

Sample NNN Properties for sale from OnlyNNN.com - 800-841-5033.

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Information below is computer generated. Please pardon the typos.

1 Plattsburgh, NY 12901



Price	\$4,920,077
Building Size	64,607 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

- NYSEG is Rated BBB+ Rated by S & P- Public Utilities with Backup Generator- NNN Lease Requires No Landlord Responsibilities- 29 Lined Customer Parking Space with Additional Employee Parking Lot - Two (2), Five (5) Year Option Periods with Rent Increases.

2 Liverpool, NY 13090



Price	\$2,086,956
Building Size	2,900 SF
Cap Rate	5.75%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

Moe' s Southwest Grill located in Liverpool, New York, just 5 miles from Syracuse. This Moe' s is a franchise location, owned by the Top Moe' s Franchisee Worldwide in 2014 for successful operation and growth of restaurants. At closing, the tenant will execute a new 15 year triple net lease with three, five year options to renew. There are also 10% increases every 5 years in the base term of the lease and all option periods.

3 Buffalo, NY 14224



Price	\$1,650,000
Building Size	9,200 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject offering is a fee simple interest in a 100% absolute net leased Dollar General. There are 13 years remaining on the initial 15 year lease, with four 5-year options to renew. There are 5% rental increases at each option period. This is an ideal opportunity for a passive investor looking for a long-term stable investment. The building is high quality 2013 construction.

4 Cicero, NY 13039



Price	\$1,095,238
Building Size	3,510 SF
Cap Rate	5.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Bank of America Ground Lease in Cicero, NY. We welcome your review of this attractive investment. Highlights are as follows:PROVEN LOCATION: BAC, or a predecessor bank, has been open and operating at this site forever 30 years. BAC just exercised its first option period, showing loyalty to its customer base and submarket. HIGH INCOME SUBURB |ADVANTAGEOUS LOCATION: Roughly 15,000 vpd view the excellent frontage, visibility, and signage. Wendy' s, Jimmy John' s and Lowe' s Home Improvement are directly across the street and are viewable from bank' s location. The property is located conveniently off Highway 481 and Highway 81 as many vehicles make their way past the bank each day in route to the highways. BANK DEPOSITS: This branch has \$50,386,000 in deposits as of 6/30/15. Out of the 11 BAC branches in Onondaga County, median bank deposits equal \$50,386,000(subject property) as of the same date.

5 Mastic, NY 11950



Price	\$3,000,000
Building Size	3,000 SF
Cap Rate	4%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

HSBC Bank (the Property), located in Mastic, NY. The Property is positioned on a hard corner along Montauk Highway, a major east-west arterial in Suffolk County, the 5th wealthiest county in the State. HSBC Bank is irreplaceable real estate that will have long term value accretion, and generate immediate cash flow from a stable tenant with an S&P, AA- credit rating.

6 Floral Park, NY 11001



Price	Price Not Disclosed
Building Size	4,767 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Fee-simple interest in a single-tenant, freestanding Citibank retail bank branch (the Property , Asset or Branch) located on the hard-corner intersection of Jericho Turnpike and Hinsdale Avenue in Floral Park, NY. The Property is subject to an absolute triple net (NNN) lease to Citibank N.A. (the Tenant) (S&P A) , the fourth largest bank in the United States.

7 Poughkeepsie, NY 12603



Price	\$20,000,000
Building Size	60,700 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Raymour and Flanigan located at 756 Vassar Road in Poughkeepsie, NY. The property is approximately 60,700 square feet and is situated on 2.42 acres of land.The subject Raymour & Flanigan will be subject to a 12-year triple net lease with Raymour's Furniture Company, Inc. The lease will commence upon close of escrow and will have two, ten-year option periods.

8 Buffalo, NY 14207



Price	\$3,330,000
Building Size	19,676 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Pep Boys was recently purchased for \$1B by Icahn Enterprises LP, headed by billionaire Carl Icahn. Over 800 stores and 7,000 service bays in 35 states and Puerto Rico. Publicly traded on the NYSE: PBY. Stock has up more than doubled in the last 12 months.

9 Poughkeepsie, NY 12603



Price	\$20,000,000
Building Size	60,700 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Raymour and Flanigan located at 756 Vassar Road in Poughkeepsie, New York. The property is roughly 60,700 square feet and is situated on approximately 2.42 acres of land. The subject Raymour and Flanigan will be subject to a 12-year triple-net (NNN) lease, with Raymours Furniture Company, Inc. The lease will commence upon close of escrow and the base annual rent will be \$1,200,000. The rent will increase 1.5 percent every year, including through the two, ten year option periods.

10 Island Park, NY 11558



Price	\$4,950,000
Building Size	6,500 SF
Cap Rate	5.63%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Property Details:-5.50 years remaining on NNN lease with three (3) five (5) year options-Tenant responsible for roof, HVAC , and parking lot-High quality construction, steel framed with concrete block Location:-Strategically located on a signalized corner of Austin Blvd boasting monster traffic counts in excess of 47,000+ VPD-Austin Blvd serves as the primary route into and out of the city of Long Beach, New York and for those working in Manhattan-Approximate average household incomes range from \$102,033 -\$115,403 within a 1-5 mile radius of the site-Dense demographics, +262,000 residents in the immediate trade area-Located 25 miles from New York City in one of the most sought after real estate markets in the country, Long Island, New York.

11 Wynantskill, NY 12198



Price	\$4,150,000
Building Size	8,775 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Net leased building and land to CVS - 8,775 SF prototype store with drive-thru on approximately 1 acre. Open since 1996 - high performing store. Lease extended additional 20 years in 2010.

12 Elmira, NY 14904



Price	\$6,400,000
Building Size	14,820 SF
Cap Rate	5.70%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

100% fee simple interest in the investment of a corporately guaranteed Walgreen's property located at 424 South Main Street, Elmira, NY (the Property). Located on the corner of South Main Street and Pennsylvania Avenue, the Property has excellent access from all directions. This Walgreen's serves the approximate 52,110 people living within a five-mile radius with very limited competition.

13 Auburn, NY 13021



Price	\$2,132,000
Building Size	5,545 SF
Cap Rate	6.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Fee simple interest (land & building) in a freestanding, single tenant, absolute NNN leased, Denny's, located in Auburn, NY. The tenant, FEAST American Diners, LLC, has recently executed a new 10-year lease demonstrating long-term commitment to the location. The lease features 10% increases every 5 years throughout the initial term and at the beginning of each 2 (5-Year) option periods, which generates steady NOI growth and hedges against inflation. The lease features a percentage rent clause which tenant is meeting, creating additional potential income. In-place financing must be assumed.

14 Camillus, NY 13031



Price	\$1,600,000
Building Size	3,000 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Panda Express Ground Lease located in Camillus (Syracuse), New York. The subject property is fully leased to and guaranteed by Panda Express, Inc. The lease features a twenty (20) year base term and five (5), five (5) year renewal options. There are ten percent (10%) rental increases every five years throughout the base term and options.

15 Watertown, NY 13601



Price	\$3,914,803
Building Size	6,170 SF
Cap Rate	5.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Red Lobster located at 20831 New York Route 3 in Watertown, New York. The property is 6,170 square feet and is situated on approximately 2.09 acres of land. This Red Lobster is subject to a 25-year triple-net (NNN) lease, with roughly 23.50 years remaining on the lease. Current annual rent is \$225,101. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options. Red Lobster is the largest seafood restaurant concept in the world and is an iconic full service brand with broad demographic appeal and significant advertising budget. Red Lobster is led by an experienced management team with a history of success leading the brand(average 27+ years experience across executive team). The company generates \$2.5 billion in revenue and is the 5th largest causal dining concept in North America. Red Lobster was recently acquired by Golden Gate Capital.

16 Rochester, NY 14615



Price	\$5,160,215
Building Size	7,686 SF
Cap Rate	5.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Red Lobster located at 1515 West Ridge Road in Rochester, New York. The property is 7,686 square feet and is situated on approximately 1.69 acres of land. This Red Lobster is subject to a 20-year triple-net (NNN) lease, with roughly 18.5 years remaining on the lease. Current annual rent is \$296,712. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options. Red Lobster is the largest seafood restaurant concept in the world and is an iconic full service brand with broad demographic appeal and significant advertising budget. Red Lobster is led by an experienced management team with a history of success leading the brand(average 27+ years experience across executive team). The company generates \$2.5 billion in revenue and is the 5th largest causal dining concept in North America. Red Lobster was recently acquired by Golden Gate Capital.

17 Camillus, NY 13031



Price	\$1,740,000
Building Size	2,266 SF
Cap Rate	4.60%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Chipotle Ground Lease located in Camillus (Syracuse), New York. The subject property is fully leased to Chipotle Mexican Grill of Colorado, LLC and is guaranteed by Chipotle Mexican Grill, Inc. The lease features a fifteen (15) year base term and three (3), five (5) year renewal options. There are ten percent (10%) rental increases every five years throughout the base term and options.

18 Greenlawn, NY 11740



Price	\$5,000,000	Property Notes
Building Size	2,560 SF	
Cap Rate	4%	
Property Sub-type	Free Standing Bldg	
Status	Active	

Property Description

100% fee simple interest in the ground of a corporately guaranteed TD Bank property located at 460 Pulaski Road, in Greenlawn, New York (the Property). Centrally located on Long Island in Suffolk County, the Property is less than 50 miles from New York City, capitalizing on premier demographics and exceptional access. The property benefits from a strong community base and numerous transportation options nearby. The subject Property is currently under construction with an opening expected in Q1, 2016. The Firm Rent Commencement Date is March 1, 2016. TD Bank is building their own branch to heightened specifications of the Village and Suffolk County. The Branch size will be approximately 2,560 square feet on 1.41 acres with 33 parking spaces and 3 drive-thru banking lanes. Located on the west intersection of Greenlawn Park at Pulaski Road and Cuba Hill Road, the Property will benefit from daily traffic counts in excess of 25,000 VPD and Pulaski's 4-lane traffic.

19 Brooklyn, NY 11221



Price	Price Not Disclosed	Property Notes
Building Size	20,000 SF	
Cap Rate	4.50%	
Property Sub-type	Free Standing Bldg	
Status	Active	

Property Description

15 Year Lease. 10% rent bumps. This is a sample description and is not the subject property. Info to be sent to pre-qualified agents and principals. Please call or email for details. DaVita, Inc. (NYSE: DVA) In Italian DaVita literally means to Give Life & DaVita Kidney Care is a division of DaVita HealthCare Partners Inc., a Fortune 500 company that is one of the largest kidney care companies in the United States, with corporate headquarters located in Denver, Colorado. A leading provider of dialysis services in the United States, DaVita Kidney Care treats patients with chronic kidney failure and end stage renal disease. DaVita Kidney Care strives to improve patients' quality of life by innovating clinical care, and by offering integrated treatment plans, personalized care teams and convenient health-management services.

20 Syracuse, NY 13219



Price	\$1,166,667	Property Notes
Building Size	2,000 SF	
Cap Rate	6%	
Property Sub-type	Free Standing Bldg	
Status	Active	

Property Description

Exclusively marketed for sale is the ground lease of a free standing M&T Bank located in Syracuse, New York. This is a well established bank location having operated at this location for over twenty-nine years. M&T Bank has elected to renew the lease for an additional five years and includes (2) five year option periods with five percent (5%) rental escalations at the beginning of each option.

21 Amsterdam, NY 12010



Price	\$6,272,727	Property Notes
Building Size	14,550 SF	
Cap Rate	5.50%	
Property Sub-type	Free Standing Bldg	
Status	Active	

Property Description

The subject property is a freestanding Walgreens store in Amsterdam, NY. This absolute NNN lease is guaranteed by Walgreen Co. (S&P BBB).

22 Huntington Station, NY 11746



Price	Price Not Disclosed	Property Notes
Building Size	2,400 SF	
Cap Rate	4.10%	
Property Sub-type	Free Standing Bldg	
Status	Active	

Property Description

Brand new 7-Eleven absolute triple net lease with 15 year lease and 10% increases every 5 years. Principals only please.

23 Amherst, NY 14226



Price	\$7,532,850	Property Notes
Building Size	17,824 SF	
Cap Rate	6.85%	
Property Sub-type	Vehicle Related	
Status	Active	

Property Description

This Valvoline Instant Oil Change portfolio is located in Amherst, Cheektowaga, Dunkirk, Lackawanna, Niagara Falls, Tonawanda and Williamsville, New York. This portfolio is being sold as a sale/leaseback with new 15 year leases and 2% annual rent increases. The lease is signed by Buffalo Lube Associates, LP. The company operates 12 franchised Valvoline Instant Oil Change facilities. Buffalo Lube Associates, L.P. (BLA) has operated fast oil change centers in Western New York as a franchisee of Valvoline Instant Oil Change (VIOC) since 1996.

24 Wappingers Falls, NY 12590



Price	\$10,610,000	Property Notes
Building Size	12,995 SF	
Cap Rate	5.25%	
Property Sub-type	Free Standing Bldg	
Status	Active	

Property Description

-19 Years Remaining on Corporate Guaranteed Triple-Net 'NNN' Lease | Four, Five-Year Options -Above Average Reported Store Sales -Rare Rental Escalations Above 4% Every 5 Years in the Option Periods -12,995 Square Foot Build-to-Suit Walgreen's Located in Wappinger's Falls, New York | Approximately 70 Miles North of New York City -Desirable Demographics with 77,226 People Within a 5-Mile Radius and an Average Household Income Above \$95,000 -Situated at a Signalized Intersection with Strong Traffic Counts on Route 9 with over 53,000 Vehicles Per Day-Centrally Located on a Dominant Retail Corridor with Major Retailers in the Vicinity Including Home Depot, McDonald's, USPS, Dunkin' Donuts, Big Lots!, Dollar General, Bank of America, Chase Bank, Wendy's, Planet Fitness, and Many More.

25 Dunkirk, NY 14048



Price	\$3,903,703	Property Notes
Building Size	10,125 SF	
Cap Rate	5.40%	
Property Sub-type	Free Standing Bldg	
Status	Active	

Property Description

CVS investment opportunity located at 175 East 4th Street in Dunkirk, New York. Built in 1999, the property is situated on a 35,980 square-foot lot and is comprised of 10,125 square feet of building space. CVS is currently operating under a double-net lease, with a 20 year base term which commenced in 1999 and expires on January 31, 2039. In the lease there are four, five-year and one, four-year renewal options.

26 Rochester, NY 14616



Price	\$5,497,000
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Rite Aid Pharmacy for sale located in Rochester, New York. Built in 2000, Rite Aid currently occupies all 11,180 square feet. Rite Aid has five five-year options and one three-year option, with increases in each option period. This lease is corporate guaranteed. Sitting on 1.36 acres, it is strategically located at the highly trafficked intersection of Dewey Ave & Stone Road (traffic count over 30,000 vehicles per day). This particular site is approximately 2 miles away from The Mall at Greece Ridge, with 140 Stores over and 1,600,000 sf. National retailers in the area include Dollar General, Family Dollar, 7 Eleven, Walgreen's, CVS, and numerous others.

27 Staten Island, NY 10312



Price	\$5,225,000
Building Size	3,500 SF
Cap Rate	4%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

*19 years remaining on an original 20 year lease*Over 10% rental increases every five years*Primary market: New York City MSA*Two (2), Ten (10) year options to renew*Brand new construction in 2014.

28 Huntington Station, NY 11746



Price	\$7,620,000
Building Size	13,905 SF
Cap Rate	5.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The property is strategically located at the intersection of New York Ave, Nassau Road, and Woodhull Rd. This intersection sees roughly 19,000 vehicles per day. In addition having excellent frontage to an active intersection, the property benefits from close proximity to other major retailers. Other retailers in the area include Home Depot, K-Mart, Marshall's, Old Navy, Petco, Burger King, and Outback Steakhouse. The subject property also enjoys close proximity to Huntington High School which as of 2011 enrolled over 1,200 students. Additionally, the subject property benefits from being roughly half a mile from a Long Island Rail Station. The Huntington Station stop sees over 13,000 travelers during peak AM hours and over 11,000 travelers during peak PM hours.

29 Ogdensburg, NY 13669



Price	\$1,111,111
Building Size	2,500 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Fee simple interest in the land and the building of a single tenant retail facility located in Ogdensburg, New York. The Property consists of 2.50 acres and a 2,500 square foot build-to-suit cellular retail sales facility that was constructed specifically for the Tenant with an initial rent commencement occurring in August 2013.

30 Jackson Heights, NY 11372



Price	\$5,100,000
Building Size	4,540 SF
Cap Rate	4.08%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

Property Description

31 East Islip, NY 11730



Price	\$1,833,350
Building Size	2,943 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Exclusively marketed for sale is the leasehold interest in TD Bank located in East Islip, New York. The owner of the leasehold interest receives \$325,000 annually from TD Bank and pays \$90,000 annually to the owner of the ground lease for the parcel located at 2-4 West Main Street and \$125,000 annually to the owner of the ground lease for the parcel located at 18 West Street. This leaves the leasehold owner with an annual income of \$110,000 (\$325,000 - (\$90,000 + \$125,000) = \$110,000). The leasehold interest with TD Bank currently has 18 years of remaining base term and (4) five year options & (1) four year option. TD Bank signed the original twenty-year ground lease in April 2012 which includes (4) five year options with rental escalations of ten percent (10%) scheduled to occur every five years throughout the base term and options periods.

32 Syosset, NY 11791



Price	\$7,250,000
Building Size	3,567 SF
Cap Rate	4.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Free-standing. Triple Net Chase Bank. \$275M in deposits. Drive-thru.

33 Newark, NY 14513



Price	\$12,000,000
Building Size	175,539 SF
Cap Rate	5%
Property Sub-type	Anchor
Status	Active

Property Notes

Property Description

Walmart Supercenter #1813 Newark, NY opened on November 11, 2009 with improvements and features found in the newest Walmart Supercenter Stores, including easy-to-navigate layouts, a full line of groceries, energy-efficient technology and environment-friendly features that reduce energy and water consumption and waste. The store's 150 skylights harvest daylight and reduce lighting energy consumption by up to 75% daily. LED lighting throughout the Store operates about 70% more efficiently than traditional fluorescent lighting. Low flow toilets and sinks are in the bathrooms. And, even the floors are finished to reduce the need for chemical cleaners. The long-established lease at this site, high store compatibility with local demographics and low rents make this investment grade, Wal-Mart Stores, Inc. corporate guaranteed NNN leased asset an exceptional find at the \$12 million asking price.

34 Brooklyn, NY 11208



Price	\$4,351,000
Building Size	8,850 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject offering is an 8,850 SF single-tenant net-leased Family Dollar on the corner of Jamaica Avenue and Autumn Avenue in Brooklyn, NY. Family Dollar just executed a brand-new 10-year lease that expires 9/30/2026. There are two (5) five-year option periods to renew, with 10% rental increases in each of the options. The property rests on a 10,910 SF lot, and there is a dedicated front parking lot that can accommodate eight cars. The property is located directly beneath the entrance to the J Train (Cypress Hills Station). Family Dollar is responsible for reimbursing for taxes and insurance above the base-year. They are also responsible for all utilities and maintenance to the parking lot, as well as all repairs to the parking lot. The landlord is responsible for base year taxes and insurance, as well as all maintenance and repairs to the roof and structure.

35 Middletown, NY 10940



Price	\$1,995,000
Building Size	1,886 SF
Cap Rate	6.60%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Newly Built DQ Grill & Chill format restaurant with drive thru and large outdoor dining patio.

36 Brocton, NY 14716



Price	\$1,605,248
Building Size	9,026 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject investment is a Dollar General Store located on West Main Street in Brocton, New York. The building consists of roughly 9,026 square feet and sits on approximately 1.02 acres of land. This Dollar General is subject to a brand new 15-year triple net lease. The store was completed in August of 2015 and has 15 years remaining on the initial term of the lease. The lease calls for a 3% increase in Year 11 and four, five-year tenant renewal options, each with a 10% increase from the previous rent. Dollar General Corporation is a United States chain of variety stores, based out of Goodlettsville, Tennessee. As of January 2015, Dollar General operated over 11,500 stores in 40 U.S States.

37 Jamaica, NY 11420



Price	\$7,810,000
Building Size	15,975 SF
Cap Rate	5.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

This is a rare and unique opportunity for an investor to acquire a proven, performing Walgreen's in a dense, urban, New York City infill location. This is a 24 hour store with a long history of proven sales performance, as evidenced by Walgreen's recent commitment to extend the firm lease term by ten years (by waiving two termination options early). All indications are that this store is a forever location for Walgreen's.

38 Ithaca, NY 14850



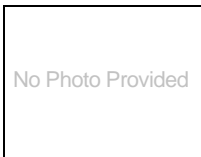
Price	\$4,313,000
Building Size	10,125 SF
Cap Rate	6.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

CVS with drive thru located in Ithaca, NY. The building is 10,125 sf, situated on 1.172 acres. The property is located just off S Meadow St. / NY-13 which is the main retail corridor in Ithaca. Within 1.5 miles of the CVS (on NY-13) are the following tenants: Wegman's, Tops supermarket, Kmart, Lowe's, Walmart Supercenter, Michaels, Home Depot, Kohl's and various auto dealerships. Ithaca is home to four colleges including Ithaca College as well as Cornell University. Both schools have a combined 30,000 +/- students and staff. Ithaca College and Cornell are less than 2 miles and 3 miles from the CVS, respectively.

39 Valley Stream, NY 11580



Price	\$15,578,947
Building Size	13,235 SF
Cap Rate	4.75%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

The subject investment opportunity is a brand new Walgreen's. Walgreen's has signed a seventy-five year, triple net (NNN) lease, with a twenty five year base term. There are ten, five year tenant termination options after the first twenty five years. This new location consists of approximately 13,235 square feet of building space, and it will sit on roughly 0.908 acres of land. The Walgreen's is located on a hard corner at a signalized intersection, across from the Gertrude & Louis Feil Cancer Center, a TD Bank, and a Sunoco Gas Station. The base rent in the lease is \$740,000 throughout the term of the lease. This lease is corporately guaranteed. Walgreen's is publicly traded on the New York Stock Exchange under the symbol WBA and is investment grade credit, rated BBB by Standard & Poor's.

40 New Rochelle, NY 10805



Price	\$7,500,000
Building Size	23,000 SF
Cap Rate	6.10%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Money Maker! This property is the home the Tri-State's #1 Volume Harley Davidson dealership. 23000 sqft space is rented with multiple lease options and has been since 2004 to Harley Davidson Dealer. The property is situated in a perfect location between Home Depot, Costco, Party City, Ashley Furniture and easily traveled from I-95 and Route 1. It houses Harley Davidson Repair Shop, Retail Store and dealership sales floor. This NNN A1 - Tenant occupied property is an instant Cap rate of 6.1% and offers upside with Negotiated rents through January 2022.

41 Lake Ronkonkoma, NY 11779



Price	\$1,836,400	Property Notes
Building Size	2,526 SF	
Cap Rate	5.50%	
Property Sub-type	Restaurant	
Status	Active	

Property Description

The subject investment is a Friendly' s located in Lake Ronkonkoma, New York. The property sits on approximately 0.83 acres of land and is comprised of 2,526 square feet of building space. The property is subject to a 20-year, triple-net "NNN" lease. Friendly's will enter into a new sale-leaseback upon the close of escrow. The lease calls for annual rental increases of 2 percent starting year six. There are four, five-year renewal options. Friendly's currently operates 380 restaurants, franchise and corporate locations throughout Connecticut, Delaware, Florida, Maine, Maryland, Massachusetts, New Hampshire, New Jersey, New York, North Carolina, Ohio, Pennsylvania, Rhode Island, South Carolina, Vermont, and Virginia. J&B Restaurant Partners, Incorporated was founded in 1997 and is based in Ronkonkoma, New York. J&B Restaurants Partners, Incorporated operates as a subsidiary of J&B Restaurant Partners Holding Company of Long Island LLC and currently operates over 34 restaurants.

42 Baldwin, NY 11510



Price	\$1,864,145	Property Notes
Building Size	2,618 SF	
Cap Rate	5.50%	
Property Sub-type	Restaurant	
Status	Active	

Property Description

The subject investment is a Friendly' s located in Baldwin, New York. The property sits on approximately 0.50 acres of land and is comprised of roughly 2,618 square feet of building space. The property is subject to a 20-year, triple-net "NNN" lease. Friendly's will enter into a new sale-leaseback upon the close of escrow. The lease calls for annual rental increases of 2 percent with four, five-year renewal options. Friendly's currently operates 380 restaurants franchise and corporate locations throughout Connecticut, Delaware, Florida, Maine, Maryland, Massachusetts, New Hampshire, New Jersey, New York, North Carolina, Ohio, Pennsylvania, Rhode Island, South Carolina, Vermont, and Virginia. J&B Restaurant Partners, Incorporated was founded in 1997 and is based out of Ronkonkoma, New York. J&B Restaurant Partners, Incorporated operates as a subsidiary of J&B Restaurant Partners Holding Company of Long Island LLC and currently operates over 34 restaurants.

43 East Islip, NY 11730

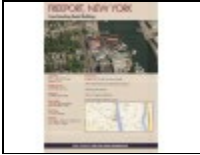


Price	\$1,970,764	Property Notes
Building Size	3,000 SF	
Cap Rate	5.50%	
Property Sub-type	Restaurant	
Status	Active	

Property Description

The subject investment is a Friendly' s, located at 50 Montauk Highway, East Islip NY. The property sits on approximately 0.8 acres of land and is comprised of roughly 3,000 square feet of building space. The property is subject to a 20-year triple net "NNN" lease. Friendly's will enter into a new sale-leaseback upon the close of escrow. The lease calls for annual rental increases of 2.0% with four, 5-year renewal options. Friendly's currently operates 380 restaurants franchise and corporate locations throughout Connecticut, Delaware, Florida, Maine, Maryland, Massachusetts, New Hampshire, New Jersey, New York, North Carolina, Ohio, Pennsylvania, Rhode Island, South Carolina, Vermont, and Virginia. J&B Restaurant Partners, Incorporated was founded in 1997 and is based in Ronkonkoma, New York. J&B Restaurants Partners, Incorporated operates as a subsidiary of J&B Restaurant Partners Holding Company of Long Island LLC and currently operates over 34 restaurants.

44 Freeport, NY 11520



Price	\$2,950,000
Building Size	7,200 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

This is a new 10 year NNN lease with Davita , a 7 Billion high rated company. This is a Trophy glass building with 45 parking spots and waterfront rights for a Marina.

45 Freeport, NY 11520



Price	\$2,799,999
Building Size	7,200 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

DaVita Medical \$1,500,000 Build Out Completed \$154,000 NNN Lease Trophy Glass Building 45+ Car Parking 8 Years Left on Initial 10 Year Lease 3 (5) Year Options Corporate Guarantee 2% Increases Per Year DaVita NYSE Traded Company.

46 Freeport, NY 11520



Price	\$2,799,000
Building Size	7,200 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Incredible Opportunity In Freeport NY. This is a new 10 year \$150k PLUS NNN lease with Davita , a 7 Billion high rated company. This is a Trophy glass building with 45 parking spots and waterfront rights for a Marina. Brand new \$1,500,000 Build Out! BUILDING IS COMPLETELY REMODELED. 9 Years left on lease with corporate guaranty, 3 (5) year options, building size 7200 SF, lot size is 30,000 SF. This is a once in a lifetime opportunity! MARINA IS AVAILABLE! Offered at \$2,799,000

47 Albany, NY 12202



Price	\$2,012,369
Building Size	8,340 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Direct from developer, under construction Family Dollar, 15 year lease Absolute Net deal. Building is a steel and masonry structure built in densely populated area, just off I-787. Store expected to open March 2016



Price	\$2,850,000
Building Size	4,500 SF
Cap Rate	4.35%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

The property is fully leased to Doherty Breads of Long Island LLC, a subsidiary of Panera Bread, at an initial annual rent of \$100,000. Upon seller' s completion of the neighboring development project, the annual rent will increase, per the lease, to \$130,000. Additionally, the tenant is approved to receive a local tax abatement, and the lease provides that 50% of any proceeds will be passed on to landlord. This is expected to result in approximately \$15,000 in additional revenues to the owner.* This is a fully NNN ground lease with no landlord responsibilities. The primary lease term is for 10 years, with four 5-year renewal options. The seller will carry back a zero-interest note of \$550,000 for three years from closing. When (and if) the conditional rent increase and tax abatement proceeds occur, the note will become payable. If the additional revenues do not occur, the note will be forgiven.



Price	\$1,809,800
Building Size	2,599 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

This is a true triple net (NNN) lease, with zero Landlord responsibility. The Tenant is responsible for maintaining, repairing, and replacing all aspects of the building and property, as well as payment of all required insurances, taxes, and utilities. KFC operates under a twenty (20) year lease that has over sixteen (16) years of guaranteed term remaining, plus four (4), five (5) year options. The lease provides for 10% rent bumps every five (5) years, with the next increase occurring in 2017. The lease is guaranteed by BBG North, LLC (20 unit operator), and also contains a personal guarantee from the principals of BBG North, LLC. BBG North, LLC has been around for almost 30 years focusing on Taco Bell and KFC Restaurants. The five (5) mile demographic ring is home to nearly 46,000 residents, reflecting population growth of 7.60% over the past ten (10) years. This same area is projected to grow an additional 1.47% by 2020.



Price	\$4,150,000
Building Size	8,775 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Net leased building and land to CVS - prototype store with drive-thru. 8,775 SF on approximately 1 acre. Open since 1996 - high performing store. Lease extended additional 20 years in 2010.

51 Hauppauge, NY 11788



Price	\$3,400,000
Building Size	2,941 SF
Cap Rate	4.35%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

EXCLUSIVE OFFERING Asset type: Retail / Commercial, Absolute NNN # of Buildings: 1 free-standing building Land Area: +/- 43,560 SF (1 acre) Rentable SF: +/-2,941 Year built: 2005 Lease Terms: 17 years + 5 year option. Increases every 5 years (next in January 2017) Remarks: There is adequate onsite parking (42 marked spaces, inclusive of 2 handicap- accessible, asphalt-paved spaces)." Wendy' Restaurant in Hauppauge NY" 17 years left on original lease + a 5 year option" Absolute NNN: no owner expenses or responsibilities" Rent increases every 5 years; next increase: January 2017" Corporate Guarantee (NASDAQ: WEN, B+ S&P credit)" Building custom built by the tenant".

52 Menands, NY 12204



Price	\$1,986,916
Building Size	8,320 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Family Dollar, a leading discount retail chain with over 7,900 stores in 46 states. The company reported revenue of \$10.3 billion in 2013, a 10% increase over 2012, and has a market capitalization estimated at \$6.5 billion. Family Dollar sells merchandise in core categories, such as health and beauty aids, packaged food and refrigerated products, home cleaning supplies, housewares, stationery, seasonal goods, apparel and home fashions.

53 Medina, NY 14103



Price	\$1,733,104
Building Size	8,320 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Family Dollar, a leading discount retail chain with over 7,900 stores in 46 states. The company reported revenue of \$10.3 billion in 2013, a 10% increase over 2012, and has a market capitalization estimated at \$6.5 billion. Family Dollar sells merchandise in core categories, such as health and beauty aids, packaged food and refrigerated products, home cleaning supplies, housewares, stationery, seasonal goods, apparel and home fashions.

54 Southampton, NY 11968



Price	\$14,000,000
Building Size	19,000 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Currently occupied by Pier 1 Imports with 5 years remaining on their double net lease. TJX Home Goods expressed significant interest in the site before Pier 1 renewed their lease. The over sized parcel allows for additional future development.

The information above was provided by the property owner or the listing broker. Contact us to confirm availability and to receive additional information.