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One INVESTMENT GROUP
COMMERCIAL REAL ESTATE



The Offering

One Investment Group, is the marketing broker for the LEASE of **Bank of America Building** (“Property”), located at **2850 North Federal Highway Lighthouse Point, FL 33064**. The property is located in a strategic location on Federal highway in between Copans Road and Sample Road. Bank of America Building is eye-catching class A office building and has been perfectly maintained and currently been remodeled, it will feature new impact windows, ungraded fiber optics throughout, new elevators & modern lobby area. Over 55,000 vehicles pass by this location along Federal Highway each day. This area of Lighthouse Point is an ideal location for professional tenants and small businesses looking to lease space in an affluent area centrally located between Broward and Palm Beach counties.

Investment Highlights

•**Landmark Location** — Bank of America Building is located in Lighthouse Point just South of Deerfield Beach. We are positioned perfectly on Federal Highway. The area is a combination of commercial and residential development. Directly to the North, East, South and West of the building there are residential homes, condo's, and new townhome developments.

•**Convenient ingress/egress and highly visible signage** — The Property offers four ingress/egress point on NE 29th Street and NE 28th Court. The site location offers terrific signage and incredible frontage that is visible to vehicles from either direction on Federal Highway

Bank of America Building: **Property Overview**

Address:	2850 North Federal Highway Lighthouse Point, FL 33064
Rentable Area:	22,500 sq. ft.
Rental Rate	\$ 14.00 SF/ Year
CAM	\$ 7.75
Lease Type:	NNN
Gross Leasable Area:	27,008 SF
Land Area:	1.71 Acres
Stories	Four Stories

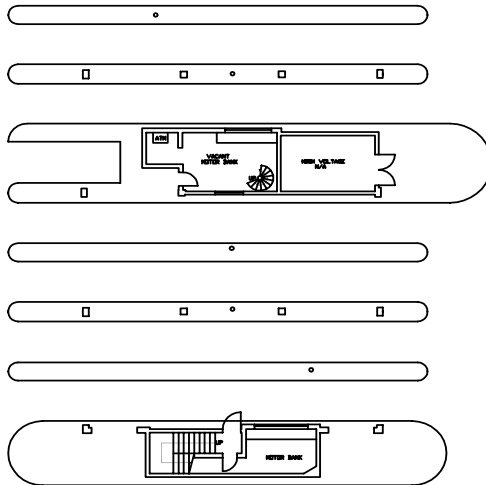
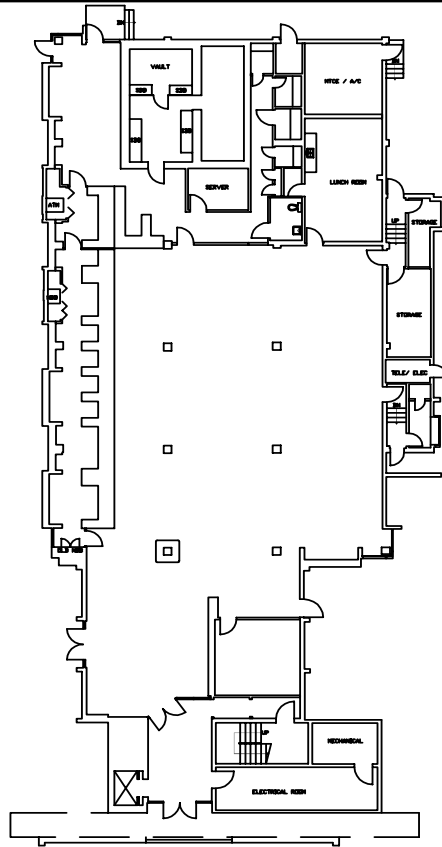
Site Analysis

Location:	In Between Sample Road and Copans Road on Federal Highway
Frontage/Access:	Access via Four ingress/egress points NE 29 th Street & NE 28 th Court, with Tremendous visibility from both directions on Federal Highway.
Zoning:	Class A Office Building

Demographics

	1-Mile	3-Miles	5-Miles
Population:	12,270	78,960	177,225
Average HH Income:	\$ 88,680	\$ 65,069	\$ 67,239





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222-230 WALNUT ST., PHILADELPHIA, PA 19106

HATCH LEGEND:

- FLOOR COMMON
- BUILDING COMMON
- CORE
- BANK OF AMERICA OCCUPIED AREA
- 3RD PARTY TENANT OCCUPIED AREA
- VACANT

BOMA AREA CALCULATIONS

FLOOR GROSS	9,313 SQ.FT.
FLOOR CORE	392 SQ.FT.
FLOOR USABLE	8,920 SQ.FT.
FLOOR RENTABLE	8,920 SQ.FT.
FLOOR COMMON	0 SQ.FT.
BUILDING COMMON	1,096 SQ.FT.
BANK USEABLE	7,575 SQ.FT.
BANK RENTABLE	7,895 SQ.FT.
TENANT USEABLE	0 SQ.FT.
TENANT RENTABLE	0 SQ.FT.
VACANT USEABLE	250 SQ.FT.
VACANT RENTABLE	260 SQ.FT.

EXHIBIT E

EXISTING OCCUPANCY PLAN



FLOOR AREA MEASUREMENTS

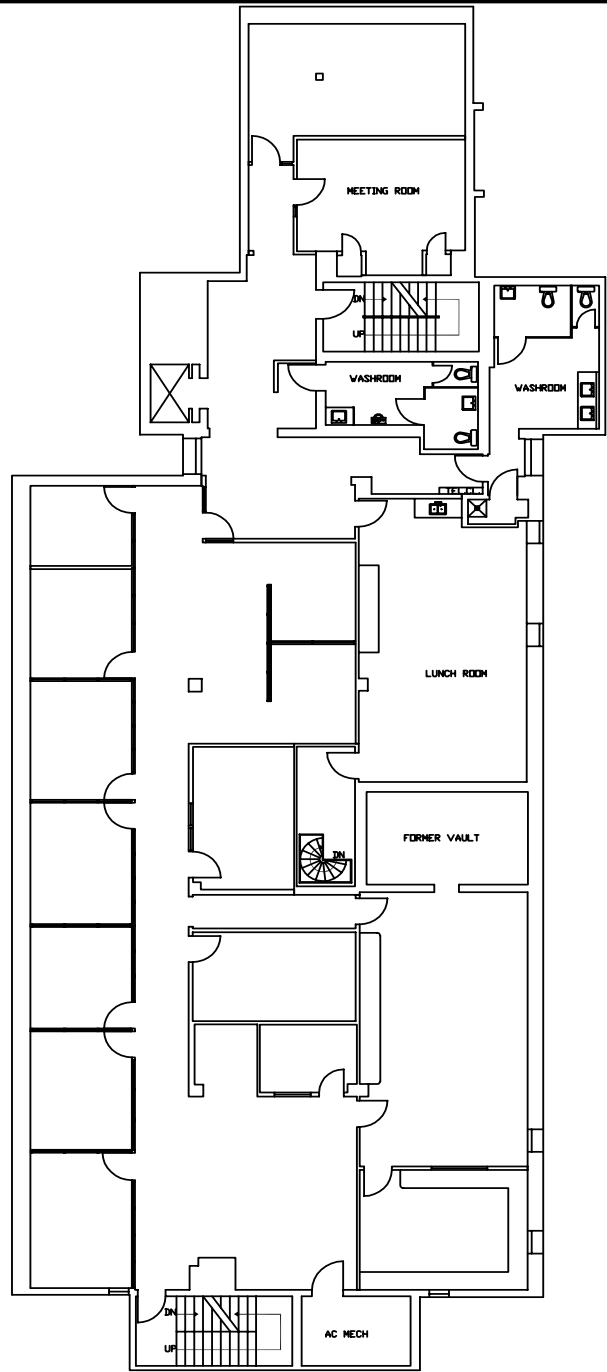
LIGHTHOUSE POINT
 BANK OF AMERICA
 2850 N. FEDERAL HWY
 LIGHTHOUSE POINT, FL

PROPERTY ID: FLLIGP200

SCALE: NTS
 DATE: 06/04/2003

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 V: 215-925-6562
 FAX: 215-925-9251







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 FLOOR #:



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222-230 WALNUT ST., PHILADELPHIA, PA 19106

HATCH LEGEND:

-  FLOOR COMMON
-  BUILDING COMMON
-  CORE
-  BANK OF AMERICA OCCUPIED AREA
-  3RD PARTY TENANT OCCUPIED AREA
-  VACANT

BOMA AREA CALCULATIONS

FLOOR GROSS	6,948 SQ.FT.
FLOOR CORE	462 SQ.FT.
FLOOR USABLE	5,373 SQ.FT.
FLOOR RENTABLE	6,486 SQ.FT.
FLOOR COMMON	1,113 SQ.FT.
BUILDING COMMON	0 SQ.FT.
BANK USEABLE	0 SQ.FT.
BANK RENTABLE	0 SQ.FT.
TENANT USEABLE	5,373 SQ.FT.
TENANT RENTABLE	6,760 SQ.FT.
VACANT USEABLE	0 SQ.FT.
VACANT RENTABLE	0 SQ.FT.

EXHIBIT E

EXISTING OCCUPANCY PLAN



FLOOR AREA MEASUREMENTS

LIGHTHOUSE POINT
BANK OF AMERICA
2850 N. FEDERAL HWY
LIGHTHOUSE POINT, FL

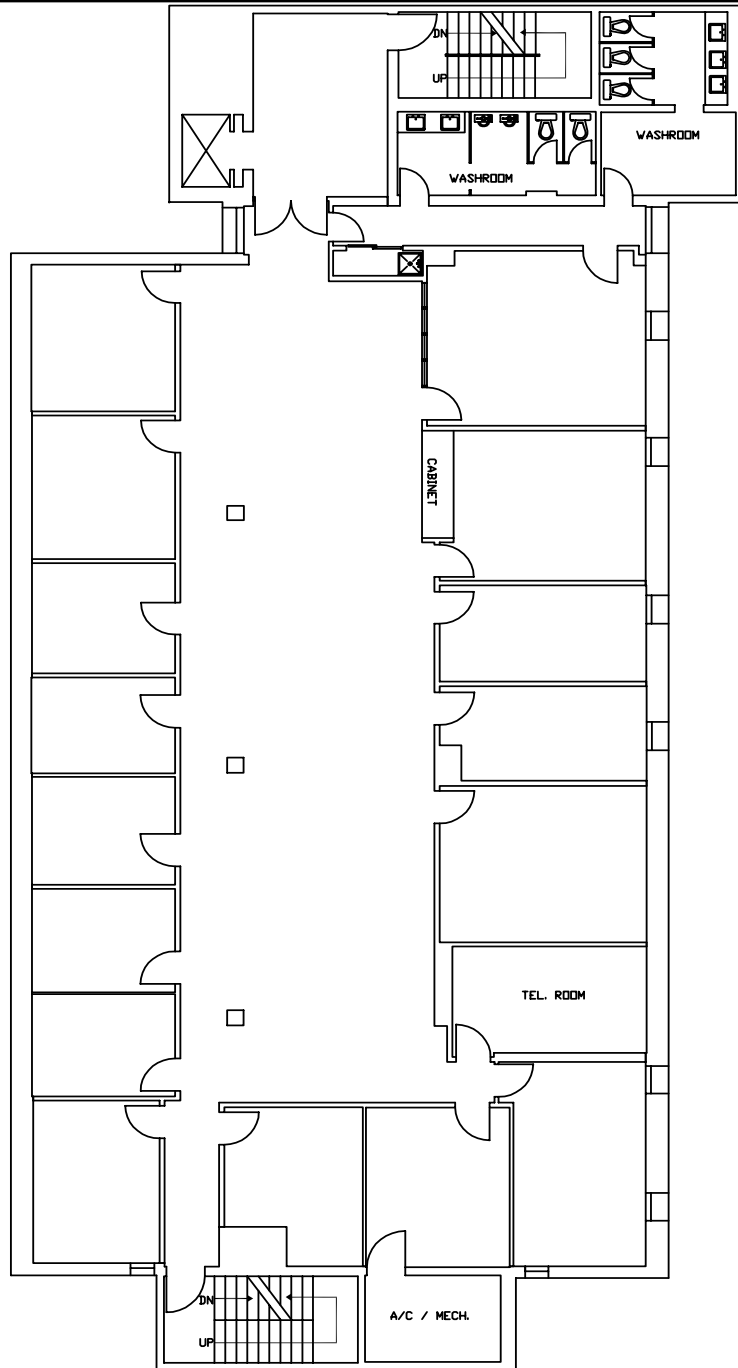
PROPERTY ID: FLLIGP200

SCALE: NTS
DATE: 06/03/2003

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2
FLOOR #:

Bank of America Building: Floor Plan



NELSON
 222-230 WALNUT ST., PHILADELPHIA, PA 19106

HATCH LEGEND:

[Symbol]	FLOOR COMMON
[Symbol]	BUILDING COMMON
[Symbol]	CORE
[Symbol]	BANK OF AMERICA OCCUPIED AREA
[Symbol]	3RD PARTY TENANT OCCUPIED AREA
[Symbol]	VACANT

BOMA AREA CALCULATIONS

FLOOR GROSS	6,232 SQ.FT.
FLOOR CORE	447 SQ.FT.
FLOOR USABLE	5,119 SQ.FT.
FLOOR RENTABLE	5,785 SQ.FT.
FLOOR COMMON	665 SQ.FT.
BUILDING COMMON	0 SQ.FT.
BANK USEABLE	0 SQ.FT.
BANK RENTABLE	0 SQ.FT.
TENANT USEABLE	5,119 SQ.FT.
TENANT RENTABLE	6,030 SQ.FT.
VACANT USEABLE	0 SQ.FT.
VACANT RENTABLE	0 SQ.FT.

EXHIBIT E
 EXISTING OCCUPANCY PLAN

AMERICAN FINANCIAL
 REALTY TRUST

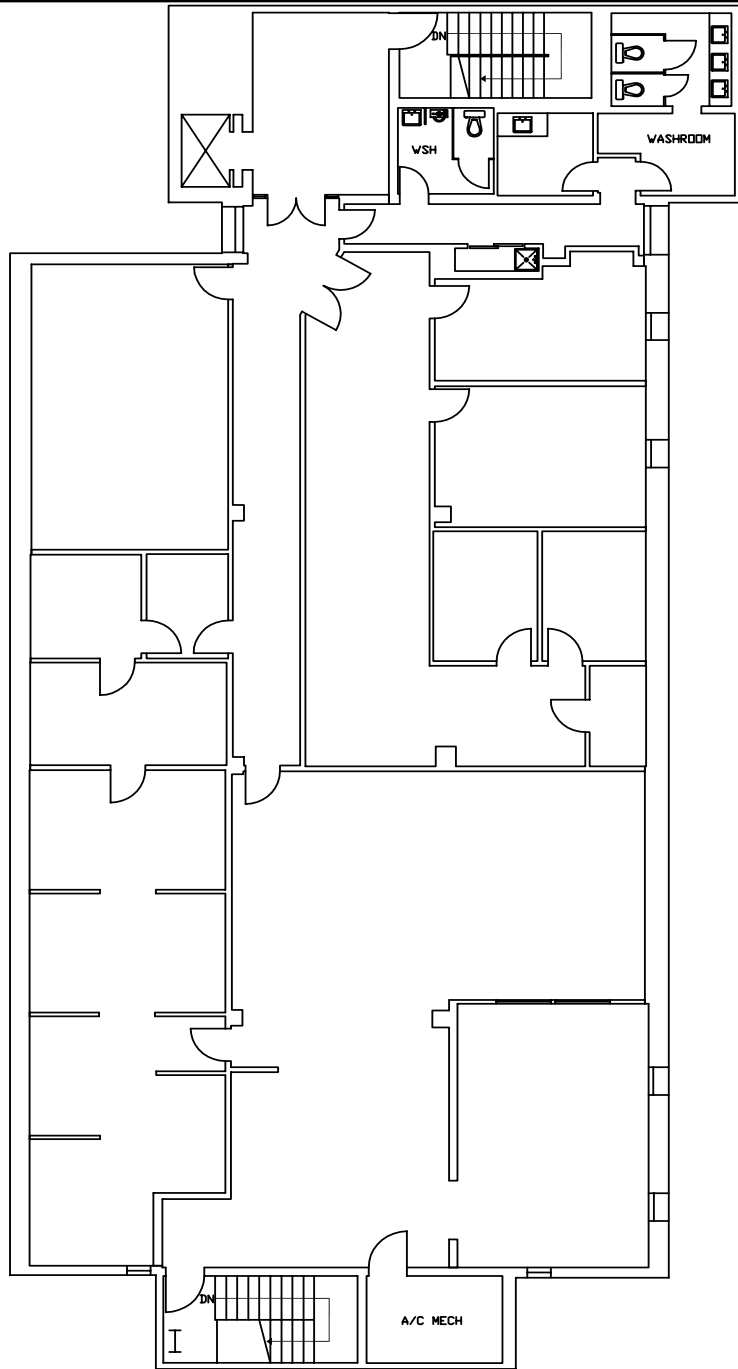
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 BANK OF AMERICA
 2850 N. FEDERAL HWY
 LIGHTHOUSE POINT, FL

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





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 FLOOR #:



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-  FLOOR COMMON
-  BUILDING COMMON
-  CORE
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-  3RD PARTY TENANT OCCUPIED AREA
-  VACANT

BOMA AREA CALCULATIONS

FLOOR GROSS	6,248 SQ.FT.
FLOOR CORE	431 SQ.FT.
FLOOR USABLE	5,161 SQ.FT.
FLOOR RENTABLE	5,817 SQ.FT.
FLOOR COMMON	656 SQ.FT.
BUILDING COMMON	0 SQ.FT.
BANK USEABLE	0 SQ.FT.
BANK RENTABLE	0 SQ.FT.
TENANT USEABLE	5,161 SQ.FT.
TENANT RENTABLE	6,063 SQ.FT.
VACANT USEABLE	0 SQ.FT.
VACANT RENTABLE	0 SQ.FT.

EXHIBIT E

EXISTING OCCUPANCY PLAN



FLOOR AREA MEASUREMENTS

LIGHTHOUSE POINT
BANK OF AMERICA
2850 N. FEDERAL HWY
LIGHTHOUSE, POINT, FL

PROPERTY ID: FLLIGP200

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4
FLOOR #:



Map Locator

The Property is located in Lighthouse Point, FL, which is North of Pompano Beach in east Broward County. Excellent neighborhoods, abundance of cultural activities, stunning beaches, the City of Lighthouse Point are a municipality of unparalleled beauty and quality of life. The Property is set in a prime location along Federal Highway (US-1) in between Sample Road & Copans Road, the property offers ease of access but also exceptional signage opportunities that is visible for the following traffic in either direction.

Directions

North: From I-95 exit Sample Road (Exit 39) and head east 2 miles. Make a Right unto N Federal Highway (US-1), then Left on NE 29th Street heading south 0.6 miles. Property is situated along the East side of the street.

South: From I-95 exit Copans Road (Exit 38) and head east 2.5 miles. Make a Left unto N Federal Highway (US-1), heading north 0.6 miles. Property is situated along the East side of the street.

Key Driving Distances

- Sample Road 0.6-mile
- Copans Road 0.6-mile
- Interstate-95 2.7-miles
- Downtown Fort Lauderdale 14.0-miles
- Fort Lauderdale International Airport 17.0-miles
- Downtown Miami 37.0-miles
- Miami International Airport 38.6-miles



For property inquiries & tours
please call:

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