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Commercial Investment Div.
Berkshire Hathaway Hudson Valley Properties
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892 Main Street
Fishkill, NY 12524
O & C: (845) 705-0994

FOR SALE

SUPERMARKET / BANK ANCHORED SHOPPING CENTER

20,000 SQ.FT. 5 ACRES 4 TENANTS

WURTSBORO, NY SULLIVAN CO. TOWN OF MAMAKATING

Near the RT. 17 & RT. 209 Intersection

“ Fully Rented ” Expandable- 20,000 sq. ft. additional

“ Ideal 1031 tax free exchange site”

Property: Wurtsboro G Center

Location: 2939 RT. 209, at the corner of Culver Drive
Wurtsboro, NY, Town of Mamakating,
Southern Sullivan Co, near the Orange Co. border, and
very close to the RT. 17 intersection. Next door is the
Town of Mamakating government center.

Total Sq. Ft: 20,180 sq. ft.(approx. 100 x 200) – 4 rental spaces

Tenants:

a) Supermarket:	15,600 sq. ft.
b) Bank	1,080 sq. ft.
c) local drug store:	1,220 sq. ft.
d) medical office:	2,282 sq. ft.
<hr/>	
	20,180 sq. ft.



Land area: 5.17 acres/ tax map: 49.-1-3.6
(not in flood areas)

Road Frontage: Rt. 209: 620 ft.
Culver Dr. 405 ft.

Parking: 93 spaces, good condition.

Utilities: well/ septic

Zoned: Commercial: IC Interchange Commercial

Traffic Count: Rt. 209: 6,000 cars per day
Rt: 17 : (i-86): 28,000 cars per day

Construction: Masonry bock, metal mansard roof front,
Metal siding on rear portion, concrete sab
floor, steel supports and steel roof joist,
partial basement, membrane roof (25 years
old (see amortization of replacement below)
Facility was built in 1999.

Overall Condition: Very good. Food market is well maintained
And fully stocked.

HCAC/ Elect: Each tenant have their own propane HCAC unit
Served by 2 outside LP tanks with each unit having
their own meters. Each unit aso has their own
electric meter and their own electric not water
heater.

Offering price: \$2,300,000 (\$114 per sq.ft.)

Net Income: \$162,686
(with roof replacement)

Cap Rate: Net Income/ Price: $\$162,686 / \$2,300,000 = 7\%$

Projected cash flow after financing: See below

**More Info/
Inspection:** Please contact Walt at Berkshire Hathaway 845 705-0994
wfinnerman@bhhshudsonvalley.com

Lease Info: Confidential offering. Tenants are not aware. Please be discrete.
Potential buyers , if they wish to visit, must act as shopping customers
for now. Once we have an accepted offer , a full inspection
can be arranged.

For details regarding leases, kindly contact broker who will
forward upon request.

WURTSBORO CENTER

CASH FLOW ANALYSIS

(With Roof Replacement Cost Amortization)

A) Roof replacement amortization

- 1) 20,100 sq. ft. roof foot print x \$7 per sq.ft. = \$140,000
- 2) 20 year amortization at 6.5% interest = 8.95% (P & I constant)
- 3) Est cost: \$120,000 roof repacment cost x loan constant =
\$140,000 x .0895 = \$12,530 per year

B) Net Rental Income:

- | | |
|------------------------|-----------|
| 1) Jeff Bank: | \$29,544 |
| 2) Wurtsboro Market: | \$105,120 |
| 3) Wurtsboro Pharmacy: | \$23,052 |
| 4) Medical Space: | \$30,000 |

\$187,716

Less:

- | | |
|-------------------------|-----------|
| a) Prof fees: | - \$4,000 |
| b) Proposed management: | - \$8,500 |
| (4.5%) | |

Projected net: \$175,216

C) Income after roof fees;

- | | |
|---------------------------|------------|
| 1) Net income; | \$175,216 |
| 2) Less roof yearly cost: | - \$12,530 |

Adjusted net income: \$162,686

Offering Price: **\$2,300,000**

Cash Down (30%) : **- \$700,000**

Proposed New Bank Loan: **\$1,600,000**

Interest rate: **6.25%**

Payout: **25 years**

Constant (P & i) : **7.916%**

Annual debt service: \$126,656

(loan x constant= \$1,600,000 x .07916 = \$126,656

Cash Flow: **\$54,265**

(net income less debt service)

\$162,686 – \$126,656

Rate of Return: \$54,265 / \$700,000 = 7.7%

(Cash Flow/Equity)



**ALL INFORMATION AND ANALYSIS IS BELIEVED TO BE RELIABLE, BUT NOT WARRANTED BY
BROKER NOR SELLER**



SHEET INDEX

SHEET NO.	SHEET TITLE	LATEST REVISIONS
1	AMENDED SITE PLAN	02/25/12
2	GRADING & DRAINAGE PLAN	02/25/12
3	LIGHTING & SIGNAGE PLAN	02/25/12
4	EROSION CONTROL PLAN	02/25/12
5	LANDSCAPING PLAN	02/25/12
6	HIGHWAY CONSTRUCTION PLAN	02/25/12
DT	MISCELLANEOUS DETAILS	02/25/12
DZ	SEWER & WATER MAINS	02/25/12
DA	CONSTRUCTION DETAILS	02/25/12

LEGEND	
	PROPERTY LINE
	EXISTING UTILITY POLE & CONDUIT
	EXISTING BUILDING
	EXISTING WALL
	EXISTING STREET
	EXISTING RIGHT OF WAY
	EXISTING TREE LINE
	PROPOSED TREE LINE
	EXISTING CATCH BASIN & CULVERT
	EXISTING CATCHMENT
	PROPOSED CATCHMENT
	PROPOSED 3000 GALLON BYPASS TANK
	PROPOSED 18" DIAMETER MANHOLE
	PROPOSED MANHOLE
	PROPOSED CATCHMENT AREA

SITE & ZONING INFORMATION

OWNER/APPLICANT: WATTSBORO CENTER, L.L.C.
200 N.Y.S. ROUTE 209
HIGHLAND LAKE, NY 12549

TAX PARCEL NO.: 40-1-36 7.47 AC.

TC - TOWN CENTER DISTRICT

ITEM	MINIMUM REQUIRED	PROPOSED
LOT AREA	20,000 SF	7,47 AC.
LOT DEPTH	100 FT	644.70 FT
LOT WIDTH	100 FT	403.28 FT
FRONT YARD	25 FT	68 FT
REAR YARD	25 FT	118 FT
ONE SIDE YARD	25 FT	20 FT
BOTH SIDE YARDS	25 FT	20 FT
DEVELOPMENT COVERAGE (MAX)	60%	54%
BUILDING HEIGHT (MAX)	30 FT	24 FT
MAX. HEIGHT STORES	2.5	2

LOCATION PLAN

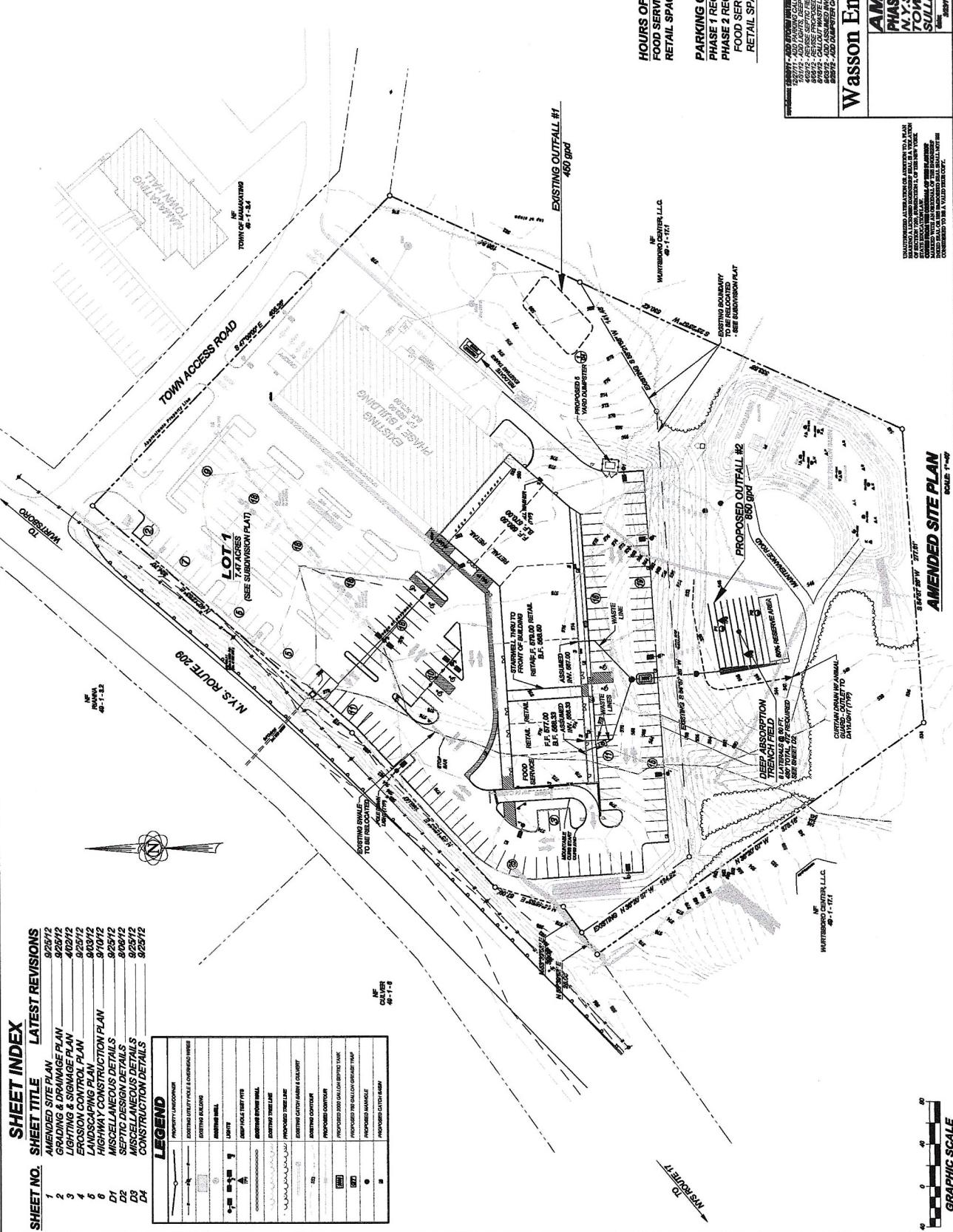
WATTSBORO CTR. 1:4000

AMENDED SITE PLAN

PHASE 2 - WATTSBORO CENTER
N.Y.S. ROUTE 209
TOWN OF MAMARIKA
SULLIVAN COUNTY, NEW YORK

DATE: 02/25/12
BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1"=40'

1



HOURS OF OPERATION
FOOD SERVICE: 6:00AM - 10:00PM
RETAIL SPACE: 8:00AM - 10:00PM

PARKING CALCULATIONS
PHASE 1 REQUIRED: 63 SPACES
PHASE 2 REQUIRED: 40 SPACES
FOOD SERVICE: 2,000 SF x 1 Space/50 SF = 40 SPACES
RETAIL SPACE: 21,000 SF x 1 Space/200 SF = 105 SPACES
TOTAL REQUIRED: 208 SPACES
TOTAL PROPOSED: 210 SPACES

Wasson Engineering
1000 N.Y.S. ROUTE 209
HIGHLAND LAKE, NY 12549
TEL: 518-535-1234
FAX: 518-535-1235
WWW.WASSON-ENGINEERING.COM

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THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED. THE ENGINEER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.

