



135-46 Lefferts Blvd

SOUTH OZONE PARK, NY 11420

OFFERING PLAN

ASKING \$7,000,000



Confidentiality Agreement & Non-Endorsements

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LISTING TEAM



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Investment Overview

PROPERTY DESCRIPTION

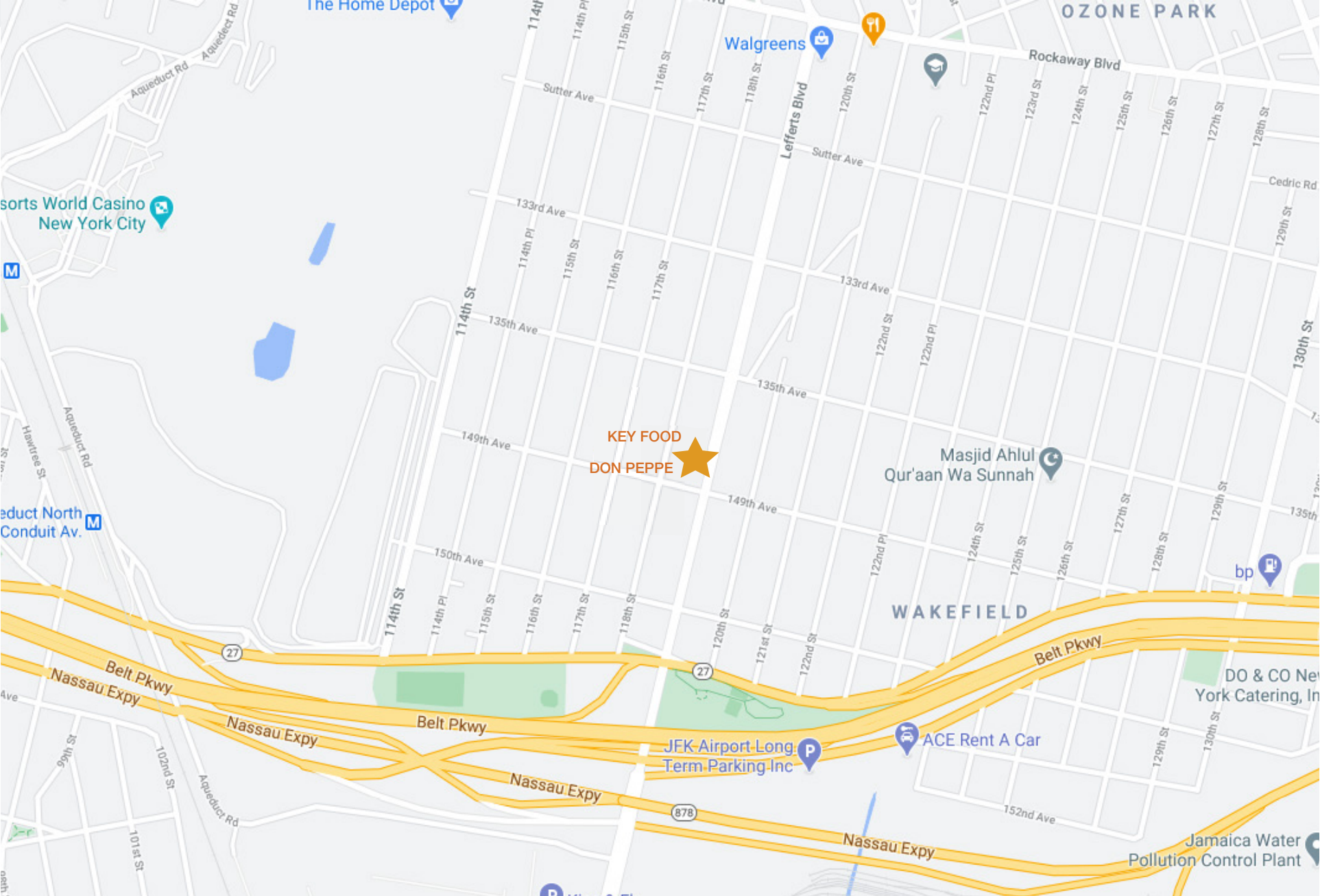
Commerce Realty Group has been retained on an exclusive basis to arrange the sale of 135-46 Lefferts Blvd South Ozone Park, NY 11420. 135-46 Lefferts Blvd is a fully leased 13,680 Sq Ft shopping center on a 30,400 Sq Ft lot. In addition to having 320 Feet of frontage on Lefferts Blvd, The property boasts a tenant roster of Key food Supermarket and Don Peppe a well-established Italian eatery. The building is well maintained with no deferred maintenance.

Property Highlights

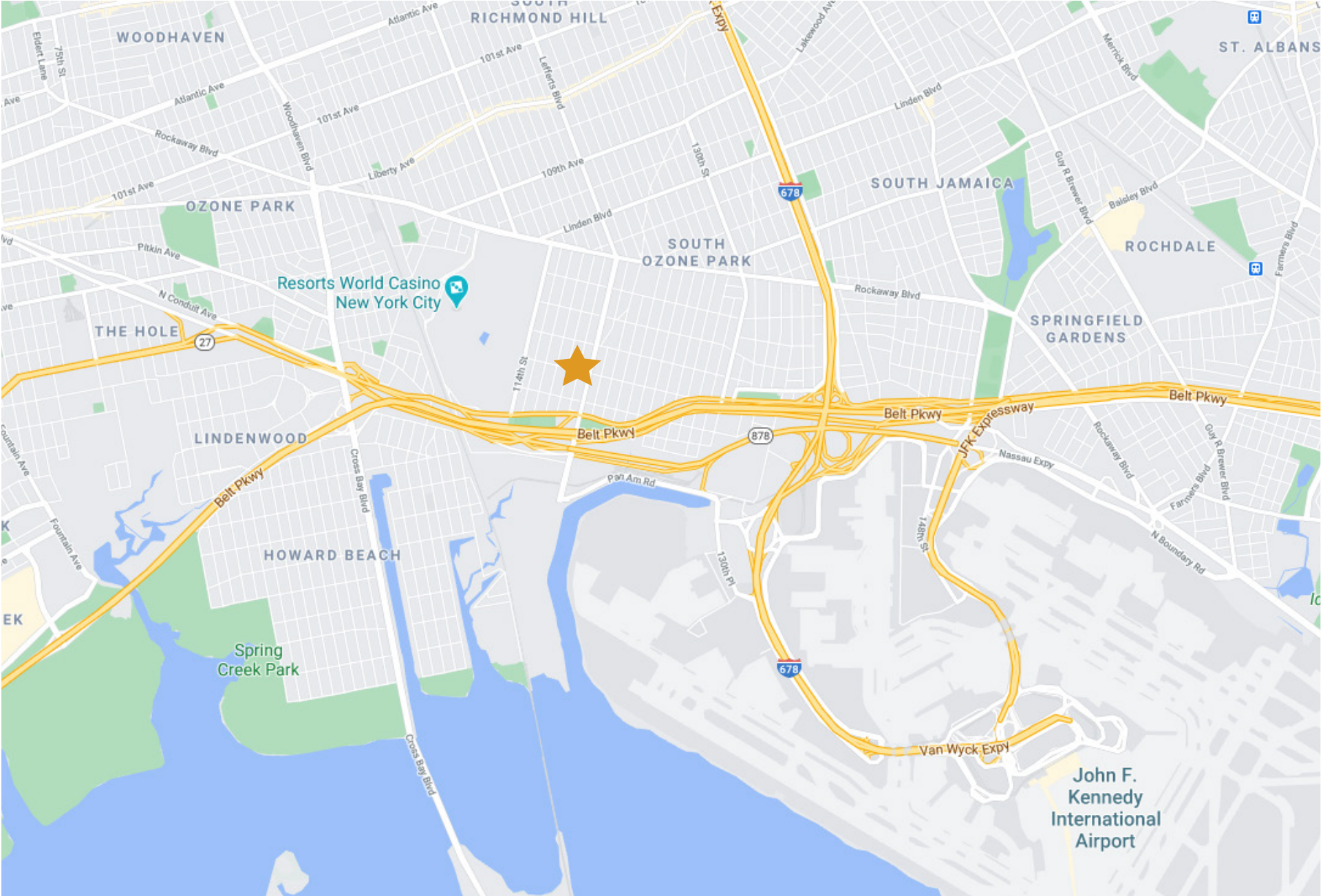
- Strong, Stable Tenancy
- 13,680 Sq Ft Retail on 30,400 Sq Ft Lot
- Full 13,680 SF cellar space
- Prime Southeast Queens Location
- 5.25% CAP RATE



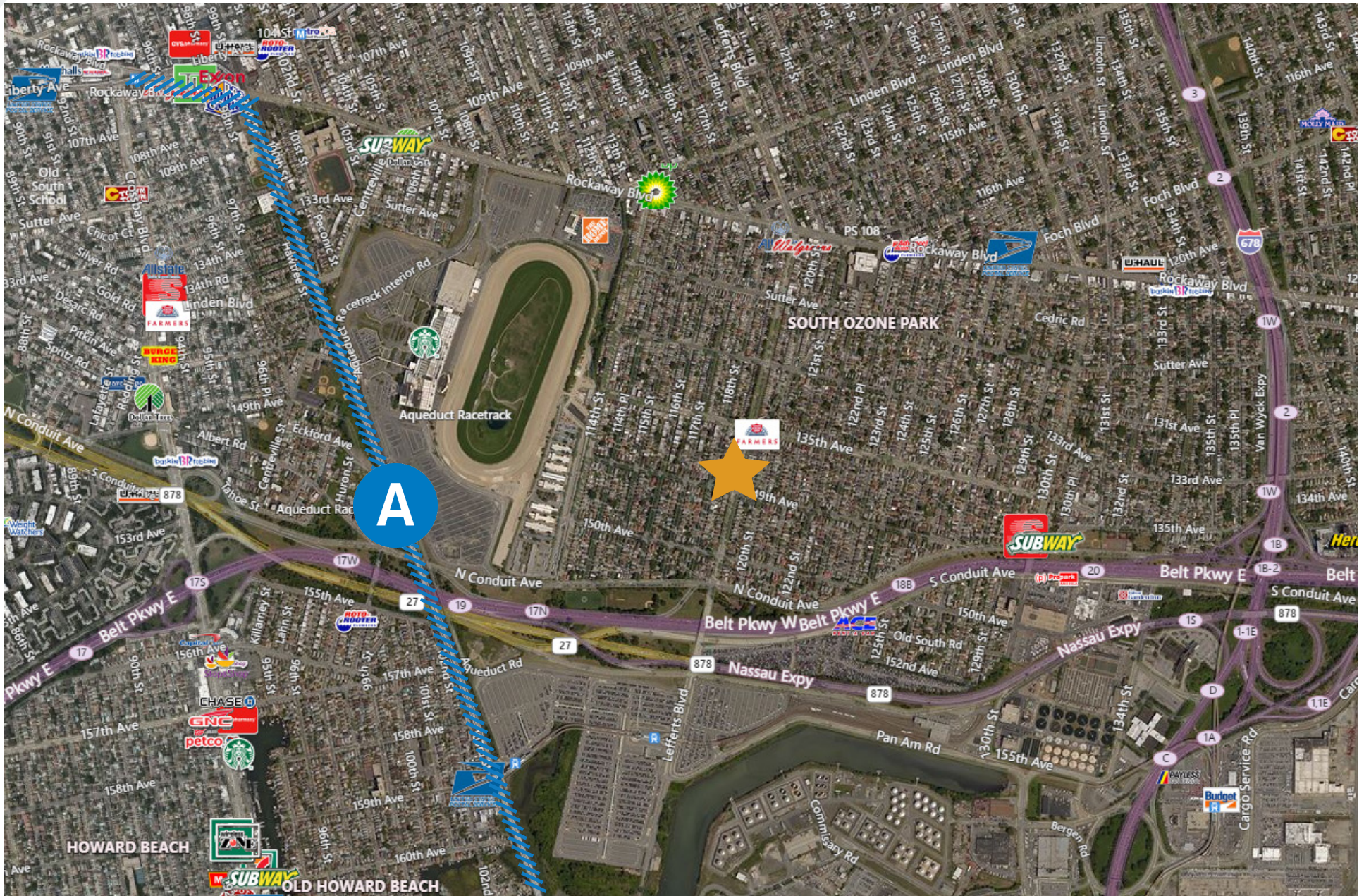
Local Map



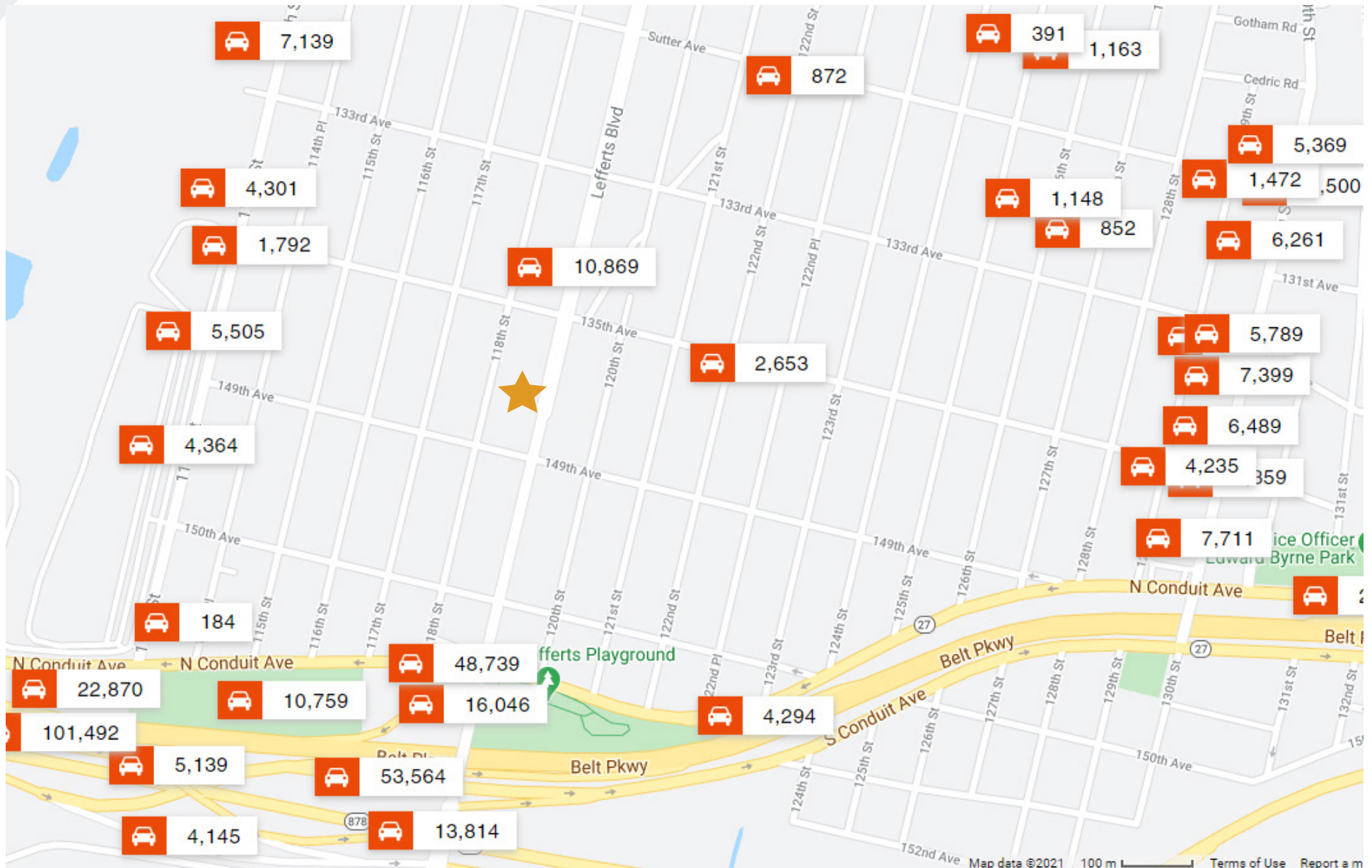
Regional Map



Local Retailers & Metro Line



Vehicles Per Day



Revenue Chart

<i>Unit</i>	<i>TENANT</i>	<i>GROSS SQ. FT.</i>	<i>LEASE START</i>	<i>LEASE EXP.</i>	<i>TENANT % SHARE</i>	<i>TAX SHARE</i>
#1	Keyfood	10,830	9/16/1994	9/15/2034	80.0%	\$144,522
#2	Don Peppe	2,850	9/17/1988	9/15/2024	20.0%	\$36,131
TOTAL		13,680				\$180,653

<i>UNIT</i>	<i>TENANT</i>	<i>GROSS SQ. FT.</i>	<i>P.P.S.F. (BASE RENT)</i>	<i>P.P.S.F. (W/ Reimbursements)</i>	<i>MONTHLY RENT</i>	<i>ANNUAL INCOME</i>	<i>TOTAL REIMBURSEMENTS</i>
#1	Key Food *	10,830	\$24	\$37	\$21,428	\$257,136	\$144,522
#2	Don Peppe *	2,850	\$44	\$57	\$10,500	\$126,000	\$36,131
TOTAL		13,680			\$31,928	\$383,134	\$180,653

Notes

* Rent Increases Every Year Based On Cost Of Living Index

Property Info & Financials

Property & Building Info

ADDRESS	135-46 Lefferts Blvd.
LIST PRICE	\$7,000,000
# OF UNITS	2
YEAR BUILT	1964
NEIGHBORHOOD	Ozone Park
BLOCK / LOT	11805-37
LOT DIMENSIONS	320X95
LOT SQUARE FOOTAGE	30,400
BUILDING SQUARE FOOTAGE	13,680
STORIES	1

Zoning Info

ZONING	C2-2/R3-2
F A R (AS-OF-RIGHT)	1
ALLOWED USABLE FLOOR AREA	30,400
USABLE FLOOR AREA AS BUILT	13,680

Expenses

REAL ESTATE TAXES (20/21)	PER DOF	\$180,653
INSURANCE	PER OWNER	\$15,000
WATER & SEWER	PAID BY TENANTS DIRECTLY	0
UTILITIES	PAID BY TENANTS DIRECTLY	0
Gross Expenses		\$195,653

Net Operating Income

	Current
GROSS ANNUAL RENT	\$383,134
GROSS ANNUAL REIMBURSEMENTS	\$180,653
GROSS ANNUAL REVENUE	\$563,787
LESS: GROSS EXPENSES	-\$195,653
Net Operating Income	\$368,134

Investment Opportunity

Net Operating Income	\$368,134
ALL CASH PURCHASE	\$7,000,000
CAP RATE/RETURN	5.26%

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