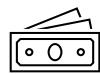




3839 Danbury Road



ASKING
\$2,150,000



Office Occupancy
Vacant



Square Footage
19,643



LOCATION
Brewster, NY



PRICE PER FOOT
\$109

INVESTMENT OPPORTUNITY

Exodus Capital is pleased to offer 3839 Danbury Road to market: a two-story, vacant office building located along Route 202 (64,000 VPD) Brewster, NY. Route 202 is a major east/west commuter highway crossing the NY/CT state border. The asset will be delivered vacant. Prior usages included NNN medical tenancy. The building contains 19,643 square feet on a 1.03-acre lot. The zoning is Gateway Commercial (GC-2) and on well water.

RENT ROLL

COMMERCIAL RENT

UNIT	STATUS	CURRENT RENT	PRO FORMA	SF	\$/PSF	ADDITIONAL NOTES
		CURRENT	PRO FORMA			
3839 Danbury Road		\$25,000	\$25,750	27,000	\$11	Delivered Vacant - Projected Rent. Possibility to achieve \$14 PSF with NNN tenant.
<i>Monthly Commercial Income</i>		\$25,000	\$25,750			
<i>Annual Commercial Income</i>		\$300,000	\$309,000			

PROJECTED EXPENSES

INCOME	CURRENT	PRO FORMA
Potential Gross Commercial Income	\$300,000	\$309,000
Vacancy Loss (5%)	\$15,000	\$15,450
Effective Gross Income	\$285,000	\$293,550

EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes (13%)	\$38,115	\$39,258
Fuel - Gas	\$14,000	\$14,420
Insurance	\$9,000	\$9,270
Well Water	\$0	\$0
Repairs and Maintenance	\$10,500	\$10,815
Common Electric (<i>PPSF</i>)	\$7,000	\$7,210
Landscaping	\$2,520	\$2,596
Snow Removal	\$1,750	\$1,803
Garbage Removal	\$3,500	\$3,605
Super Salary	\$4,200	\$4,326
Management (5%)	\$14,250	\$14,963
Total Expenses (37%)	\$104,835	\$107,980
Net Operating Income	\$180,165	\$185,570



existing clients out of assets and into opportunities



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