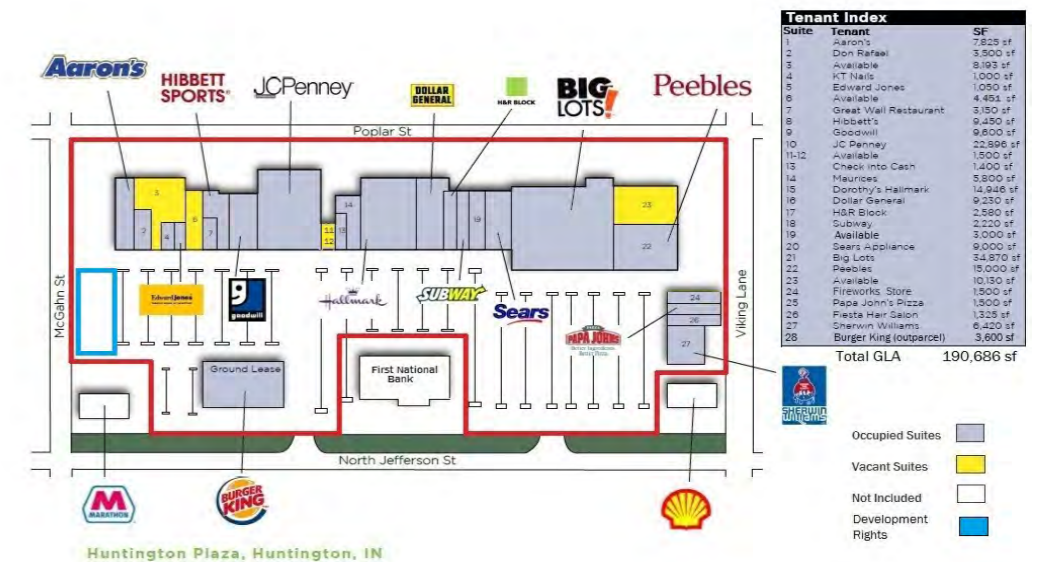
Space 1:	10,130 SF	\$4 NNN
Space 2:	8,193 SF	\$10 NNN
Space 3:	3,000 SF	\$10 NNN
Space 4:	1,500 SF	\$10 NNN

## DEMOGRAPHICS

	1-mi.	3-mi.	5-mi.
2011 Total Population	7,432	20,250	23,226
2011 Median Household Income	\$34,640	\$34,819	\$37,813
2011 Per Capita Income	\$18,509	\$19,784	\$20,968
2011 Average Household Income	\$50,853	\$52,070	\$55,316

## HIGHLIGHTS

- National Credit Anchor Tenants - Big Lots (Lease Exp. 2015) and JC Penny (Lease Exp. 2014)
- Regional and National Credit Tenants Occupy 80% of the GLA
- Value-Add Opportunity: Leasing Upside
- Strong Junior Anchor Tenants: Sears, Dollar General, Peebles, Goodwill, and Hallmark
- Recent Renovations: New Façade (2004)



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# Alameda Shopping Center

2100 S. Sheridan Road

Tulsa, OK 74129

## SUMMARY

Price:	Make Offer
GLA:	190,512 SF
Lot Size:	16.76 AC
Price/SF:	n/a
Occupancy:	66%
NOI (Actual):	\$704,656
NOI (Projected):	\$1,156,145
Cap Rate (Actual):	n/a
Cap Rate (Projected):	n/a
Year Built:	1965-1989

## LEASING INFORMATION

13 spaces available

Min. Divisible:	841 SF	Negotiable
Max. Contiguous:	25,515 SF	Negotiable

## HIGHLIGHTS

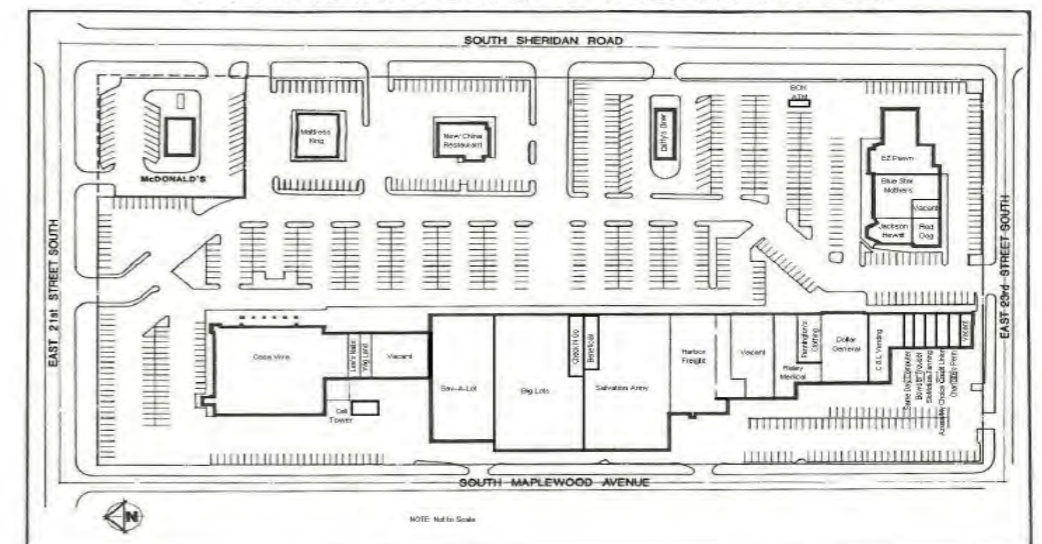
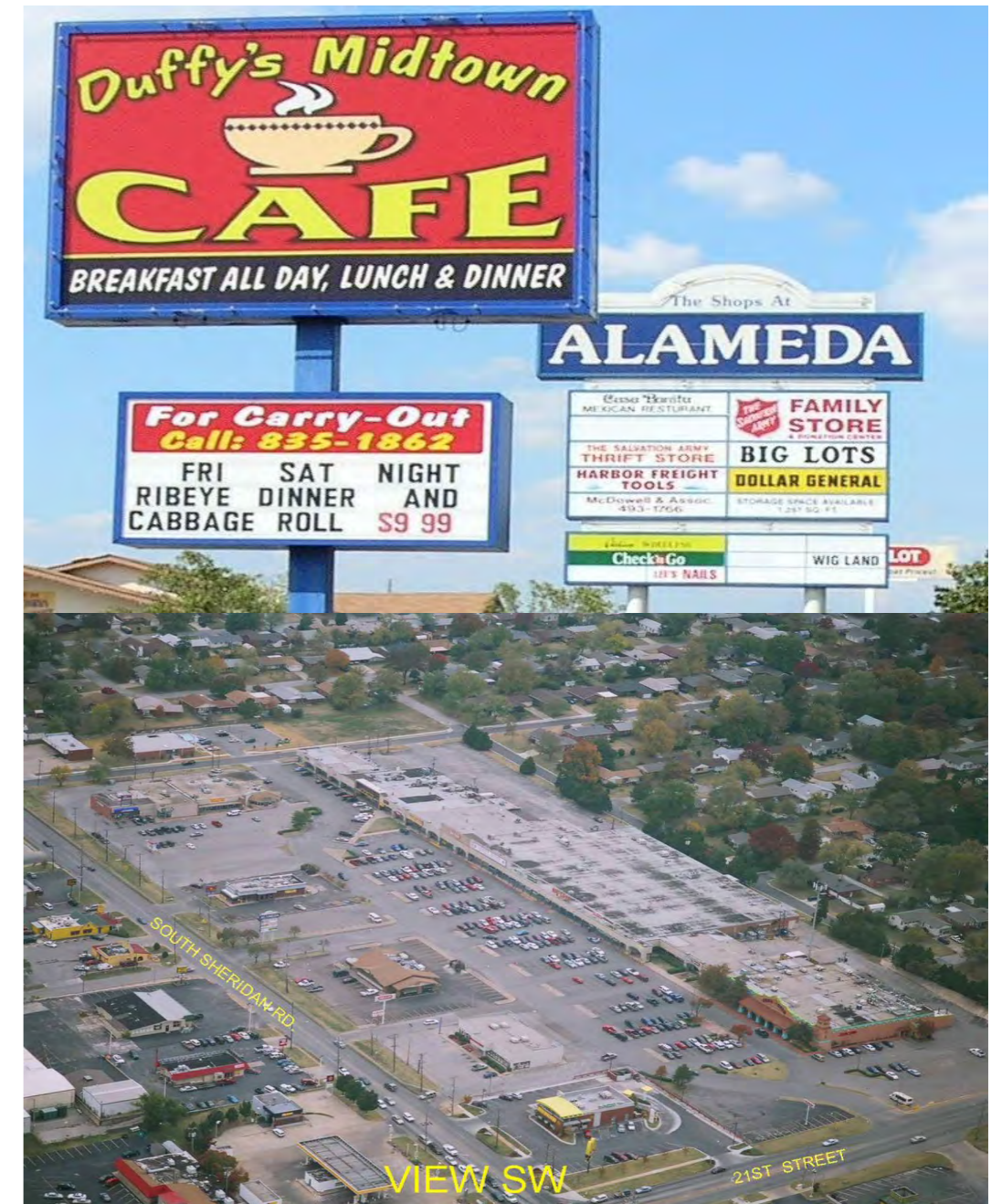
- National Credit Anchor Tenants - Big Lots, Save-A-Lot, and T-Mobile
- Huge Value-Add Opportunity: Leasing Upside (54K SF of vacancy)
- Recent Renovations made in 2009
- Established trade area with great visibility
- Less than 2 miles from nearby highways

## ACTUAL OPERATING INCOME

Base Rent:	\$747,984
Reimbursements:	\$121,176
Total Gross Income	\$869,160
Total Expenses:	\$290,000
NOI:	\$579,160

## DEMOGRAPHICS

	1-mi.	3-mi.	5-mi.
2011 Total Population	10,506	99,457	230,348
2011 Median Household Income	\$37,507	\$35,827	\$36,989
2011 Per Capita Income	\$21,748	\$22,123	\$24,875
2011 Average Household Income	\$48,501	\$52,349	\$59,159



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# Centereach Plaza

1929 Middle Country Road  
Centereach, NY 11720

## SUMMARY

Price:	Make Offer
GLA:	47,602 SF
Lot Size:	3.66 AC
Price/SF:	n/a
Occupancy:	83%
NOI (Actual):	\$666,500
NOI (Projected):	\$855,500
Cap Rate:	n/a
Year Built:	1958

## LEASING INFORMATION

Space 1:	8,000 SF	\$20 NNN
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## HIGHLIGHTS

- 11,000 SF recently leased to Dollar Tree (Anchor)
- Strong National Credit Tenants: Sleepy's Mattress, OTB, and Sherwin Williams
- Huge Value-Add Opportunity: Leasing Upside
- Most tenants have either (1) or (2) 5 year options periods to renew
- Corner of major intersection: Middle Country Rd and Eastwood Blvd
- 210 Parking Spaces
- Neighboring Properties include Bank of Smithtown, Mavis Tires, Auto Zone, Modell's, Mandee, and Gold Gymnastics

## ACTUAL OPERATING INCOME

Base Rent:	\$775,356
Reimbursements:	\$155,160
Total Gross Income	\$930,516
Total Expenses:	\$264,000
NOI:	\$666,516

## DEMOGRAPHICS

	1-mi.	3-mi.	5-mi.
2011 Total Population	10,255	107,222	259,858
2011 Median Household Income	\$93,255	\$90,707	\$90,601
2011 Per Capita Income	\$30,273	\$33,861	\$34,479
2011 Average Household Income	\$98,087	\$104,117	\$105,901



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# Grandland Shopping Center

18600-18618 Fenkell Street

Detroit, MI 48223

## SUMMARY

Price:	\$5,560,000
GLA:	51,320 SF
Lot Size:	3.6 AC
Price/SF:	\$108.33
Occupancy:	100%

## ACTUAL OPERATING INCOME

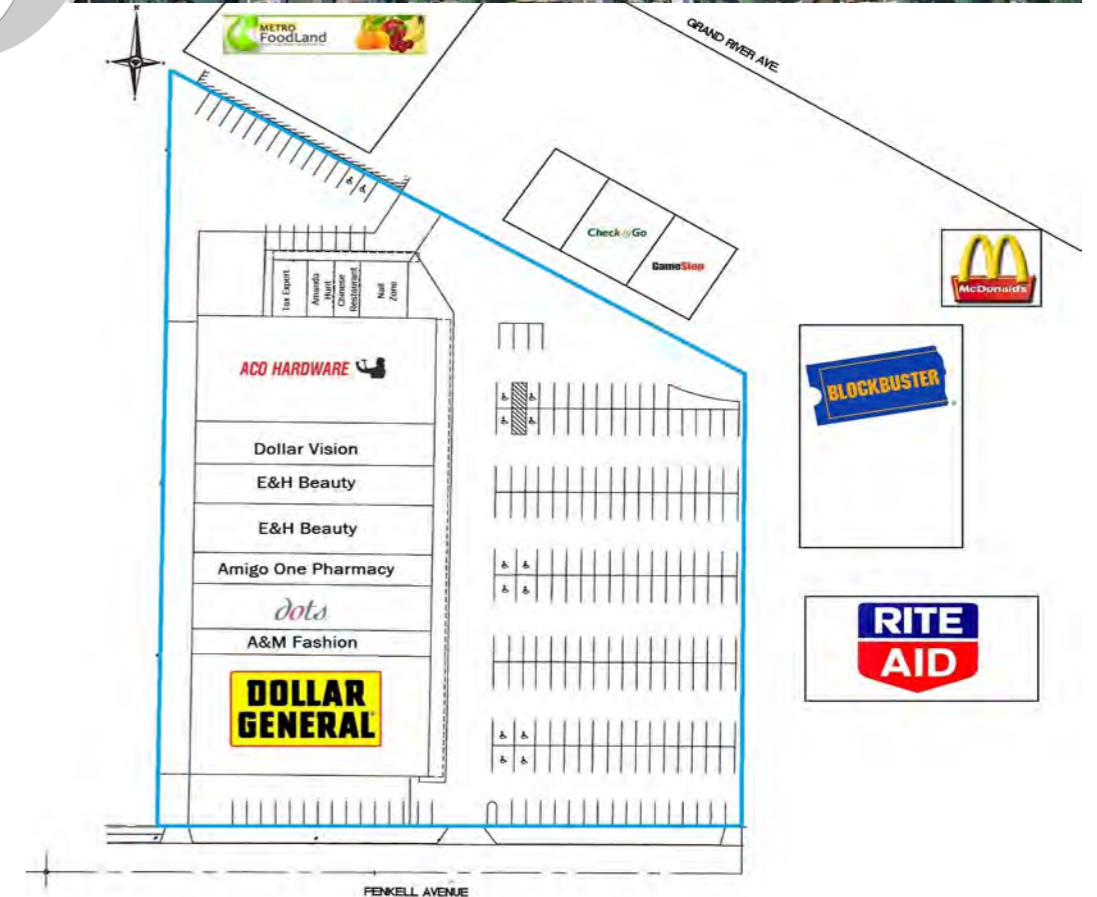
Total Gross Income	\$699,530
Total Expenses:	\$115,651
NOI:	583,879

## DEMOGRAPHICS

	1-n	2-n	5-n
2011 Total Population	20,004	10,010	402,4
2011 Median Household Income	\$64,473	\$33,698	\$36,445
2011 Per Capita Income	\$29,526	\$19,896	\$19,816
2011 Average Household Income	\$78,789	\$52,361	\$51,848

## HIGHLIGHTS

- Anchor Tenants - Dollar General (Lease Exp. 2020) and ACO Hardware (Lease Exp. 2013)
- Shadow Anchors - Metro FoodLand (Supermarket), Rite Aid, Blockbuster
- Value-Add Opportunity: Leasing Upside
- Property provides retailers the opportunity to draw customers from two of the best neighborhoods within Detroit, Grandmont and Rosedale Park.



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# Great Neck Promenade

200 Middle Neck Rd  
Great Neck, NY 11021

## SUMMARY

Price:	\$14,000,000
GLA:	37,355 SF
Lot Size:	1.5 AC
Price/SF:	\$375
Occupancy:	100%
*Master Lease on vacant spaces	
NOI (Actual):	\$997,469
Cap Rate (Actual):	7.1%
Year Built:	1986

## LEASING INFORMATION

Space 1:	5,000 SF	Negotiable
Space 2:	2,800 SF	Negotiable

## HIGHLIGHTS

- Anchor Tenants - Community National Bank (recently renewed lease for 10 years)
- Value Add Opportunity - Potential to build above the strip center
- Long Term Tenants. Approximately 55% of tenants have been at current location for over 7 years
- Excellent frontage on a highly trafficked road.
- Associated Supermarket located across the street.
- Prime upscale community with excellent demographic profile

## PROJECTED OPERATING INCOME

Base Rent:	\$1,419,340
Total Expenses:	\$408,340
NOI:	\$1,011,000
Loan Balance:	\$9,240,000
Interest Rate:	5.95%
Annual Debt Service:	\$660,000

## DEMOGRAPHICS

	1-mi.	3-mi.	5-mi.
2011 Total	22,980	114,654	476,471
2011 Median	\$82,959	\$102,063	\$84,467
2011 Per Capita			
Income	\$64,489	\$59,754	\$43,820
2011 Average			
Household Income	\$158,822	\$153,391	\$120,130



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# Lenox Square Shopping Center

66751-66901 Gratiot Ave

Richmond, MI 48062

## SUMMARY

Price:	\$4,500,000
GLA:	92,507 SF
Lot Size:	11.4 AC
Price/SF:	\$48.64
Occupancy:	78%
NOI (Actual):	\$467,531
NOI (Projected):	\$598,129
Cap Rate (Actual):	10.4%
Year Built:	1970's

## LEASING INFORMATION

Space 1:	5,416 SF	\$8/SF
Space 2:	4,950 SF	\$8/SF
Space 3:	3,244 SF	\$8/SF
Space 4:	1,890 SF	\$8/SF

## HIGHLIGHTS

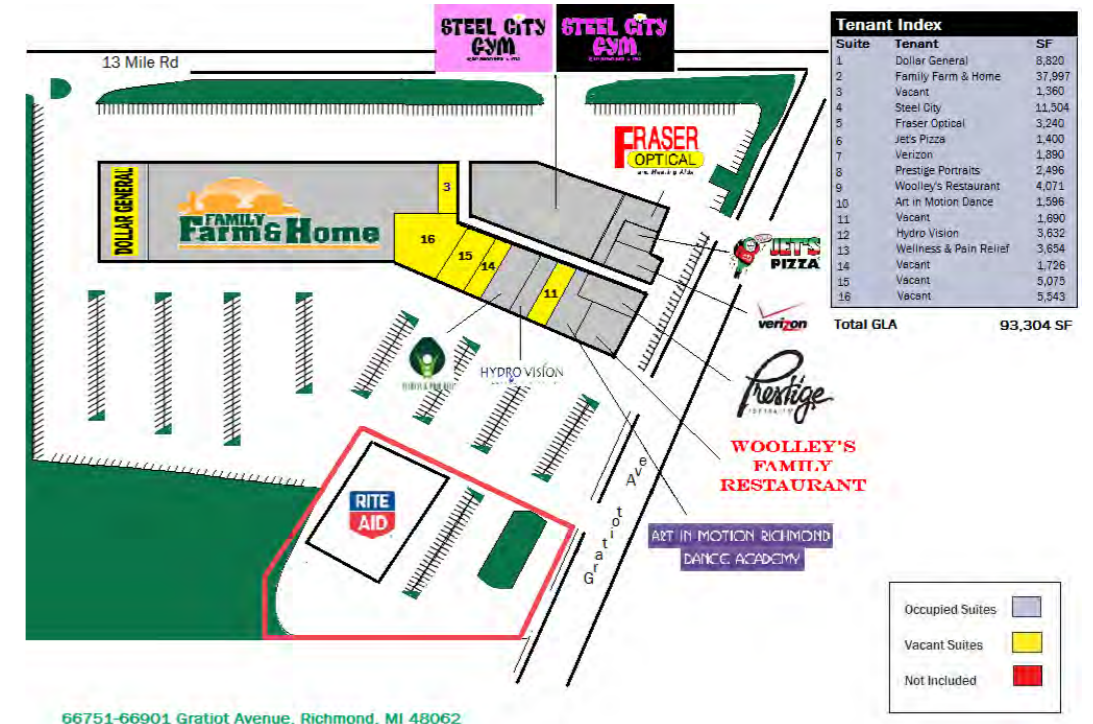
- Anchor Tenant - Family Farm & Home (Lease Exp. 2020) considered one of the best performing stores in the region
- 78% occupied by a mix of national and local tenants including Verizon and Jet's Pizza
- Value-add Opportunity: Leasing Upside
- Junior Anchor Tenant—Dollar General (recently extended option period)
- Less than a mile from downtown Richmond.
- Shared parking lot with a free standing Rite Aid
- K-Mart & Kroger Anchored Strip Centers in the immediate area.

## ACTUAL OPERATING INCOME

Base Rent:	\$470,064
Reimbursements:	\$136,567
Total Gross Income	\$606,631
Total Expenses:	\$139,100
NOI:	\$467,531

## DEMOGRAPHICS

	1-mi.	3-mi.	5-mi.
2011 Total Population	1,946	8,661	18,486
2011 Median Household Income	\$39,358	\$50,682	\$48,600
2011 Per Capita Income	\$25,113	\$26,163	\$22,881
2011 Average Household Income	\$61,395	\$68,875	\$67,258



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# Cable Shores Shopping Center

5380 Fulton Drive NW

Canton, OH 44718

## SUMMARY

Price:	\$2,900,000
GLA:	44,400 SF
Lot Size:	6.69 AC
Price/SF:	\$65.32
Occupancy:	87%
NOI (Actual):	\$259,273
Cap Rate:	9%
Year Built:	1973

## ACTUAL OPERATING INCOME

Base Rent:	\$294,561
Reimbursements:	\$52,852
Total Gross Income	\$347,413
Total Expenses:	\$88,140
NOI:	\$259,273

## DEMOGRAPHICS

	1-mi.	3-mi.	5-mi.
2011 Total Population	4,412	42,979	149,948
2011 Median Household Income	\$66,364	\$62,008	\$49,925
2011 Per Capita Income	\$37,629	\$38,676	\$29,757
2011 Average Household Income	\$77,111	\$87,033	\$70,241

## HIGHLIGHTS

- Anchor Tenant - Dollar General (Lease Exp. 2015—Recently exercised option for 3 years)
- Value-add Opportunity: Converting to NNN leases, raising rents
- Property rents at an average of \$7psf are significantly below market rents of \$10-14psf
- Shared parking lot with a free standing Rite Aid
- Located on a major retail artery (21,000+ VPD) with a population of 168K within a five mile radius.
- Property has historically had close to 100% occupancy.



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# Peppertree Commons (Leasehold Interest)

6401 Jericho Turnpike  
Commack, NY 11725

## SUMMARY

Price:	Make Offer
Property Type:	Retail for Lease/Sale
GLA:	35,882 SF
Lot Size:	3.67 AC
Occupancy:	85%
NOI (Actual):	\$360,162
NOI (Projected):	\$668,690
Year Built:	1985

## ACTUAL OPERATING INCOME

Base Rent:	\$875,616
Reimbursements:	\$146,171
Total Gross Income	\$1,021,787
Total Expenses:	\$236,625
Leasehold Interest:	\$425,000
NOI:	\$360,162

## LEASING INFORMATION

Space 1:	2,006 SF	\$45/SF NNN
Space 2:	1,785 SF	\$45/SF NNN
Space 3:	1,520 SF	\$45/SF NNN

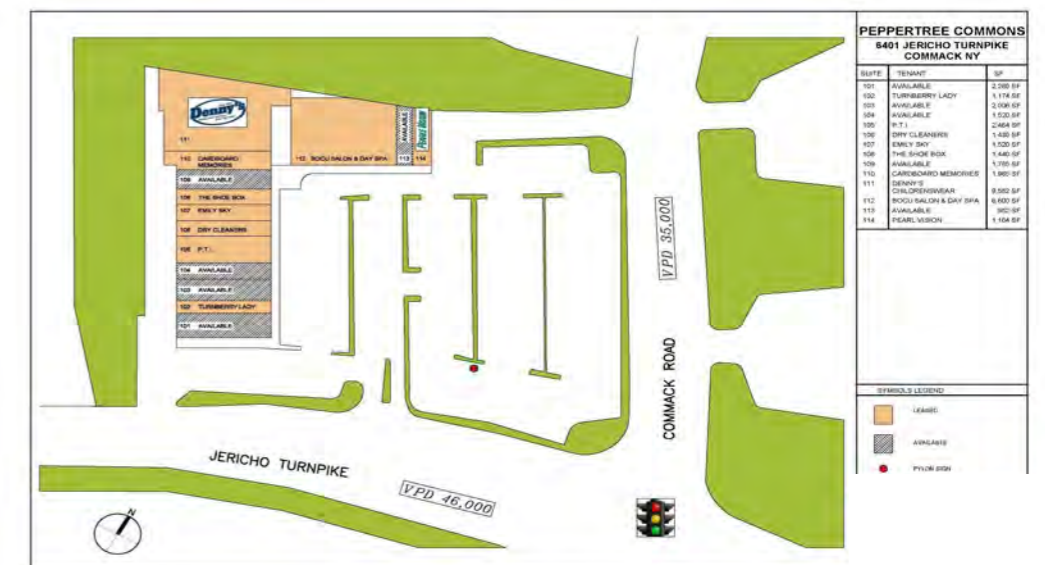
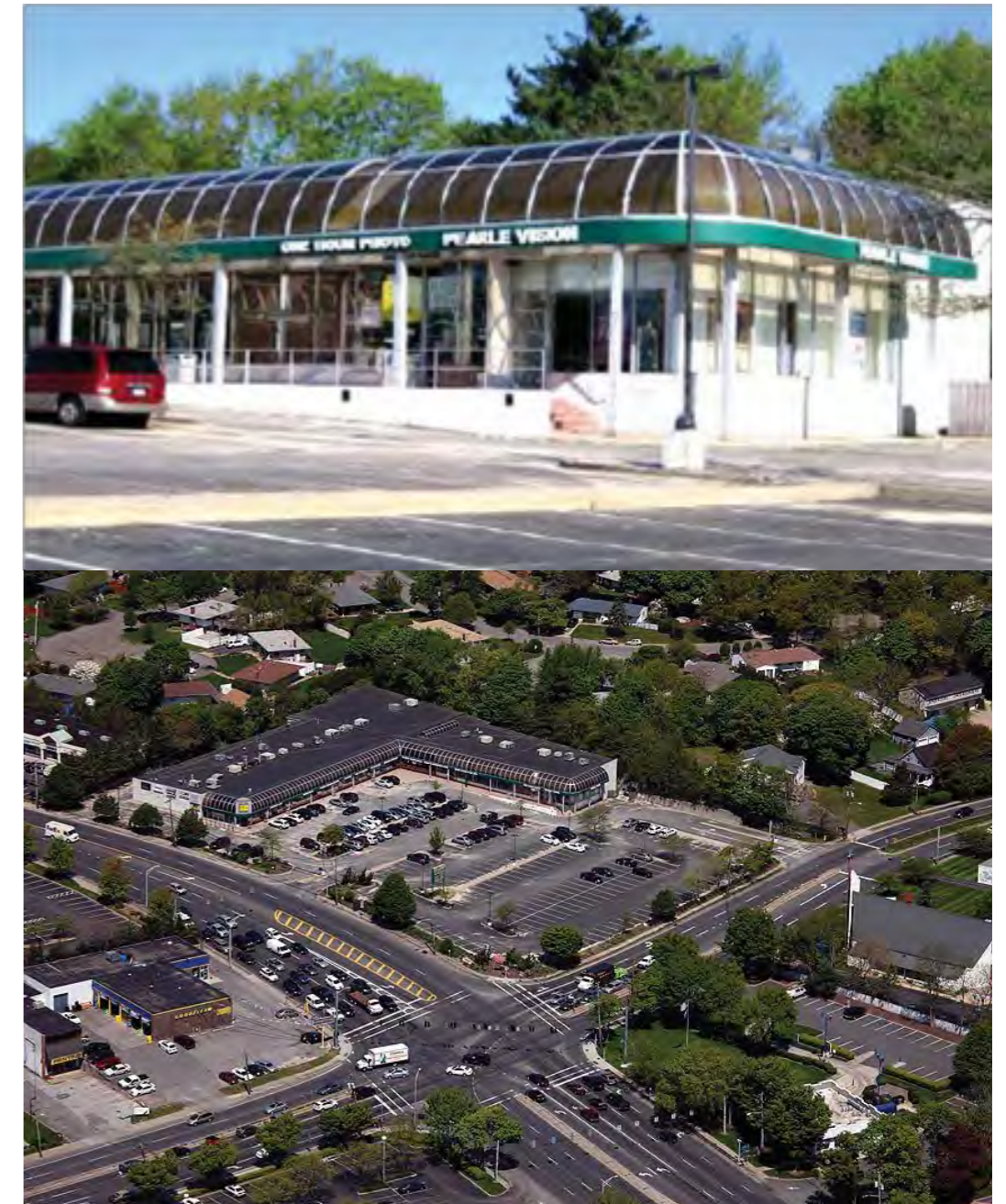
## DEMOGRAPHICS

	1-mi.	3-mi.	5-mi.
2011 Total Population	11,066	73,624	202,714
2011 Median Household Income	\$86,919	\$107,862	\$99,207
2011 Per Capita Income	\$39,891	\$43,333	\$38,582
2011 Average Household Income	\$116,229	\$131,512	\$122,568

## HIGHLIGHTS

- Ground Lease - expires Dec 2062
- ±422 Feet of Frontage Along Jericho Turnpike and ±351 Feet of Frontage Along Town Line Road
- 14 Retail Spaces (No Anchor Tenant) and on-site Parking For 215 Cars
- The corner unit is the largest with 9,582± square feet and is occupied by Denny's Kidswear
- Site improvements include façade, repaved parking lot, lighting and landscaping
- Tenant Roster includes children's clothing store, hair salon, printing, eye center, paint shop, shoe store, dry cleaners, and women's clothing
- Tenants are paying below market rents

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# RETAIL & NET DEALS

# Sleepy's Mattress - NNN

2061 Jericho Turnpike

Commack, NY 11725

## SUMMARY

Price:	\$2,500,000
Lease Term:	Apr 06 - Apr 16
Lease Type:	Absolute NNN
Options:	2/5 yr
GLA:	7,000 SF
Lot Size:	1.05 AC
Price/SF:	\$357
NOI:	\$165,000
Cap Rate	6.5%
Year Built:	N/A

## ACTUAL OPERATING INCOME

Base Rent:	\$165,000
Options:	2/5 yr

## DEMOGRAPHICS

	1-mi.	3-mi.	5-mi.
2011 Total Population	10,504	73,076	211,402
2011 Median Household Income	\$79,371	\$111,598	\$96,774
2011 Per Capita Income	\$38,292	\$43,438	\$37,199
2011 Average Household Income	\$111,202	\$135,034	\$120,021

## HIGHLIGHTS

- Absolute NNN - Credit Tenant
- Free Standing Building on very busy road/area with front parking (17 spaces)
- Across Mayfair Shopping Center
- Right off of Sunken Meadow Pkwy and Vets Highway
- Nearby retailers include Baskin Robins, Dunkin Donuts, Starbucks, 7-Eleven, Capital One
- Below market rent
- Corporate Guarantee



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# Ashley's Furniture - NNN

700 Sunrise Highway

Bayport/Patchogue, NY 11772

## SUMMARY

Price:	Make Offer
Lease Term:	Apr 08 - Jun 18
Lease Type:	Net Lease
Options:	3/5 yr
GLA:	21,128 SF
Lot Size:	3.73 AC
Price/SF:	n/a
NOI:	\$757,413
Cap Rate:	n/a
Year Built:	2005

## ACTUAL OPERATING INCOME

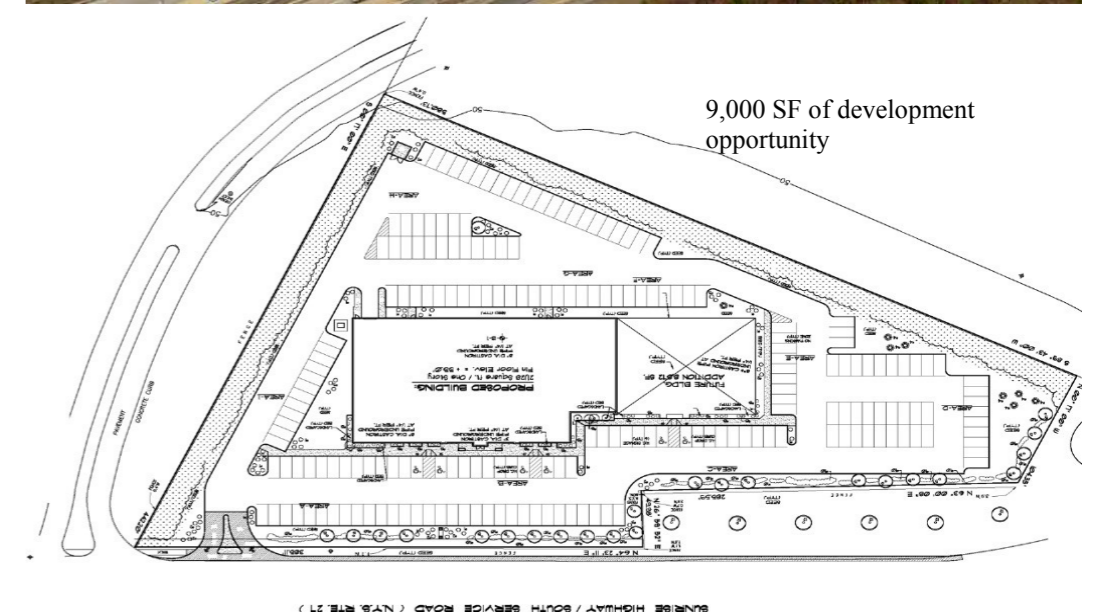
Base Rent:	\$757,413
Annual Increases:	3%

## DEMOGRAPHICS

	1-mi.	3-mi.	5-mi.
2011 Total Population	9,464	85,089	187,085
2011 Median Household Income	\$69,109	\$79,255	\$82,444
2011 Per Capita Income	\$34,738	\$35,700	\$34,088
2011 Average Household Income	\$86,492	\$99,134	\$99,382

## HIGHLIGHTS

- Free Standing Building on very busy road/area with on-site parking for 196 cars
- 365 feet of frontage on Sunrise Highway
- 9,000 SF of Development Opportunity (ground lease in negotiations for \$28 psf NNN with credit tenant)
- Corporate backed lease



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# Rite Aid Portfolio (4 Stores) - Absolute NNN Zero Cash Flow Baltimore, MD and Cambridge, MD

## SUMMARY

Price:	\$6,396,000
Lease Term:	Feb 97 - Feb 19
Lease Type:	Absolute NNN
GLA:	36,228 SF
Lot Size:	3.19 AC
Price/SF:	\$176
NOI:	\$543,701
Cap Rate:	8.5%
Year Built:	N/A

## ACTUAL OPERATING INCOME

Base Rent:	\$543,701
Options:	4/5 yr

## DEMOGRAPHICS

	1-mi.	3-mi.	5-mi.
2011 Total Population	47,278	316,979	584,461
2011 Median Household Income	\$27,413	\$35,210	\$37,503
2011 Per Capita Income	\$18,527	\$23,209	\$23,607
2011 Average Household Income	\$44,630	\$56,888	\$58,888

## HIGHLIGHTS

- All properties are NNN leased to Rite Aid and must be purchased as a package
- The properties are cross-defaulted, cross-collateralized, and self-liquidate when leases expire
- 4 Free-standing buildings - 3 locations in Baltimore and 1 in Cambridge
- 2 Stores Rite Aid stores, 1 Store subleased to Family Dollar, and 1 Store subleased to Save Land Food Mart
- All Stores are guaranteed by Rite Aid Corp



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# Retail Taxpayer - Single Tenant Net Lease

152-154 Hempstead Turnpike  
W. Hempstead, NY 11552

## SUMMARY

Price:	\$790,000
Lease Term:	Jul 09 - Jul 14
Lease Type:	Net Lease
Options:	1/3 yr
GLA:	2,400 SF
Lot Size:	4,080 SF
Price/SF:	\$329
NOI:	\$78,924
Cap Rate:	10%
Year Built:	1952

## ACTUAL OPERATING INCOME

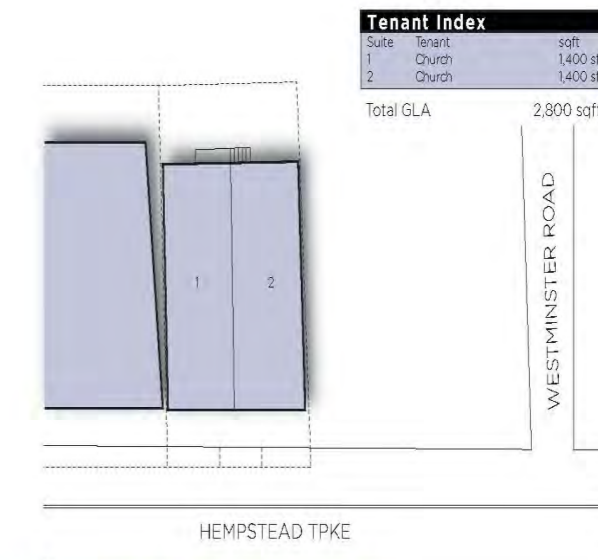
Base Rent:	\$78,924
Reimbursements:	\$23,164
Total Gross Income	\$102,088
Total Expenses:	\$23,164
NOI:	\$78,924
Option Period:	3% Annual Increases

## DEMOGRAPHICS

	1-mi.	3-mi.	5-mi.
2011 Total Population	23,632	234,755	649,700
2011 Median Household Income	\$77,815	\$81,597	\$82,708
2011 Per Capita Income	\$32,326	\$35,211	\$34,767
2011 Average Household Income	\$100,384	\$112,571	\$108,346

## HIGHLIGHTS

- Net Leased to Church
- Retail Property on very busy road/area with street parking
- Church extended option early and leased (extended to) space next door in 2011



417 Hempstead Ave, West Hempstead, NY



# Denny's Restaurant - Single Tenant Net Lease

2716 Hempstead Turnpike  
Levittown, NY 11756

## SUMMARY

Price:	\$1,600,000
Lease Term:	Jan 01 - Jan 21
Lease Type:	Net Lease
Options:	2/5 yr
GLA:	10,000 SF
Lot Size:	.37 AC

## ACTUAL OPERATING INCOME

NOI (Jan 2011 - Jan 2016):	\$120,555
NOI (Jan 2016 - Jan 2021):	\$132,555
Option 1 (Jan 2021- Jan 2026):	\$144,555
Option 2 (Jan 2026 - Jan 2031):	\$156,555



## DEMOGRAPHICS

	1 mi.	3 mi.	5 mi.
2011 Total Population	23,415	107,760	495,115
2011 Median Household Income	\$9,019	17,817	\$21,414
2011 Per Capita Income	\$31,592	\$33,326	\$34,497
2011 Average Household Income	\$97,952	\$103,224	\$109,805

**SOLD**

## HIGHLIGHTS

- Net Leased Property
- Free-Standing Retail Property on very busy road/area
- Adjoins a large municipal parking lot in rear of building
- Tenant pays all CAM, insurance, and increases in taxes above base year
- Landlord responsible for roof and structure
- Fully renovated in 2010 make property look brand new.



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# Regional Charter School - Premier Education Group

110 Broadway (Route 110)

Amityville, NY 11701

## SUMMARY

Price:	\$8,200,000
Lease Term:	15 years
Lease Type:	NN
GLA:	23,276 SF
Lot Size:	2.20 AC
Price/SF:	\$352
NOI:	\$531,971
Cap Rate:	6.5%
Occupancy:	100%
Parking Spaces:	165
Stories:	1
Year Built:	1988 (under full renovation)

## PROJECTED OPERATING INCOME

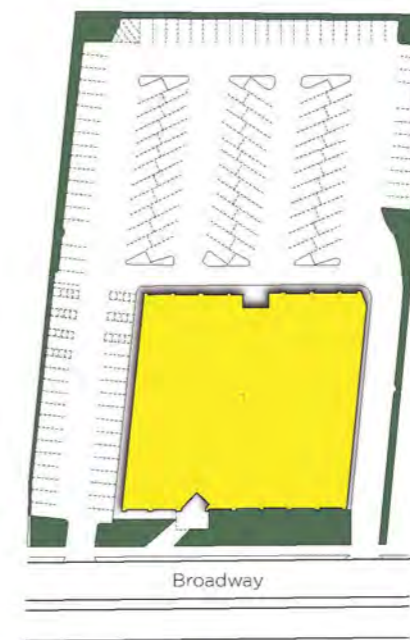
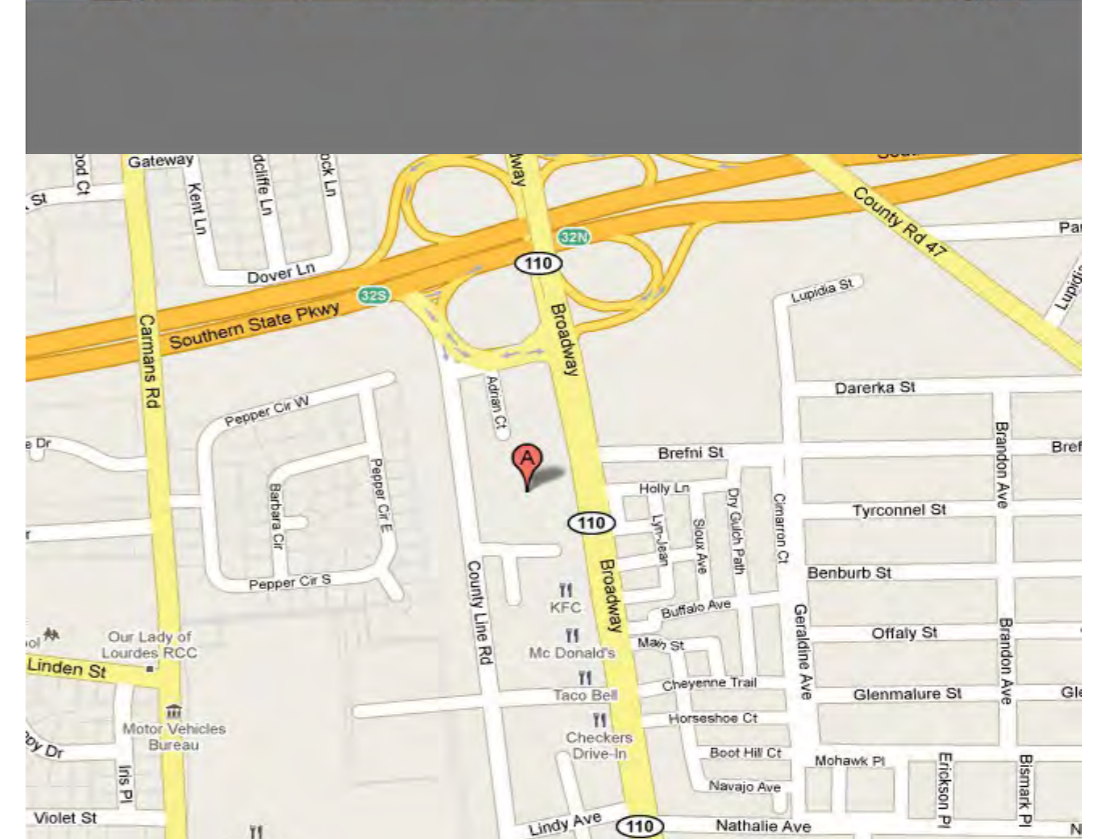
Base Rent:	\$605,176
Expenses (base year taxes):	\$73,205
NOI:	\$531,971
Options:	None
Annual Increases:	3%

## DEMOGRAPHICS

	1-mi.	3-mi.	5-mi.
2011 Total Population	21,276	156,028	353,208
2011 Median Household Income	\$67,645	\$77,554	\$85,979
2011 Per Capita Income	\$29,501	\$31,519	\$34,194
2011 Average Household Income	\$90,808	\$95,392	\$102,411

## HIGHLIGHTS

- Regional Charter School - expected commencement date set late 2012
- Free Standing Building 1/2 mile south of the Southern State Parkway
- 235 feet of frontage with two entrances to the parking lot.
- Property's Improvement Characteristics: Exterior Walls: Block and stucco panels. Doors and Windows: The main entry doors are double glass in aluminum frame. Windows are aluminum transom. Roof: Flat, rolled roofing over a metal deck. Footing & Foundation: Concrete. Structural Framing: Steel
- Roof and interior finishes replaced in 2001
- Landlord has placed close to a million dollars in renovations
- To learn more about Premier Education Group, visit their website at <http://www.premiereducationgroup.com/>



Tenant Index		
Suite	Area	Sqft
1	Available	24,000 sqft
Total GLA		24,000 sqft

1100 North Broadway, Amityville, NY

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# 53K SF Vacant Retail Space

10 Sills Road

Patchogue, NY 11772



## SUMMARY

Price: Make Offer  
 Lease Type: Absolute NNN  
 GLA: 53,500 SF  
 Lot Size: 5.2 AC  
 Price/SF: n/a  
 Year Built: 1965 (under full renovation)

## PROJECTED OPERATING INCOME

Base Rent @ \$20 psf: \$1,070,000

## LEASING INFORMATION

1 Spaces Available

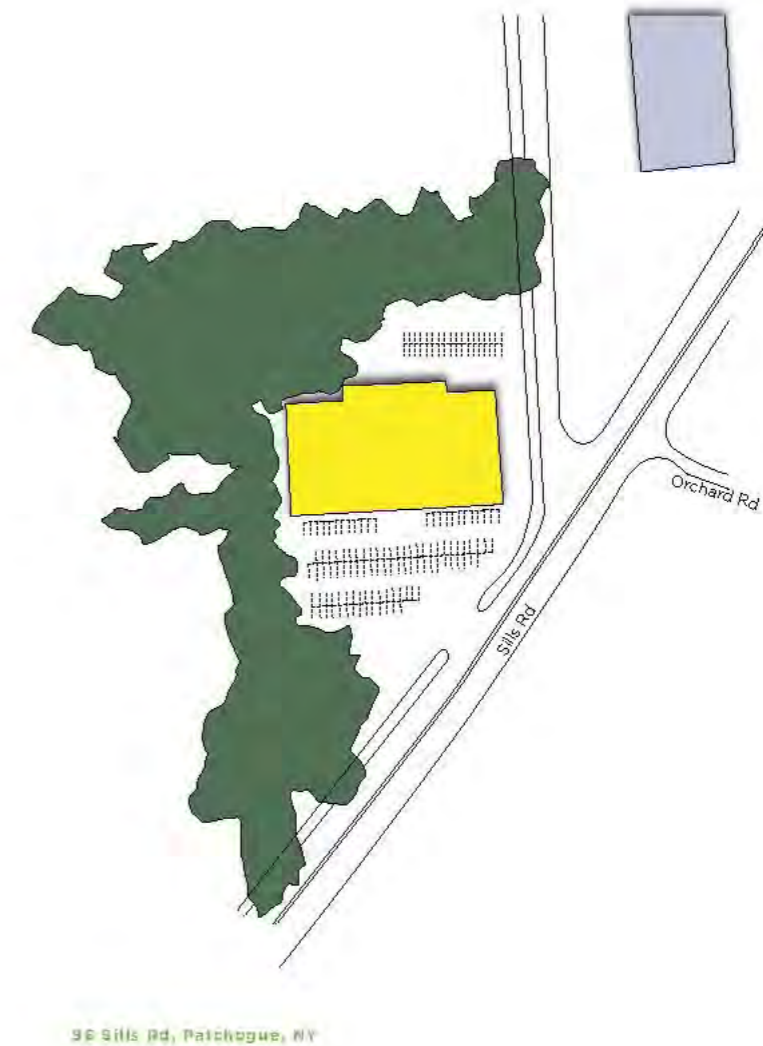
Min Divisible 53,500 SF \$20/SF

## DEMOGRAPHICS

	1-mi.	3-mi.	5-mi.
2011 Total Population	8,047	67,458	132,557
2011 Median Household Income	\$50,428	\$70,687	\$81,598
2011 Per Capita Income	\$29,302	\$30,564	\$34,210
2011 Average Household Income	\$73,206	\$88,376	\$99,263

## HIGHLIGHTS

- Free Standing Building 1 mile south of Sunrise Highway
- 250 Parking Spaces
- Across the street from the new Lowes Shopping Center and McDonalds
- Close proximity to Sunrise Highway and Montauk Highway



# Jennifer Convertibles

2257 Route 112

Coram, NY

## SUMMARY

Price:	Make Offer
Lease Type:	Gross
Lease Term:	Nov '10 - Aug '23
GLA:	28,000 SF
Lot Size:	1.94 AC
Price/SF:	n/a
NOI:	\$347,977
Year Built:	1970
Parking Spaces:	63

## ACTUAL OPERATING INCOME

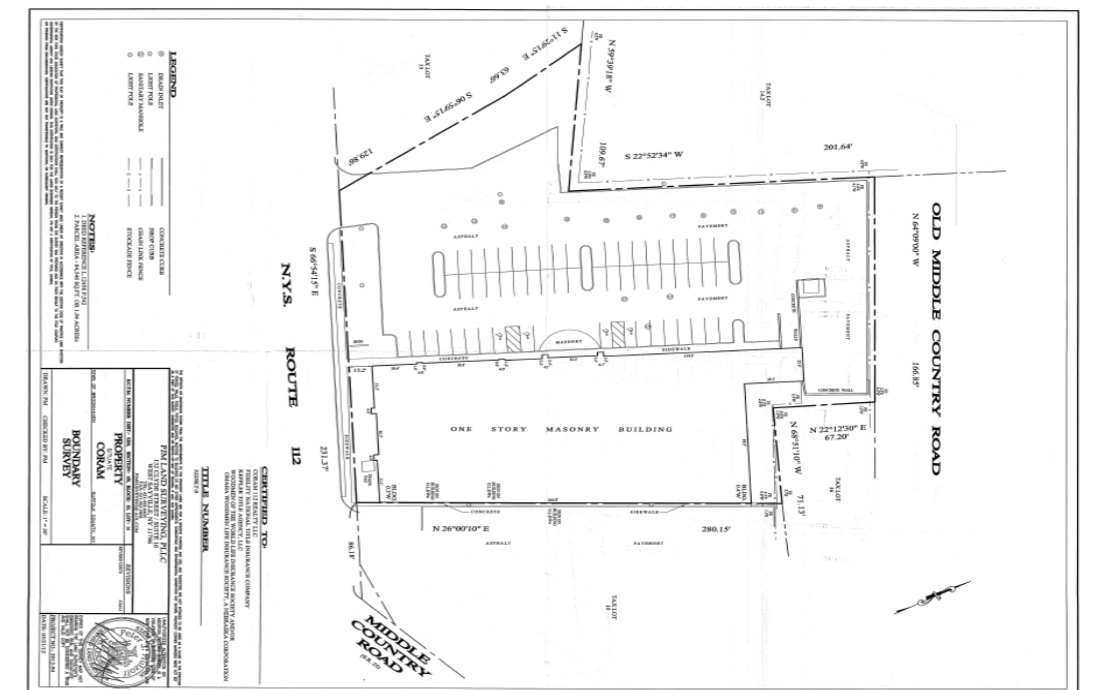
Total Income:	\$412,500
Total Operating Expenses	\$64,523
NOI	\$347,977

## DEMOGRAPHICS

	1-mi.	3-mi.	5-mi.
2011 Total Population	4,987	41,738	95,828
2011 Median Household Income	\$65,115	\$77,943	\$85,487
2011 Per Capita Income	\$31,758	\$31,223	\$32,476
2011 Average Household Income	\$75,987	\$90,221	\$96,800

## HIGHLIGHTS

- 28,000 SF freestanding building with ample parking
- Completely renovated in 2006
- One truck loading dock and one overhead door
- Located at a extremely busy intersection of Rt. 112 & SR-25 in Coram, NY
- Hub of greater Coram area
- Neighboring Tenants include Home Depot, Super Stop & Shop, H&R Block, new AvalonBay multi-family development, Astoria Federal Savings, Burger King, Subway, Dunkin Donuts, Verizon Wireless, and 7-11



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# OFFICE BUILDINGS

# 2-Story Office Building

## 570 Expressway Drive South

### Medford, NY

#### SUMMARY

Price:	Make Offer
GLA:	29,017 SF
Lot Size:	2 AC
NOI (Projected):	\$417,722
Cap Rate:	n/a
Occupancy:	85%
Year Built:	2002

#### PROJECTED OPERATING INCOME

Total Gross Income	\$605,249
Total Expenses:	\$187,527
NOI:	\$417,722

#### DEMOGRAPHICS

	1-mi.	3-mi.	5-mi.
2011 Total Population	9,220	56,565	172,279
2011 Median Household Income	\$81,468	\$79,078	\$78,229
2011 Per Capita Income	\$25,749	\$28,664	\$31,328
2011 Average Household Income	91,450	\$90,762	\$91,470

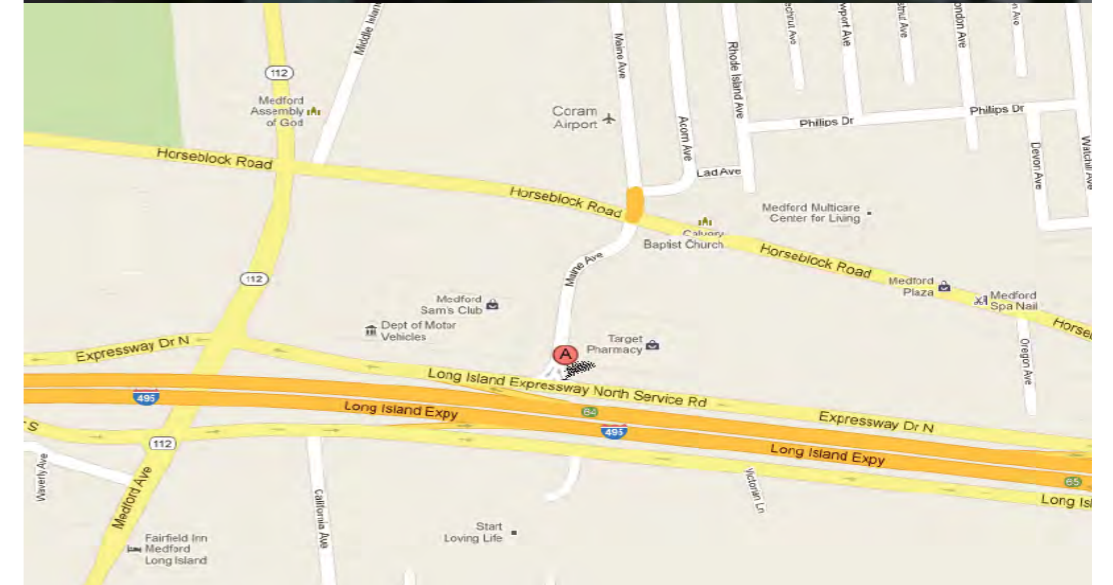
#### LEASING INFORMATION

2 Spaces Available

Min Divisible	2,007 SF	\$20.75/SF Gross
Max Divisible	2,345 SF	\$20.75/SF Gross

#### HIGHLIGHTS

- Built in 2002 with plenty of parking.
- Clean, modern, extremely well maintained building in a central Suffolk County location.
- Property sits on the southeast corner of the Long Island Expressway South Service Road and Horse Block Road (County Road 16).
- Easy access on and off the LIE (Exit 65)
- Building is 85% occupied and includes long term credit tenants such as Newsday, New York Life Insurance, Quest Diagnostics, and Sovereign Bank)



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# 6-Story Office Building with Retail

381 Sunrise Highway  
Lynbrook, NY 11563

## SUMMARY

Price:	\$10,000,000
GLA:	58,491 SF
Lot Size:	1.68 AC
NOI (Projected):	\$1,003,737
Cap Rate:	10%
Occupancy:	77%
Year Built:	1921

## PROJECTED OPERATING INCOME

Total Gross Income	\$1,584,467
Total Expenses:	\$580,730
NOI:	\$1,003,737



## LEASING INFORMATION

6 Spaces Available

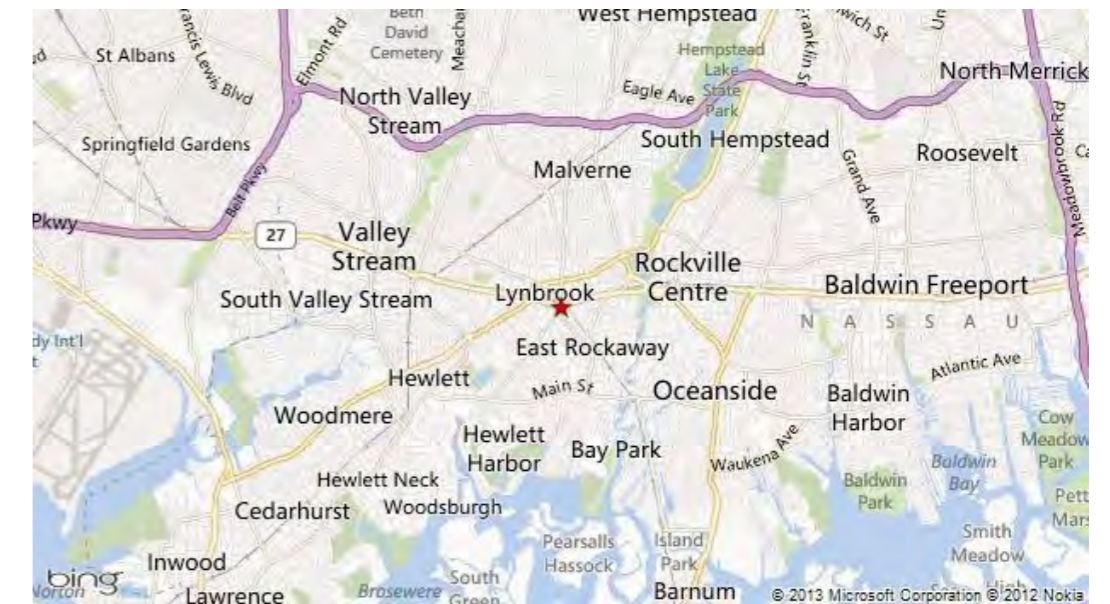
Min Divisible	400 SF	\$24/SF + Electric
Max Divisible	4,000 SF	\$24/SF + Electric

## HIGHLIGHTS

- Six-Story elevator office and retail building with municipal parking lot
- Strong mix of local professional tenants (accounting, law, real estate, and insurance)
- Value-Added Opportunity: Raising rents, leasing, and converting rents to NNN
- The property's rents are significantly below market
- Located in the center of Lynbrook Shopping District
- Short distance to Lynbrook train station
- Capital Improvements: new lobby and elevator with recent renovations to Stucco façade, air conditioning, and heating system

## DEMOGRAPHICS

	1-mi.	3-mi.	5-mi.
2011 Total Population	28,427	197,843	592,883
2011 Median Household Income	\$76,648	\$94,282	\$83,024
2011 Per Capita Income	\$36,629	\$41,789	\$35,174
2011 Average Household Income	\$95,040	\$120,923	\$107,890



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# Dearborn Portfolio - Absolute NNN

## Dearborn, MI

### SUMMARY

Price:	\$16,700,000
Lease Term:	Dec 96 - Dec 16
Lease Type:	Absolute NNN
GLA:	203,306 SF
Lot Size:	n/a
Price/SF:	\$82
NOI:	\$2,174,079
Cap Rate:	13%
Year Built:	1988

### ACTUAL OPERATING INCOME

Base Rent:	\$2,174,079
Options:	2/10 yr at 90% of FMV
Seller Financing Available	



**SOLD**

### DEMOGRAPHICS

	1-mi.	3-mi.	5-mi.
2011 Total Population	4,232	102,384	344,935
2011 Median Household Income	\$53,650	\$33,608	\$35,837
2011 Per Capita Income	\$26,268	\$14,274	\$16,485
2011 Average Household Income	\$59,927	\$41,788	\$45,569

### HIGHLIGHTS

- Ford Motor Company (Guarantor)- Investment Grade
- 4 Class A Office/Flex Buildings
- Absolute NNN including structural
- Strong Performance by Auto Industry within last 3 years



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# 5-Story Office Building with Antenna Tenants

60 E. Industry Court  
Deer Park, NY 11729

## SUMMARY

Price:	\$5,500,000
GLA:	23,040 SF
Lot Size:	1.68 AC
Price/SF:	\$238
NOI (Projected):	\$467,693
Cap Rate:	8.5%
Occupancy:	77%
Year Built:	n/a

## PROJECTED OPERATING INCOME

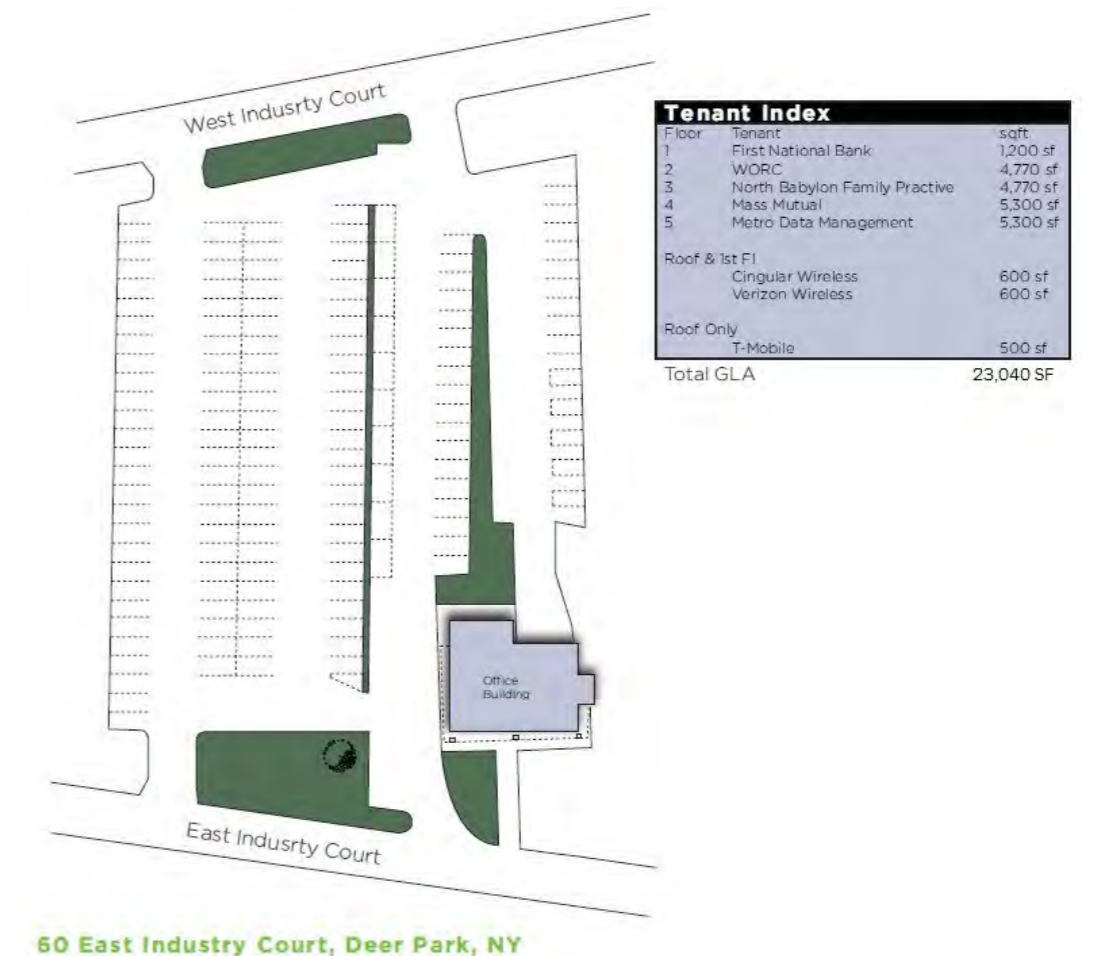
Base Rent:	\$620,352
Reimbursements:	\$16,908
Total Gross Income	\$637,260
Total Expenses:	\$169,567
NOI:	\$467,693

## DEMOGRAPHICS

	1-mi.	3-mi.	5-mi.
2011 Total Population	5,699	117,655	304,032
2011 Median Household Income	\$69,134	\$78,706	\$83,300
2011 Per Capita Income	\$28,954	\$26,865	\$30,089
2011 Average Household Income	\$87,957	\$91,663	\$101,451

## HIGHLIGHTS

- Regional Bank on First Floor
- Antenna Tenants include Verizon, T-Mobile, and AT&T
- Property provides over 120+ parking spaces
- Long Leases amongst tenants
- Less than a mile from the train station and Tanger Mall
- Potential to develop 9,000 SF



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# DaVita Anchored Medical Office Building

267 West Merrick Rd  
Freeport, NY 11520

## SUMMARY

Price:	\$3,860,000
GLA:	19,200 SF
Lot Size:	0.57 AC
Price/SF:	\$201
NOI (Projected):	\$339,476
Cap Rate:	9%
Occupancy:	74%
Year Built:	1970

## PROJECTED OPERATING INCOME

Base Rent:	\$439,705
Reimbursements:	\$31,141
Total Gross Income	\$450,159
Total Expenses (Taxes Only):	\$110,683
NOI:	\$339,476



## LEASING INFORMATION

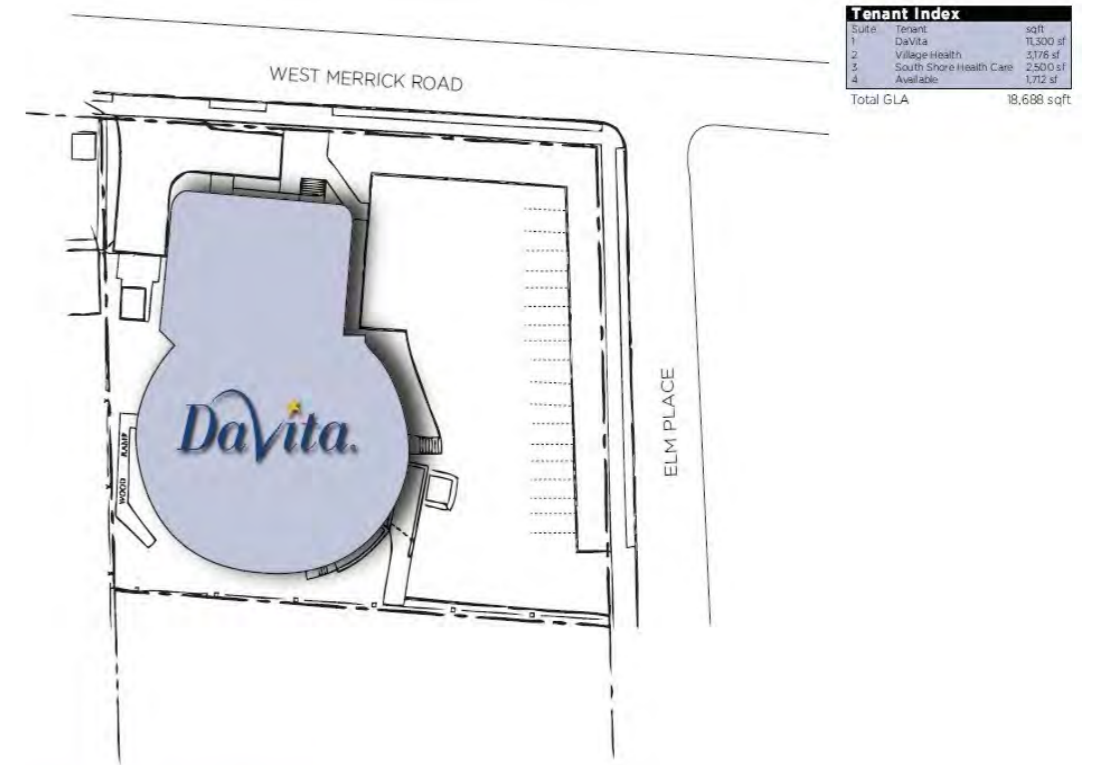
Space 1:	1,700 SF	Negotiable
Space 2:	3,200 SF	Negotiable

## DEMOGRAPHICS

	1-mi.	3-mi.	5-mi.
2011 Total Population	31,690	174,666	427,075
2011 Median Household Income	\$59,614	\$93,434	\$87,321
2011 Per Capita Income	\$27,160	\$39,899	\$37,360
2011 Average Household Income	\$87,880	\$125,377	\$115,564

## HIGHLIGHTS

- DaVita (NYSE: DVA) is a fortune 500 company
- DaVita lease expires in 2020 (DaVita occupies 70% of GLA)
- Net Leased - Landlord responsible for taxes over base year
- Value-Add Opportunity - Leasing
- Near two hospitals
- Dialysis centers have a very high start up cost - moving is inefficient



267 West Merrick Road, Freeport, NY

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# GSA Anchored Office Building

1380-1400 Parker Street (AKA 2350-2360 Westchester Ave)  
Bronx, NY 10462

## SUMMARY

Price:	\$8,500,000
GLA:	26,000 SF
Lot Size:	0.42 AC
Price/SF:	\$327
NOI:	\$642,029
Cap Rate:	7.6%
Occupancy:	100%
Year Built:	1998

## ACTUAL OPERATING INCOME

Base Rent:	\$690,376
Reimbursements:	\$22,494
Total Gross Income	\$712,870
Total Expenses (Taxes):	\$70,841
NOI:	\$642,029
Loan Balance (assumable):	\$4,200,000
Interest Rate:	6.25%
Annual Debt Service:	\$180,000

## DEMOGRAPHICS

	1-mi.	3-mi.	5-mi.
2011 Total Population	96,861	652,279	1,727,828
2011 Median Household Income	\$44,801	\$36,165	\$34,821
2011 Per Capita Income	\$20,457	\$17,851	\$18,894
2011 Average Household Income	\$54,135	\$49,981	\$53,763

## HIGHLIGHTS

- Anchored by the United States Government Social Security Office - AAA credit rated
- Two story office building with a 70 space indoor parking facility (lower level)
- Very dense and high traffic area
- GSA occupies 73% of the building
- GSA's kick-out clause went into effect in 2008 (they have had the option to leave at anytime since 2008)



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# Manhasset Medical/Office Condos

111 East Shore Rd  
Manhasset, NY 11030

## SUMMARY

Sale Price: \$450 psf  
 Property Type: Condo Sale  
 GLA: 58,137 SF  
 5,282 SF Mezz  
 24,054 SF 1st Fl.  
 28,801 SF 2nd Fl.  
 Lot Size: 0.89 AC  
 Year Built: 1982  
 Parking Spaces: 4:1,000  
 Stories: 3

## RENTAL VS CONDO COST

[CLICK HERE TO REQUEST  
COMPARISON REPORT](#)

## DEMOGRAPHICS

	1-mi.	3-mi.	5-mi.
2011 Total Population	14,985	124,614	429,039
2011 Median Household Income	\$76,821	\$104,445	\$89,339
2011 Per Capita Income	\$56,803	\$60,991	\$47,231
2011 Average Household Income	\$141,582	\$162,742	\$129,532



## HIGHLIGHTS

- 210 paved covered parking spaces on site and a lot due south of the property containing 30 additional parking spaces
- Located in the upscale town of Manhasset within the town of North Hempstead, the property is well located in western Nassau County.
- Located a couple of minutes from both the Manhasset and Great Neck train stations.
- 20 minutes from LaGuardia Airport, the property has direct access to the LIE, the Northern State Parkway (Grand Central Pkwy), and the Cross Island Parkway.
- Less than 1/2 mile from North Shore University Hospital and approximately two miles from Long Island Jewish Hospital.
- In close proximity to a large affluent residential community
- Recent renovations and improvements have been made to the exterior of the building, landscaping and parking lot, as well as lobby, common areas, bathrooms, HVAC systems, and elevators.

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# 4-Story Office Building with Retail

2999-3001 Third Ave

The Hub, The Bronx, NY

## SUMMARY

Price:	\$6,000,000
Property Type:	Office/Retail
GLA:	23,517 SF
Lot Size:	0.14 AC
Price/SF:	\$255
NOI (Projected):	\$363,472
Cap Rate:	6%
Occupancy:	75%

## LEASING INFORMATION

Retail	5,877 SF	Occupied
2nd Floor	5,880 SF	Occupied
3rd Floor	5,880 SF	\$18/SF NNN
4th Floor	5,880 SF	Occupied

## HIGHLIGHTS

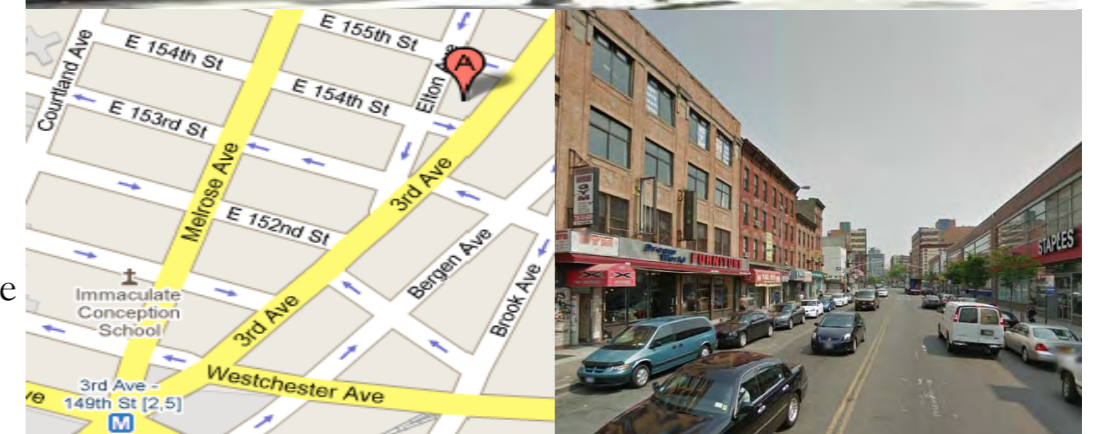
- The subject property features (4) commercial units with long leases.
- A freight elevator and loading bay in the rear of the building. Each floor is individually metered for electric and utilizes its own space heaters, air conditioning and hot water heaters.
- Conveniently located in “The Hub,” the South Bronx’s premier shopping district. Major Tenants include: McDonald’s, Modell’s, CVS, Duane Reade, Jennifer Convertibles, Foot Locker, Dr. Jay’s, Conway, Payless, Cookies, Sleepy’s, Radio Shack, Porta Bella, Jimmy Jazz, Jennifer Convertibles, 9 West and 3 Banks.
- Nos. 2&5 subway lines, the Melrose Avenue Metro-North stop and (7) bus routes.
- Located directly across the street from “The Hub Retail and Office Center” a brand new \$50 million, mixed-use development featuring a 260-car garage. Tenants include Rite-Aid, Forman Mills, Staples Office Superstore, and the NYC Dept. of Finance. The subject is also one block south of the recently constructed Dorado and Orion (a 58 unit mixed-use rental and a 61 unit mixed-use condo development).

## PROJECTED OPERATING INCOME

Gross Rent:	\$416,680
Expenses (Taxes and Insurance):	\$53,208
NOI:	\$363,472

## DEMOGRAPHICS

	1-mi.	3-mi.	5-mi.
2011 Total Population	155,034	1,215,883	2,698,692
2011 Median Household Income	\$21,670	\$30,253	\$45,118
2011 Per Capita Income	\$12,318	\$20,955	\$36,851
2011 Average Household Income	\$35,684	\$57,925	\$93,106



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# Holiday Office Park (10 Office Buildings)

## State Of Michigan

### Lansing, MI

#### SUMMARY

Price:	Make Offer
Property Type:	Office for Lease/Sale
GLA:	398,430 SF
Lot Size:	30.60 AC
NOI (Projected):	\$29,520,722
Occupancy:	38%
Year Built:	1972-1978

#### PROJECTED OPERATING INCOME

Base Rent:	\$31,083,392
Reimbursements:	\$3,804
Total Gross Income:	\$31,120,722
Expenses:	\$1,600,000
NOI :	\$29,520,722

#### DEMOGRAPHICS

#### LEASING INFORMATION

Min Divisible:	100 SF	Negotiable
Max Contiguous:	25,000 SF	Negotiable

	1-mi.	3-mi.	5-mi.
2011 Total	7,822	57,260	107,807
2011 Median Household Income	\$35,194	\$42,033	\$41,707
2011 Per Capita Income	\$19,931	\$21,729	\$22,292
2011 Average Household Income	\$43,669	\$52,198	\$53,102

#### HIGHLIGHTS

- This portfolio offers an exceptional Value Add opportunity due to the occupancy (63%), condition and location in a historically stable marketplace. The portfolio occupies two separate sites totaling approximately 30.60 acres bisected by Interstate 96. Approximately 22% of the portfolio is leased to the State of Michigan.
- The first site, the North Complex, measures approximately 281,985 SF among five (5) buildings. The North Complex buildings contain the addresses 6500, 6520, 6545, 6546 Mercantile Way and 1048 Pierpont Drive. This portion of the portfolio is located on the east side of Pennsylvania Avenue just north of I-96. The second site, the South Complex, measures approximately 121,336 square feet also among five (5) buildings. The South Complex buildings contain the addresses 920, 940, 1000, 1020 Long Blvd. and 6810 Cedar Street.
- Located in the south corridor submarket of Lansing within Ingham County, the portfolio is situated along one of Metropolitan Lansing's office and retail corridors. With easy freeway access and excellent visibility from Interstate 96, the portfolio is located just a short distance from downtown Lansing and Capital City Airport, as well as the main campus of Michigan State University in East Lansing.



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# NOTES

# The Indigo - Commercial/Retail Condo Note

125 West 21st Street

New York, NY

## SUMMARY

Price:	Make Offer
Property Type:	Note for Sale
GLA:	6,956 SF
Lot Size:	0.22 AC

## PROJECTED OPERATING INCOME

Base Rent:	\$489,420
Expenses:	\$38,558
NOI :	\$450,862
Loan Balance:	\$6,000,000

## DEMOGRAPHICS

	1-mi.	3-mi.	5-mi.
2011 Total Population	217,958	1,087,023	2,464,201
2011 Median Household Income	\$86,593	\$74,948	\$60,922
2011 Per Capita Income	\$90,368	\$72,688	\$55,898
2011 Average Household Income	\$158,097	\$142,768	\$122,233

## LEASING INFORMATION

## HIGHLIGHTS

- Prime Chelsea Ground Floor Retail in New Luxury Residential Building
- More Than ±3,650 Square Feet of ±7,000 Total Square Feet Leased by Sherwin-Williams (S&P: A/Stable)
- Rare Opportunity to Acquire a Collateralized Loan
- ±7,000 Rentable Square Feet On-Grade
- Situated at the Nexus of the Flatiron, Chelsea, Union Square and Greenwich Village Districts
- Visit The Indigo's website at <http://www.indigo-21.com/>



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# RECENT ACQUISITIONS



**SALISBURY MALL**  
SALISBURY, NC

- 319,659 SF Enclosed Mall
- Anchored by Belk, JCPenney, Big Lots, Dollar Tree
- Significant Upside Potential
- Good demographics
- Near term rollover risk

Purchased in April 2012



**DESOTO SQUARE MALL**  
BRADENTON, FL

- 678,377 SF Enclosed Mall
- Anchored by Macy's, JCPenney, and Sears
- Significant Upside Potential
- Densely populated area
- Near term rollover risk

Purchased in December 2012



**SINGLE TENANT RETAIL**  
CORAM, NY

- 27,200 SF Free Standing Retail
- Single Tenant - Jennifer Convertibles
- Located at a extremely busy intersection with ample parking
- Densely populated area
- Near term rollover risk

Purchased in May 2012



**PHILLIPSBURG MALL**  
PHILLIPSBURG, NJ

- 578,925 SF Enclosed Mall
- Anchored by Kohl's, JCPenney, Bon-Ton, and Sears
- Significant Upside Potential
- Densely populated area
- Near term rollover risk

Purchased in January 2013



**SINGLE TENANT OFFICE/FLEX - NNN**  
AUBURN HILLS, MI

- 183,000 SF Free Standing Office/Flex
- Single Tenant Net Lease - AltE (start-up tech company)
- Recently constructed
- Excellent freeway access
- Opportunity for a tax appeal

Purchased in August 2012



**MALL OF THE BLUFFS PORTFOLIO**  
COUNCIL BLUFFS, IA

- 491,988 SF Enclosed Mall
- 9 Single Tenant Parcels (McDonalds, KFC, US Bank)
- 74,361 SF Dominant Grocery Anchored Center
- Low price per square foot
- Near term rollover risk

Purchased in January 2013



**SINGLE TENANT RITE AID - NN**  
WINCHENDON, MA

- 15,000 SF Free Standing Retail
- Single Tenant Net Lease - Rite Aid
- Good store sales
- Low rent per square foot
- Near term rollover risk - 2 years remaining

Purchased in October 2012



**RETAIL CONDO**  
NEW YORK, NY

- 3,846 SF Retail Condo Delivered Vacant
- Low price per square foot
- Beautiful interior space. Minimal tenant improvement needed
- Located on Broome Street

Purchased in April 2013



**28K SF OFFICE BUILDING**  
MEDFORD, NY

- 28,700 SF Office Building
- Recent construction with ample parking
- Great visibility off the LIE (highway)
- High occupancy
- Near term rollover risk with major tenants

Purchased in November 2012



**FREESTANDING KMART - NNN**  
FREMONT, OH

- 165,000 SF Freestanding Kmart
- Low price per square foot
- Unknown sales information
- Near term rollover risk - 5 years remaining

Purchased in April 2013

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In contract - Projected to close in May 2013

### GALLIA STREET SHOPPES PORTSMOUTH, OH

- 79,808 SF Shopping Center with Grocer
- Big Lot Anchored Center (Save A Lot—Junior Anchor)
- Barriers to entry
- Separate outparcel (Taco Bell)
- Near term rollover risk



In contract - Projected to close in May 2013

### LAFAYETTE CENTER INDIANAPOLIS, IN

- 116,318 SF Shopping Center
- Anchored by Value City furniture (established tenant)
- Upside potential
- Good demographics
- Near term rollover risk



In contract - Projected to close in May 2013

### MARION PLAZA COLUMBUS, OH

- 67,500 SF Grocery Anchored Shopping Center
- Anchored by Save A Lot (leased thru 2021)
- Barriers to entry
- Good demographics
- Upside potential

# CONTACT INFORMATION

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Website: [www.namdarrealtygroup.com](http://www.namdarrealtygroup.com)

## About Us

Namdar Realty Group is a privately held commercial real estate investment and management firm. We own over 10 million square feet of commercial real estate in the United States and continue to grow at an unprecedented pace. The company's portfolio includes a number of retail strip centers, malls, office/flex buildings, and medical and/or office buildings.

Namdar Realty Groups is constantly buying Malls, Shopping Centers, Office Buildings, Notes, Office/Flex Buildings and STNL Deals throughout the NE (New York Metro/Long Island), SE, and MW. After adding value, we come right back into the market and sell.

One of Namdar Realty Group's primary goals is to build long term relationships with the brokerage community. Please contact us for more information regarding our commission/fee structure.

