


Property Information
99 Mark Tree Road, Centereach, NY 11720

Gross Building Area: 11,842
Sale Price: \$1,795,000
Sale Price PSF: \$151.58
RE Taxes:: \$3.67
Lot Size (Acres): 0.59
Zoning: J2

Fuel: Gas
Sprinklered: Yes
Sewers: No
Parking: 52

100% occupied. 9% Cap Rate. Property in pristine condition.

Landlord has the right to terminate a 8,757 SF lease with Briscoe Protective Systems with six (6) months notice, providing a user opportunity option.

Modern three-story office building with covered parking, high window to floor ratio and updated lobby. Premier office building in Suffolk County submarket. Impeccable condition w/high-tech security systems, including smoke & fire alarm system, full sprinkler system, central station connection. Recent upgrades include HVAC, security systems, common hallway and elevator carpeting. Accessible 24-7 via access control system. Interior and exterior CCTV security cameras. Wired for Verizon FIOS & Cablevision Optimum Voice/Data. Excellent visibility w/lit exterior signage in front of building, as well as interior building directory and individual suite signs. Just off Middle Country Rd., west of Nicolls Rd (Rte 97). Close proximity to Stony Brook University, Nesconset Hwy & the LIE.

For Information, please contact: Lee Rosner, CCIM SIOR
 Leo Farrell

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Coldwell Banker Commercial Island Corporate Services
 1601 Veterans Memorial Highway, Ste 420
 Islandia, NY 11749

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Income & Expense Proforma

INCOME Gross Potential Income: \$234,122Effective Income: **\$234,122**

EXPENSE RE Taxes: \$43,504
 Utilities: \$6,887
 Insurance: \$3,507
 Repairs & Maintenance: \$4,609
 Landscaping: \$3,830
 Snow Removal: \$1,500
 Rubbish: \$1,107
 Security Exp: \$8,340
 Professional Fees: \$100
 Total Expenses: **\$73,284**
Net Operating Income: \$160,838

Cap Rate: 8.96%

Rent Roll

Suite #	Tenant Name	Use Type	Lease Expiration	RSF	Base Rent	Rent PSF	RE Tax	CAM	Ins	Total Rent
200, 210, 302-04	Briscoe Protective Systems	Office	2020-04-30	8,757	\$190,962	\$21.81	\$0	\$0	\$0	\$190,962
Options: None		Comments: Gross Lease. Tenant Paid Gas & Electric. 3% rent steps on May 1st. Lease termination right w/6 mo. Notice								
301	CRN Wireless	Office	2019-06-30	3,085	\$43,160	\$13.99	\$0	\$0	\$0	\$43,160
Options: Two - 2 year options 3% increases		Comments: Gross Lease. Tenant Paid Electric. 3% rent step on 7/1/18.								

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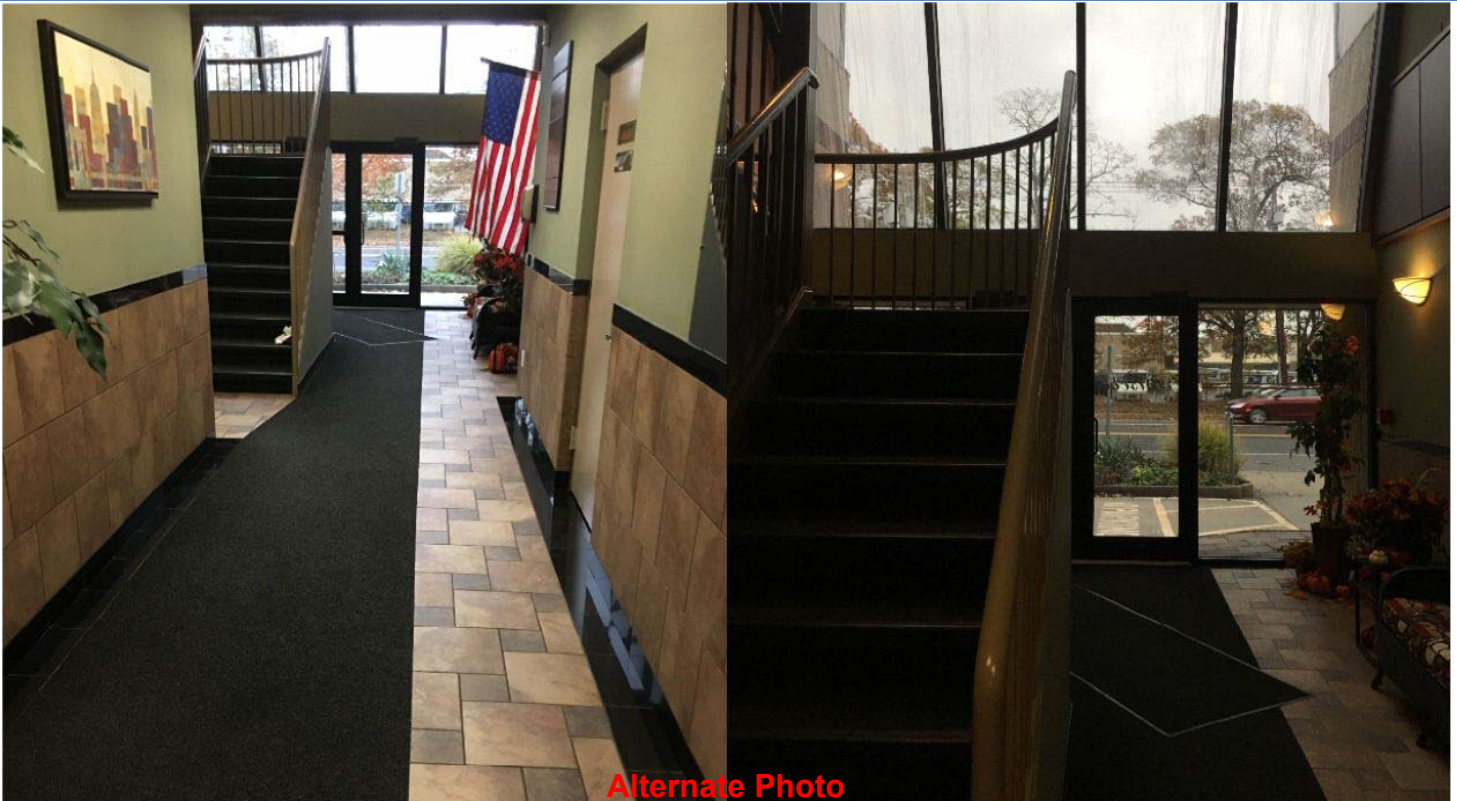
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Alternate Photo



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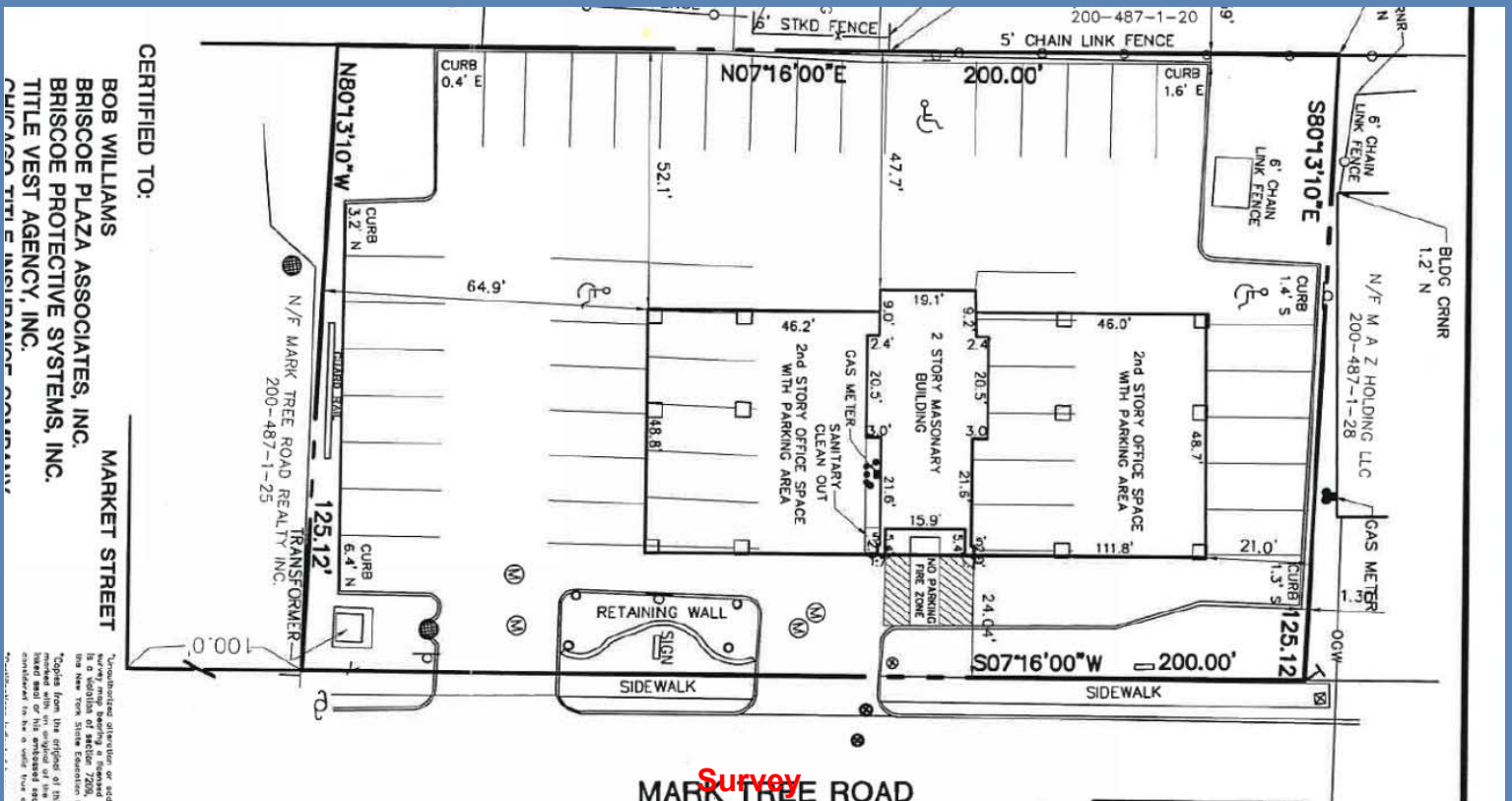
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Survey

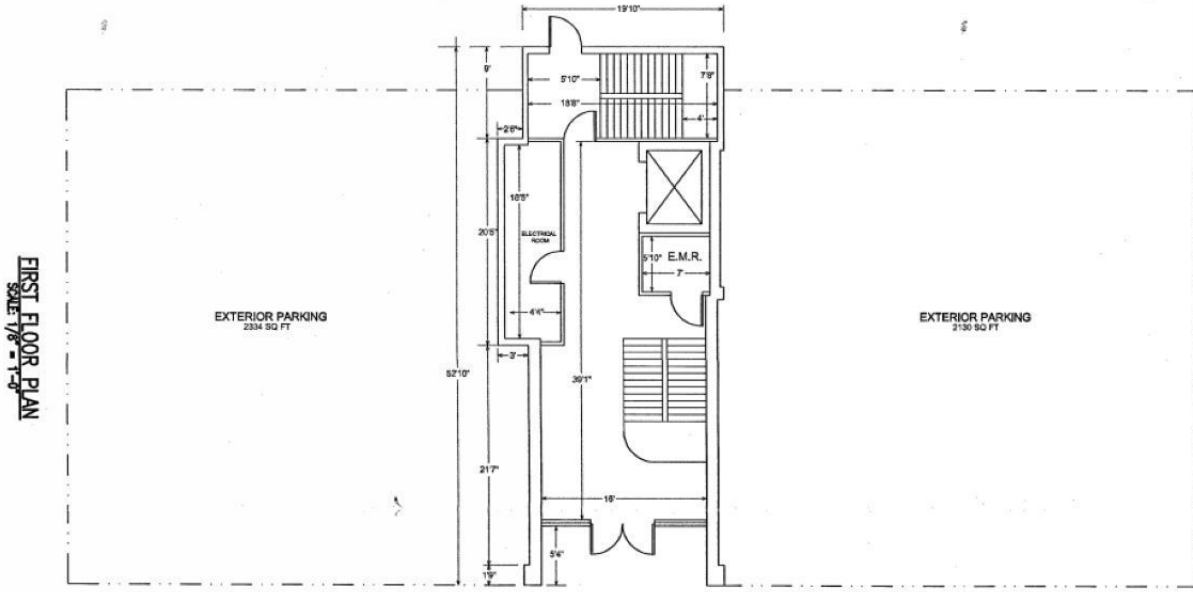
CERTIFIED TO:

BOB WILLIAMS
BRISCOE PLAZA ASSOCIATES, INC.
BRISCOE PROTECTIVE SYSTEMS, INC.
TITLE VEST AGENCY, INC.
CHICAGO TITLE INSURANCE COMPANY

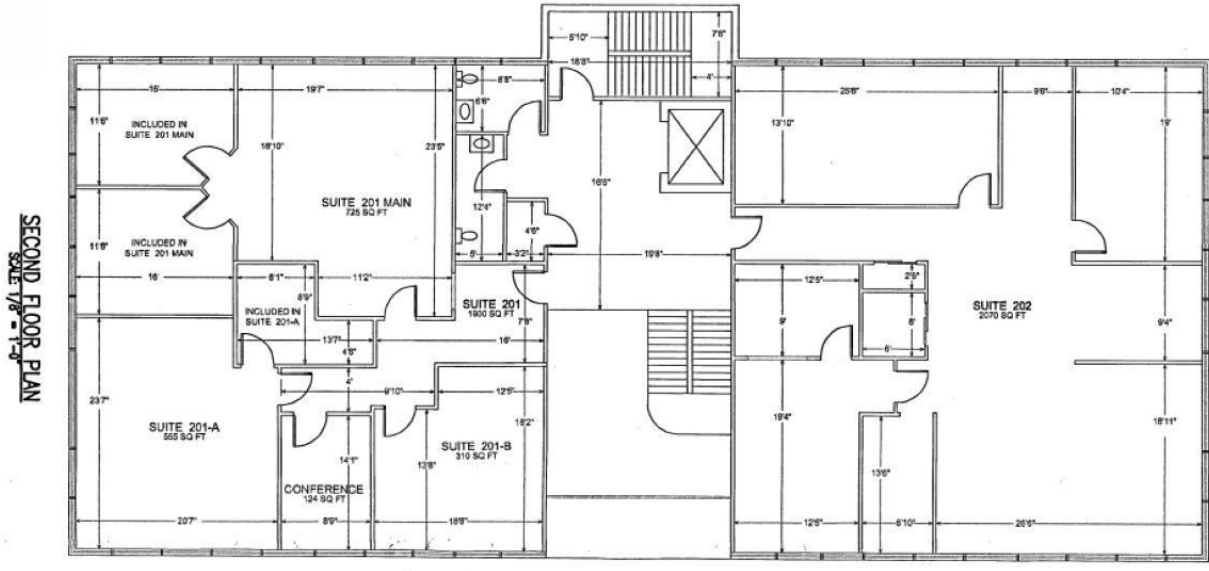
MARKET STREET

This drawing, description, or plat is a subdivision of a parcel of land in the City of Chicago, Illinois, and is subject to the provisions of the Illinois Land Surveying Act, Chapter 120, Illinois Compiled Statutes (625 ILCS 120). Copies from the office of the Surveyor General of the State of Illinois are available for purchase at the office of the Surveyor General, 100 North Dearborn Street, Chicago, Illinois 60610.

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1st Floor Plan



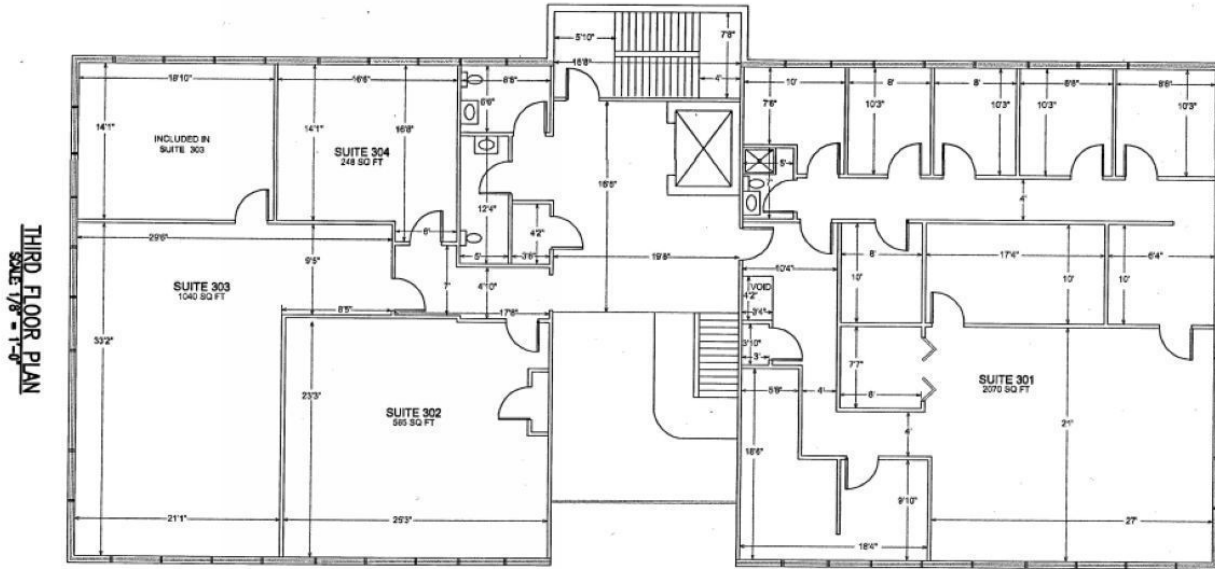
2nd Floor Plan

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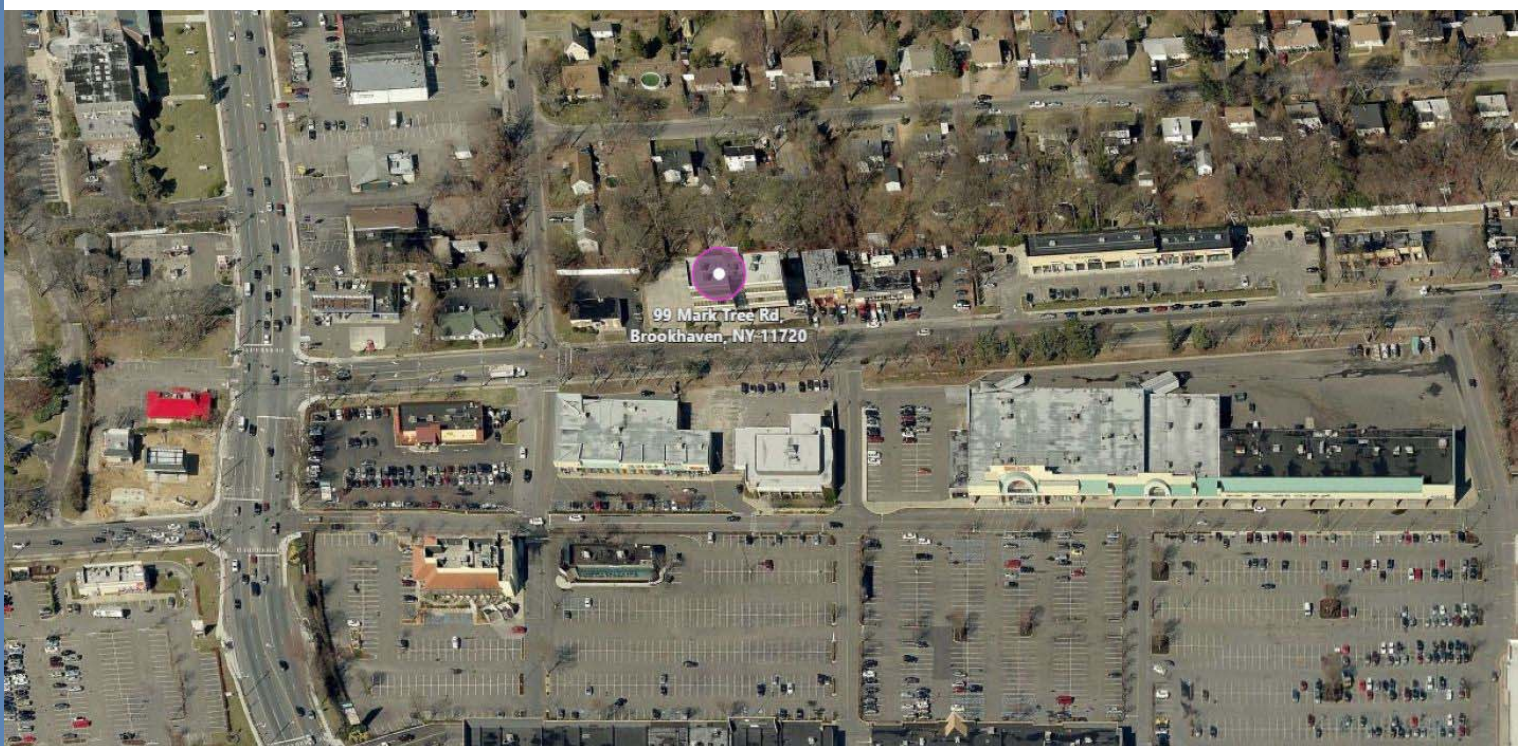
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3rd floor Plan



Aerial

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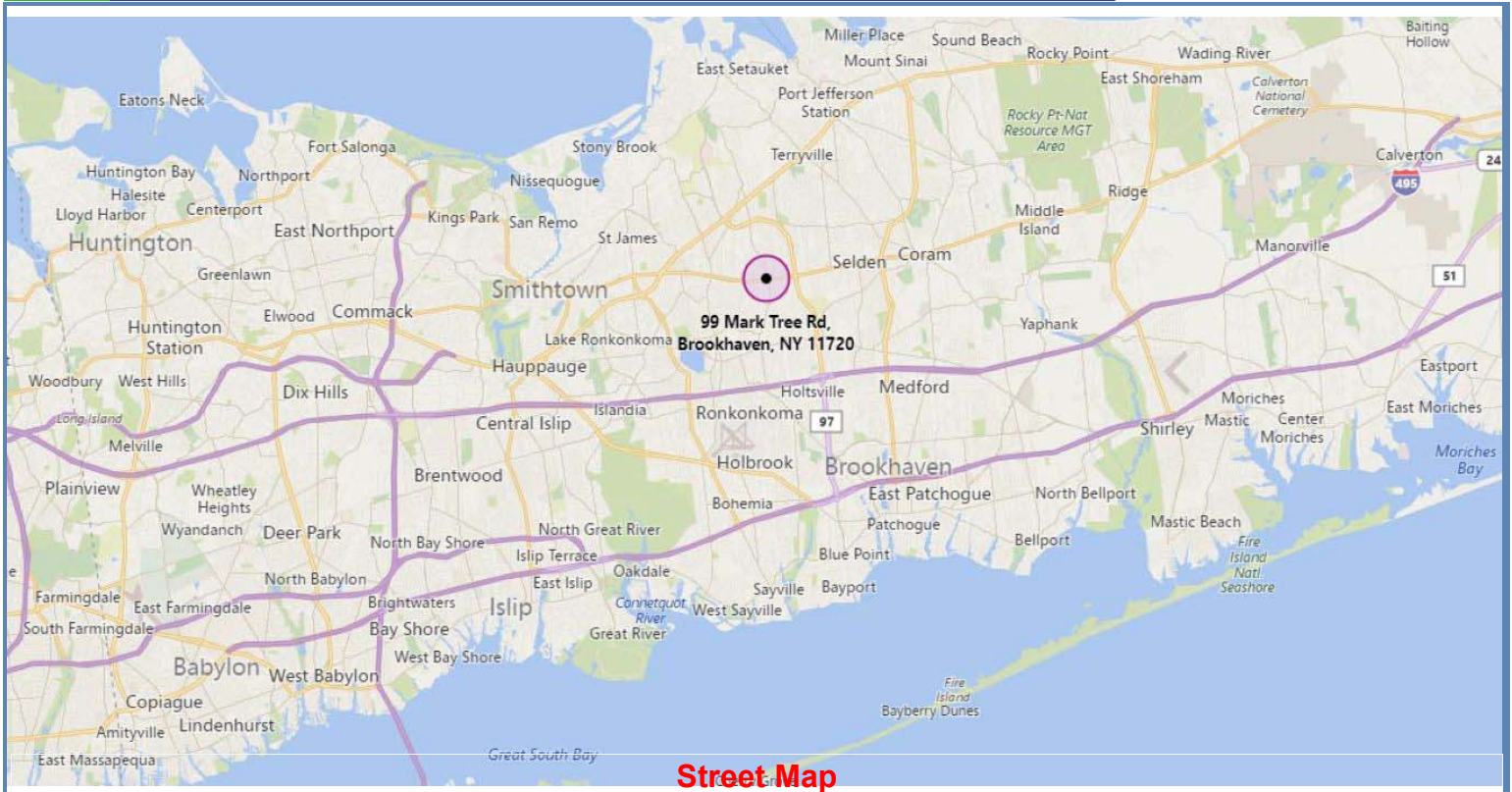
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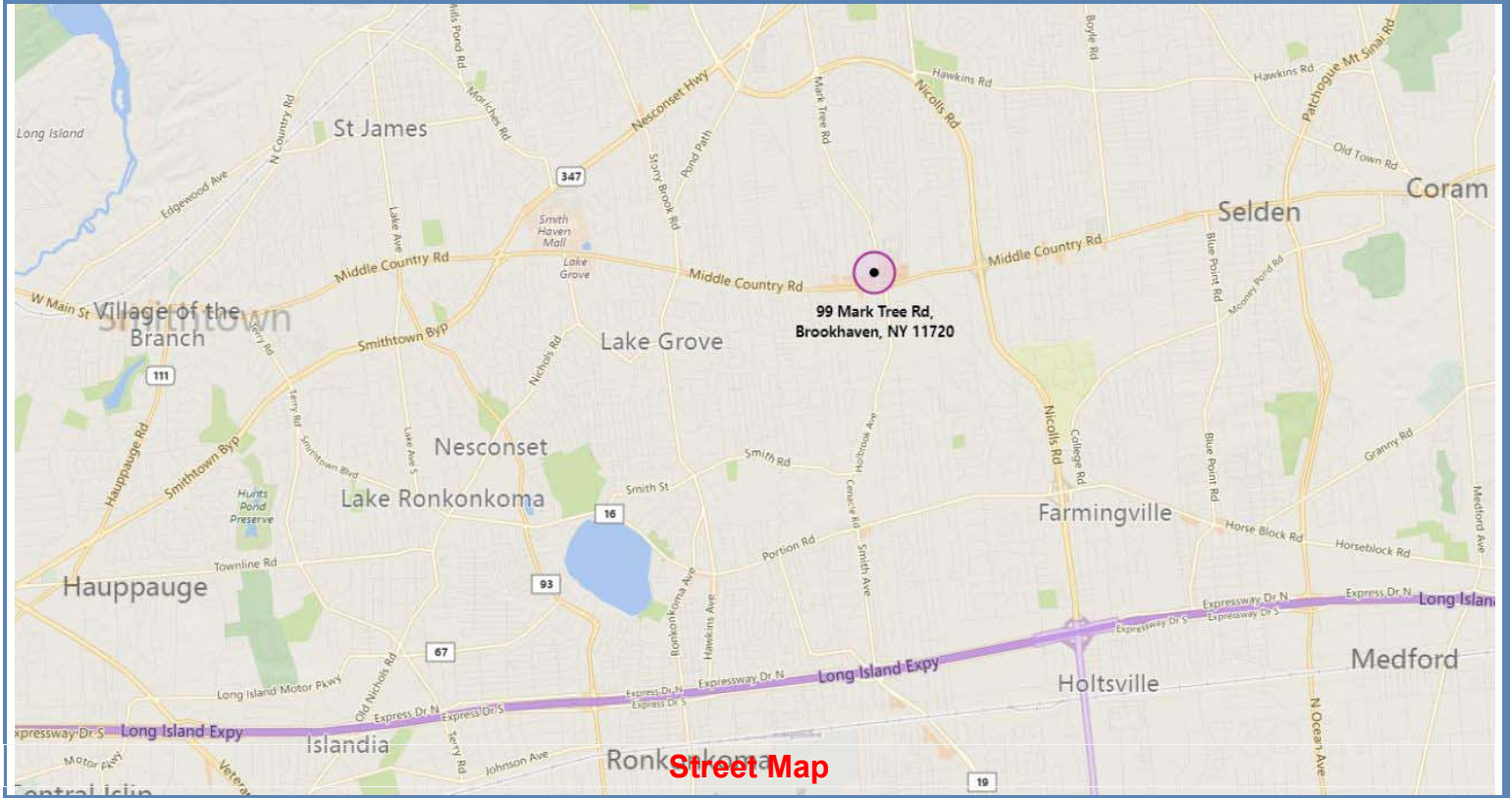
Office

Exclusive Listing

Investment Sale



Street Map



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