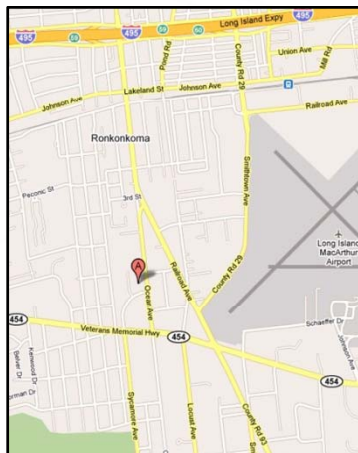




67,500 sq. ft. Available For Sale (Expansion to 92,500 sq. ft. possible) 1800 Ocean Avenue, Ronkonkoma, NY



Land Area:	6.5 Acres
Available for Buyer:	19,000 sq. ft. <i>(Two strong tenants occupy 51,000 sq. ft.)</i>
Zoning:	Light-Ind
Office/R&D Space:	Up to 80%
Ceiling Ht:	20'
Loading:	4 Docks 2 Drive-ins
Power:	2,000 Amps
A/C:	Full
Heat:	Gas
Sale Price:	\$6,600, 000 <i>(\$97.77/sq. ft.)</i>



Schacker Real Estate Corp.

www.schackerrealty.com

Contact: Schacker Realty 631-293-3700

*All information is subject to errors, omissions, modification, and withdrawal.
Information is from sources deemed to be reliable but should not be relied upon without independent verification.*



1800 Ocean Avenue, Ronkonkoma, NY Pro Forma

Pro-Forma Income and Expense Statement 1800 Ocean Avenue, Ronkonkoma, NY 11779

INCOME:

<u>Tenant:</u>	<u>Size - SF</u>	<u>Lease Term</u>	<u>Annual Gross Rent</u>	<u>Increase</u>
Ultravolt	24,500	Thru March 2015	\$282,975.00	3%
Clean Room Engineering	24,000	Thru April 2015	\$281,148.00	3%
Future Tenant	19,000	TBD	\$219,450.00 (Projected)	3%
Total:	67,500		\$564,123.00	
			\$783,573.00 (Projected)	

EXPENSES:

<u>Item</u>	<u>Annual Cost</u>
Real Estate Taxes	\$159,000.00
Common Area Maintenance	\$30,500.00
Insurance	\$5,000.00
Total:	\$194,500.00
NET ANNUAL OPERATING INCOME:	\$369,623.00 / 589,073.00 (Proj)
CAP RATE:	4.98% / 7.93% (Proj)

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice.