


162 Apts in Bronx Four Building Package - 1726 Davidson Avenue, Bronx, NY 10453

Property Type:	Multifamily Mid/High-Rise	Price:	\$14,450,000	http://listing.loopnet.com/15657624
No. Units:	162	Price/Unit:	\$89,197.53	
Building Size:	132,117 SF	Cap Rate:	8.50%	
		Occupancy:	97%	
		LoopNet ID:	15657624	
		Status:	Active	

Property Description:

Bronx Four Building Package - 1726 Davidson Ave, 1702 Clay Avenue, 2179 Washington Ave, and 300 East 159th Street. Total: 162 apts, Gross Income = \$ 1,806,431; NOI = \$ 1,239,003 8.5% CAP RATE!


143 S. Burnhnam Hwy, Rt 169 - Lisbon, CT 06351

Property Type:	Land Retail (land)	Price:	\$499,000	http://listing.loopnet.com/15653302
		LoopNet ID:	15653302	
		Status:	Active	

Property Description:

Magnificent property. Gas station, convenience store, subway, dunkin donut with a driveway in one section. The other section could be a 8,000. sq. ft plaza with a pizzeria and other retail. Additionally a cell tower is permitted.


Queens six-story Elevator building - 168-36 88th Street, Jamaica, NY 11432

Property Type:	Multifamily Mid/High-Rise	Price:	\$8,900,000	http://listing.loopnet.com/15615856
No. Units:	79	Price/Unit:	\$112,658.23	
Building Size:	50,976 SF	Cap Rate:	6.92%	
		LoopNet ID:	15615856	
		Status:	Active	

Property Description:

6-Story elevator building with 79 apartments and one office. 44/Studios, 35/1 bedroom, 1/Office.


Morris Heights Double - 1482-1484 Montgomery Avenue, Bronx, NY 10453

Property Type:	Multifamily Mid/High-Rise	Price:	\$3,650,000	http://listing.loopnet.com/15413456
No. Units:	49	Price/Unit:	\$74,489.80	
Building Size:	35,700 SF	Cap Rate:	6.05%	
		Occupancy:	99%	
		LoopNet ID:	15413456	
		Status:	Active	

Property Description:

Two attached 5 story walk up buildings


Drastic Price Reduction - 2683 Morris Avenue, Bronx, NY 10468

Property Type:	Multifamily Mid/High-Rise	Price:	\$3,900,000	http://listing.loopnet.com/15187357
No. Units:	42	Price/Unit:	\$92,857.14	
Building Size:	44,000 SF	Cap Rate:	8.87%	
Year Built:	1921	Occupancy:	98%	
		LoopNet ID:	15187357	
		Status:	Active	

Property Description:

Five story, forty two unit apartment building. Great investment for anyone looking for solid income producing property. The building is in very good condition, large impressive marble lobby. The roof & boiler are both in great condition and the basement can support an additional apartment for anyone who is willing to invest.


The Brewster House - 1380 Flanders Road, Flanders, NY 11901

Property Type:	Hotel & Motel Economy/Limited Service	Price:	\$900,000	http://listing.loopnet.com/15180668
Building Size:	10,000 SF	Price/SF	\$90.00	
Year Built:	1900	LoopNet ID:	15180668	
		Status:	Active	
Property Description:				

Former luxurious turn-of-the century hotel, known as The Brewster House, is a fixer-upper with 26 rooms in a four-story building located in Flanders, NY in the Town of Southampton. Situated on 1.7 residentially zoned acres, with a short walk to a marina and the bay, this development opportunity is truly unique. Also on the property is a large (28' x 48) two story 2 bedroom barn currently being rebuilt.



Hamptons Tuscan Villa - 1589 Deerfield Road, Water Mill, NY 11976

Property Type:	Special Purpose	Price:	\$5,250,000	http://listing.loopnet.com/15098806
	Special Purpose (Other)	Price/SF	\$694.44	
Building Size:	7,560 SF	LoopNet ID:	15098806	
Year Built:	2005	Status:	Active	

Property Description:

In the heart of The Hamptons, on prestigious Deerfield Road, this majestic Tuscan Villa sits on 3.3 acres of secluded property with room for tennis. Boasting 6 bedrooms, 6.5 baths, all bedrooms en suite with private bath and balcony, 5 stone fireplaces, gourmet kitchen and two living rooms. A perfect home for entertaining. Enjoy the view over the treetops of the distant ocean to the south and the distant bay to the north. What a sight! Spectacular and rare seclusion and luxury. Perfect Bed & Breakfast or corporate retreat. Profitable income producing seasonal rental property, renting for \$ 120,000 for the summer season MD - LD.



New Commercial Building under Construction - 721 Flanders Road, Flanders, NY 11901

Property Type:	Land	Price:	\$999,000	http://listing.loopnet.com/14858008
	Commercial/Other (land)	LoopNet ID:	14858008	
Lot Size:	0.56 Acres	Status:	Active	

Property Description:

Construction now starting on 2114 square foot building with offices on the ground floor and a 2 bedroom apartment on the second floor. Price includes land (.559 acres) AND new building, with 9 parking spaces.

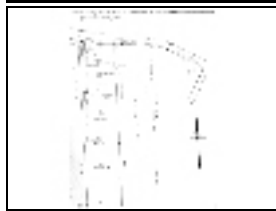


Hamptons commercial corner - 725 Flanders Road, Flanders, NY 11901

Property Type:	Land	Price:	\$399,000	http://listing.loopnet.com/14773782
	Commercial/Other (land)	LoopNet ID:	14773782	
Lot Size:	0.23 Acres	Status:	Active	

Property Description:

.2232 commercial parcel on the busy corner of Route 24 (Flanders Road) and Cypress Avenue. This area is rapidly developing.


Old Riverhead Road - Hampton Bays, NY 11946

Property Type:	Land	Price:	\$1,500,000	http://listing.loopnet.com/14590657
	Residential (land)	Price/Acre:	\$428,571.44	
Lot Size:	3.50 Acres	LoopNet ID:	14590657	
		Status:	Active	

Property Description:

Beautiful wooded parcel of 3.5 acres perfect for residential development.


Kings Highway - 1945-1967 Main Road, Jamesport, NY 11947

Property Type:	Land	Price:	\$15,000,000	http://listing.loopnet.com/14590628
	Residential (land)	Price/Acre:	\$211,267.61	
Lot Size:	71.00 Acres	LoopNet ID:	14590628	
		Status:	Active	

Property Description:

Unique opportunity to purchase large parcel for development on the beautiful North Fork of Long Island.


1514 Sterling Place - Brooklyn, NY 11213

Property Type:	Multifamily	Price:	\$3,200,000	http://listing.loopnet.com/14491351
	Mid/High-Rise	Price/Unit:	\$100,000.00	
No. Units:	32	Cap Rate:	7.10%	
Building Size:	28,048 SF	Occupancy:	100%	
Year Built:	1965	LoopNet ID:	14491351	
		Status:	Active	

Property Description:

Four story building (walkup), 32 apartments (16 - one bedroom and 16 - two bedroom). Complete gut rehab in 1996, large units, Full J-51 tax abatement.



Vacant Land zoned Village Business on Montauk Hwy - 114-120 West Montauk Highway, Hampton Bays, NY 11946

Property Type:	Land	Price:	\$4,500,000	http://listing.loopnet.com/14418247
	Commercial/Other (land)	Price/Acre:	\$1,525,423.75	
Lot Size:	2.95 Acres	LoopNet ID:	14418247	
		Status:	Active	

Property Description:

128,336 SF (2.95 acres) with 4 structures comprised of: one existing two-story frame house, and two one-story frame houses and one one-story frame building



Highway Business in The Hamptons - 132 East Montauk Highway, Hampton Bays, NY 11946

Property Type:	Land	Price:	\$1,200,000	http://listing.loopnet.com/14418218
	Commercial/Other (land)	LoopNet ID:	14418218	
		Status:	Active	

Property Description:

Vacant and wooded 39,277SF (0.90 acre) land that has already been subdivided into six (6) lots with separate tax map numbers.



Formerly St. Mary's Manor - 515 6th Street, Niagara Falls, NY 14301

Suite/Floor:	1-6	Rental Rate:	Negotiable	http://listing.loopnet.com/14409147
Space Available:	114,000 SF	Lease Type:	NNN	
Space Type:	Special Purpose	LoopNet ID:	14409147	
	Special Purpose (Other)	Status:	Available	



Subdivision Approved - Four residential lots - 331 Montauk Highway, East Quogue, NY 11942

Property Type:	Land	Price:	\$1,100,000	http://listing.loopnet.com/14397290
	Residential (land)	LoopNet ID:	14397290	
		Status:	Active	

Property Description:

1.73 acres of residential land in the heart of The Hamptons. Proposed subdivision pending for 4 building lots. Presently 5000 square foot structure on one of the parcels, formerly a nightclub.



Niagara Falls Development Opportunity - 515 6th Street, Niagara Falls, NY 14301

Property Type:	Senior Housing Assisted Living Residences	Price:	\$2,500,000	http://listing.loopnet.com/14390196
No. Beds:	120	Price/Bed:	\$20,833.33	
Building Size:	114,000 SF	LoopNet ID:	14390196	
Year Built:	1902	Status:	Active	

Property Description:

114,000 square foot brick building in Niagara Falls, New York. Six stories, with water views from the top two floors. Facility last operated 11/03 as a 119-bed nursing home. This huge structure can be utilized for many different purposes. Consider the possibilities.