LichtensteinRE is pleased to present an exclusive opportunity to acquire 3765 Riverdale Avenue, Bronx, NY 10463 — the Riverdale Medical Pavilion — an 8-suite elevator medical office building in the heart of Riverdale, offered at $4,500,000.

This is a versatile asset that works for a range of buyers:

— Investors: In-place medical income with a clear value-add path — mark rents to market (~$55/SF) and convert gross leases to net to drive NOI toward a low-double-digit return. Rents in Riverdale asking as much as $65/SF.
— Medical & owner-users: A turnkey, purpose-built medical building in an established Riverdale medical corridor — own your practice's home instead of paying rent, with established tenants including Quest Diagnostics in place.
— Developers: Substantial unused development rights — up to ~40 apartments under City of Yes — on a substantially under-built R6 / C1-2 lot, with the adjacent parcel already developed to 3.9 FAR as proof of concept.

Key highlights:

— 8 medical suites, ~11,000 SF, two stories
— Offered at $4,500,000 (~$409/SF), supported by comparable sales
— 2-story modern elevator building, well maintained, with all suites separately metered, gas heat, and fully sprinklered
— R6 zoning with C1-2 overlay; significant unused air rights (City of Yes UAP)
— In an established, highly sought-after Riverdale NYC / Westchester medical corridor
— Mass transit directly at the front door
— Offered As-Is; sold subject to existing leases, with possession delivered as leases expire
— Directly next door to Chase Bank

You will find a detailed marketing package below — including a five-scenario investment analysis, development potential, and the full rent roll and expenses.

I would welcome the opportunity to discuss how this property fits your objectives. Please feel free to reach me directly by text or email at your convenience.
Send me your offer.

All the best,

Andrew Lichtenstein
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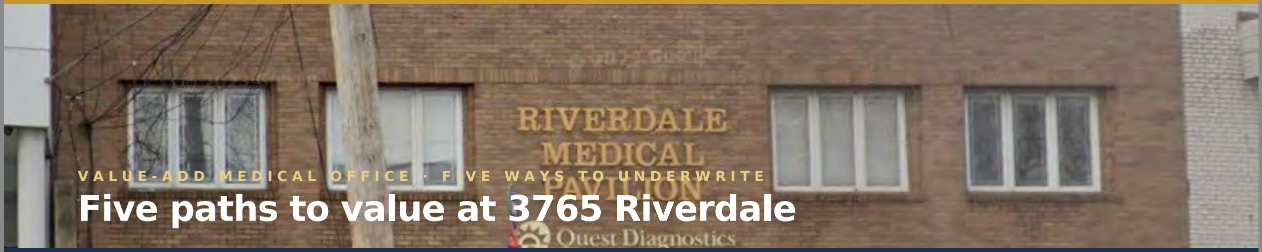
INVESTOR · PURCHASING OPTIONS
OFFERED AT $4,500,000



VALUE-ADD MEDICAL OFFICE · FIVE WAYS TO UNDERWRITE

Five paths to value at 3765 Riverdale

3765 Riverdale Avenue · Bronx, NY 10463 · 11,000 SF · 8 Suites · R6 / C1-2 *Consider it Sold!!!*

TERMS OF SALE: **Offered As-Is** · **Unconditional PSA** · **Sold subject to existing leases; possession delivered as leases expire (contact for lease schedule)**

An **8-suite medical office building** offered at **$4,500,000 (~$409/SF)** — in line with the PropertyShark BOV median. The table below frames five distinct ways to underwrite the asset, from current in-place income to a fully converted net-lease position.

FIVE PURCHASING / UNDERWRITING SCENARIOS

METRIC	ACTUAL IN-PLACE	PROJECTED @ $55/SF	NORMALIZED EFFICIENT	NET-LEASE MAX	USER-OWNER VACANT*
Gross / Imputed Income	$371,013	$605,000	$605,000	**$605,000**	**$605,000**
Operating Expenses	($347,620)	($347,620)	($284,744)	**($60,500)**	**($284,744)**
Net Operating Income	**$23,393**	**$257,380**	**$320,256**	**$544,500**	**$320,256**
Cap Rate / ROI @ $4.5M	**0.5%**	**5.7%**	**7.1%**	**12.1%**	**7.1% net** **13.4% gross**

*Actual gross rent $371,013 per Owner's rent roll. Projected/Normalized/Net-Lease/User-Owner assume $55/SF at full occupancy (11,000 SF × $55 = $605,000). Normalized restates recurring expenses to a 5-yr average. **Net-Lease Max** assumes conversion to net leases (tenants bear recoverable expenses). ***User-Owner** value is imputed (rent avoided by an owner-occupant) — illustrative, not a market cap rate. All figures illustrative pending buyer due diligence.*

THE VALUE-ADD THESIS

- ▸**Mark rents to market.** Current in-place rents of ~$44–$52/SF have room to rise toward ~$55/SF market, lifting gross income toward ~$605,000 at full occupancy.
- ▸**Convert gross → net leases.** The single largest NOI lever — shifts taxes, utilities & CAM to tenants (see Net-Lease Max).
- ▸**Development kicker.** Up to ~31 apartments as-of-right, ~40 with City of Yes UAP — optionality beyond the income play (see page 2).

ASKING PRICE
$4,500,000
~$409/SF · supported by PropertyShark BOV comparable sales.
Full rent roll & pro-forma available to qualified buyers on request.

MEDICAL RENT BENCHMARK — BRONX SUBMARKET

SOURCED COMP

~$65/SF
LoopNet — average asking rent, Bronx medical office (2026)

3765 RIVERDALE PROJECTED STABILIZED RENT
$55/SF
The $55/SF stabilized projection sits **below the ~$65/SF LoopNet Bronx medical office average**, leaving room to grow.

Source: LoopNet, average asking rent for medical office space in the Bronx, NY (2026). Single-market aggregate shown for context; not an appraisal. Buyer to verify.

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DEVELOPER
OFFERED AT $4,500,000

DEVELOPMENT SITE · UNUSED AIR RIGHTS

Build up to 33,792 SF in prime Riverdale

3765 Riverdale Avenue · Bronx, NY 10463

Consider it Sold!!!

TERMS OF SALE: **Offered As-Is · Unconditional PSA · Sold subject to existing leases; possession delivered as leases expire (contact for lease schedule)**

A rare **R6 / C1-2 development play** on Riverdale Avenue with substantial unused buildable area — amplified by City of Yes. The block is already proven: the building next door was delivered to 3.9 FAR.

22,810 SF	3.9	7,040 SF
UNUSED BUILDABLE (MAX)	MAX FAR (CITY OF YES)	LOT SIZE

THE OPPORTUNITY

- **City of Yes upside.** Three FAR tiers: as-of-right (21,120 SF), City of Yes UAP (27,456 SF, affordable component required), and community facility (33,792 SF). See page 2.
- **Proven next door.** 3745 Riverdale Ave was built to 3.9 FAR — 18 stories, 89 units — the clearest possible precedent on the same zoning.
- **Community-facility path.** FAR 4.8 (33,792 SF) available for medical / community-facility use, a natural fit near Montefiore.
- **Hold or build.** Income-producing medical building in place today; redevelop on your timeline.

LAND COMPS

Riverdale development land has traded roughly **$69–$100 per buildable SF** (6375 Broadway ≈ $86/BSF). Buildable figures are subject to architect verification against current zoning.

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DEVELOPMENT SITE

3765 Riverdale Avenue, Bronx, NY 10463

Property Highlights

Lot Area: 7,040 SF (50.67 ft × 138.5 ft)

Existing Building: 11,000 SF medical office (8 suites, 2 stories)

2-story modern elevator building · well maintained · all suites separately metered · gas heat · fully sprinklered

Current Built FAR: 1.56 — substantially under-built

Zoning: R6 with C1-2 commercial overlay

In an established, highly sought-after Riverdale NYC / Westchester medical corridor · mass transit at the front door

Development Potential

Basis	Max Buildable	Unused
Residential As-of-Right (FAR 3.0)	21,120 SF	10,138 SF
Residential with UAP (FAR 3.9)*	27,456 SF	16,474 SF
Community Facility (FAR 4.8)	33,792 SF	22,810 SF
Max Residential Units (approx.)**	**~31 as-of-right**	**~40 with UAP**

**City of Yes UAP (adopted Dec 2024) lifts R6 max FAR 3.0→3.9 when the added floor area above base FAR is permanently affordable. Community Facility FAR (4.8) applies only to qualifying uses. **Max residential units estimated as residential floor area ÷ NYC Dwelling Unit Factor 680 (Bronx). All figures theoretical zoning maximums subject to height, setback, and overlay limits — buyer's architect and zoning counsel to verify.*

Proven on the Block

The directly-adjacent building at 3745 Riverdale Avenue was developed to 3.9 FAR — 18 stories, 89 units — on the same R6/C1-2 zoning, and sold for $6,020,000. Riverdale development land has traded at roughly $69–$100 per buildable SF (6375 Broadway ≈ $86/BSF).

Residual Land Value — Comp-Based

Buildable Basis	BSF	Land Value @ $86/BSF*
As-of-Right (FAR 3.0)	21,120	~$1,816,000
City of Yes UAP (FAR 3.9)	27,456	~$2,361,000
Community Facility (FAR 4.8)	33,792	~$2,906,000

Illustrative land value = buildable SF × $86 per buildable SF, the price paid for 6375 Broadway (Stagg Group); Riverdale development land has traded ~$69–$100/BSF. These figures reflect **land value alone from the development angle and exclude the property's existing 11,000 SF building and its in-place medical income — which is why the $4,500,000 asking price exceeds bare land value. A buyer captures both the development rights and the income in place. Comp-based estimate; not an appraisal.*

Income-producing medical building in place today; sold As-Is, subject to existing leases — possession delivered as leases expire.

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COMMUNITY FACILITY SITE · 4.8 FAR
EXCLUSIVE OFFERING · $4,500,000

FOR SCHOOLS · YESHIVOT · HOUSES OF WORSHIP · SENIOR CARE · COLLEGES · MEDICAL INSTITUTIONS

Build up to 33,792 SF in Riverdale — the highest density this lot permits

3765 Riverdale Avenue • Bronx, NY 10463 · R6 / C1-2 · Lot 7,040 SF · Community District 8

Consider it Sold!!!

Riverdale institutional sites essentially never come to market. This one carries a **community facility FAR of 4.8** — confirmed in the current NYC Zoning Resolution (as amended Dec. 2024) and shown on the property's public record — permitting **60% more floor area than residential as-of-right**, with no affordability requirement. An existing **11,000 SF elevator building** provides usable space and income while your board, campaign, and design advance.

THE ZONING ADVANTAGE

BASIS	FAR	MAX SF
Residential as-of-right	3.0	21,120
Residential w/ UAP (affordable req.)	3.9	27,456
COMMUNITY FACILITY	**4.8**	**33,792**
Currently built	1.56	10,982
Unused community facility envelope		**22,810**

Zoning-envelope figures: lot 7,040 SF × FAR. Interior-lot coverage for community facility use is capped at 65% (≈ 4,576 SF footprint), implying a ≈ 7–8 story massing at full build — architect to verify against height & setback rules. Zoning counsel confirmation in progress.

ILLUSTRATIVE CAPACITY BY USE*

INSTITUTIONAL USE	PLANNING RATIO*	YIELD @ 33,792 SF
Nursing home / skilled nursing†	600–800 SF/bed	**~42–56 beds**
Assisted living†	450–650 SF/bed	**~52–75 beds**
College dormitory‡	250–350 SF/bed	**~97–135 beds**
School / yeshiva	75–120 SF/student	**~280–450 students**
Medical / ambulatory clinic	full envelope	**33,792 SF**
House of worship + classrooms	mixed program	**33,792 SF**
Independent living (residential)§	DUF 680	**~40 units max**

**Approximate industry planning ratios, gross SF per bed/student; illustrative only — program, code & licensing determine actual capacity. †Nursing/assisted uses subject to flood-zone & Appendix K confirmation (site elevation 173 ft; confirmation pending). ‡Dormitory FAR subject to ZR §24-111 confirmation. §Unlicensed independent living is a residential use — capped at residential FAR (27,456 SF w/ UAP), not 4.8.*

THE BUILDING YOU START WITH

11,000 SF, 2-story modern elevator building · well maintained · fully sprinklered · all suites separately metered · gas heat · medical-grade layout · **occupy or collect income now, build when your campaign is ready** · possession delivers as leases expire (substantially complete ≈ mid-2029) — a timeline that fits board approval and capital-campaign cycles · next door to Chase Bank · mass transit at the front door.

SCARCITY

Riverdale is built out and zoning-constrained. **Institutional development sites in this neighborhood essentially do not trade.**

DENSITY NO ONE ELSE GETS

4.8 FAR is available **only to community facility uses —** 12,672 SF more than any residential developer can build as-of-right.

PHASEABLE

Use the existing building today; expand into **22,810 SF of unused envelope** when funded. No pressure to build day one.

EXCLUSIVE OFFERING
$4,500,000
≈ $133 per buildable SF on the community facility envelope

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RARE COMMUNITY FACILITY SITE · RIVERDALE, BRONX

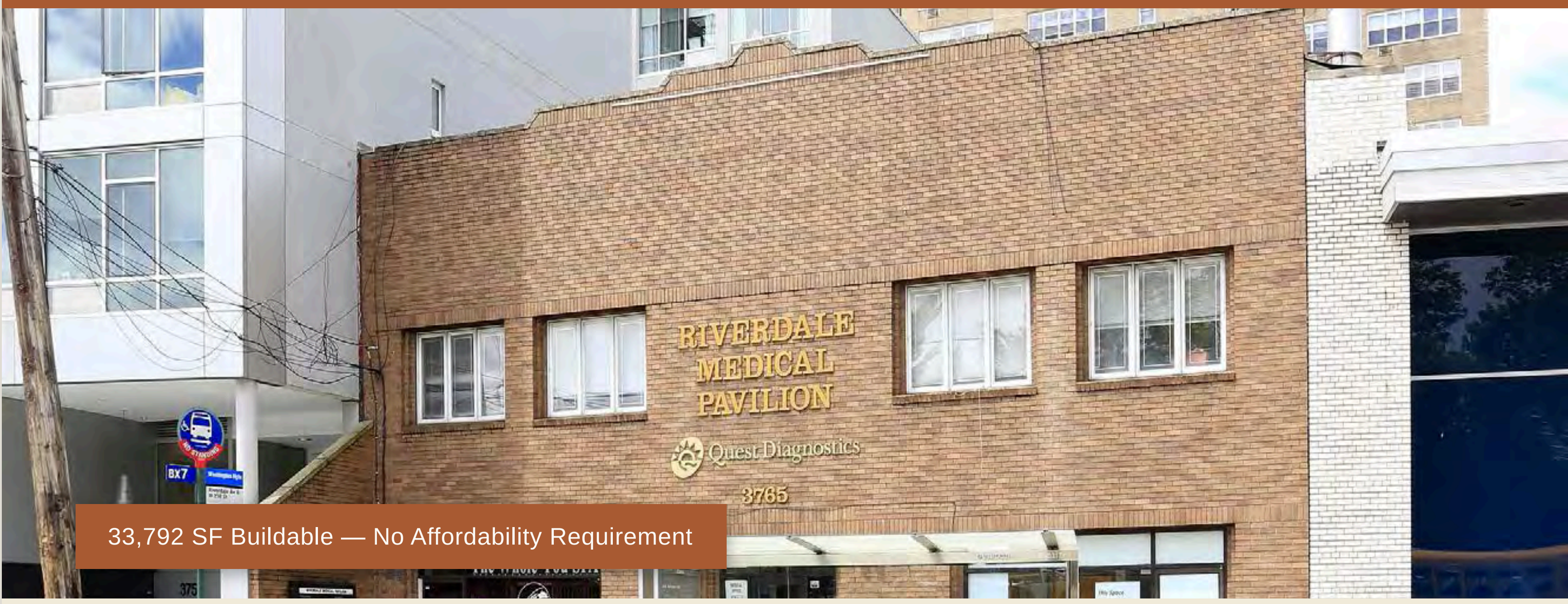
3765 Riverdale Avenue

Elevator medical building on a 7,040 SF lot — zoned for up to 33,792 SF of community facility space, the highest density permitted on this lot.

ASKING PRICE

$4,500,000

≈ $133 / buildable SF



33,792 SF Buildable — No Affordability Requirement

This zoning permits **up to 33,792 SF of community facility floor area** — roughly **60% more floor area** than any residential developer can build as-of-right on this lot, with **no affordability requirement.** • Sites with this capacity essentially never come to market in Riverdale.

WHAT THAT COULD MEAN — ILLUSTRATIVELY

EDUCATION
A school campus for roughly **280–450 students**.

WORSHIP & COMMUNITY
A sanctuary and classroom facility using the **full 33,792 SF**.

HEALTHCARE
A senior care or medical facility *(subject to confirmations in progress)*.

PHASED GROWTH
Occupy the existing 11,000 SF building now, and build the remaining **≈22,810 SF** of envelope when your board and capital campaign are ready.

KEY HIGHLIGHTS

— 11,000 SF elevator medical building in place today — well maintained, fully sprinklered

— 7,040 SF lot; up to 33,792 SF of community facility floor area permitted

— Offered at $4,500,000 — ≈$133 per buildable SF on the community facility envelope

— Sold subject to existing leases; possession delivered as leases expire (substantially complete around mid-2029)

— Timeline aligns with board approval and capital campaign cycles, not against them

— Located in the heart of Riverdale, an established institutional and medical corridor

> *All floor-area figures are zoning-envelope calculations per the NYC Zoning Resolution and public records, not entitlements. Capacity figures are illustrative planning approximations — program, code, and licensing govern actual capacity. Buyer to verify all information independently with counsel and architect.*

NEXT STEPS

If this is not a fit for your institution, we would be grateful to know of any organization in your network looking for space in Riverdale — an introduction would be welcome. Offering subject to Owner approval, prior sale, and change without notice.

LichtensteinRE — Consider it Sold!!!
Reach out directly by text or email — happy to share the full package.

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RENT ROLL · OWNER-CONFIRMED
OFFERED AT $4,500,000

3765 Riverdale Avenue · Bronx, NY 10463 · Rent Roll as of July 2026

Consider it Sold!!!

ALL LEASES GROSS · **Rents & expirations per Owner (Montefiore) confirmation** · **Sold As-Is subject to existing leases**

TENANT RENT ROLL

SUITE	TENANT	STATUS	INTERIOR RSF*	GROSS SF (PRORATA)**	MONTHLY RENT	ANNUAL RENT	$/RSF	LEASE EXPIRES
1	**Riverdale Rehabilitation & Massage**	Occupied	1,166	1,434	$5,015.62	**$60,187**	$51.62	1/31/2029
2	**Vacant**	VACANT	992	1,220	—	—	—	—
3	**Odrich / North Shore Community Svcs**	Occupied	1,472	1,811	$6,221.25	**$74,655**	$50.70	9/30/2029
4	**Pediatric Assoc. of North Riverdale**	Occupied	1,585	1,950	$6,885.67	**$82,628**	$52.12	**8/31/2026**
5D/5F	**Vacant (former Suite 5)**	VACANT	101	124	—	—	—	—
5H	**Vacant (former Suite 5)**	VACANT	106	131	—	—	—	—
5I	**Outcome PT, PLLC**	Occupied	119	146	$350.00	**$4,200**	$35.32	MTM
6	**Quest Diagnostics**	Occupied	650	800	$2,454.83	**$29,458**	$45.32	5/31/2029
7 & 8	**Allied Health Management Svcs Org**	Occupied	2,751	3,384	$10,061.88	**$120,743**	$43.88	7/31/2029
TOTAL — 6 of 9 spaces occupied			**8,943**	**11,000**	**$30,989**	**$371,871**	**—**	**—**

**Interior RSF is the Owner's measured floor-plan area (sums to 8,943 SF). **Gross SF reallocates the 11,000 SF public-record gross building area pro-rata to each suite by its share of measured RSF, so per-suite gross figures reconcile to the public record used for pricing. Marketing price-per-SF (~$409/SF) and stabilized income ($55/SF × 11,000 = ~$605,000) are computed on the 11,000 SF gross basis. Annual rent = current monthly × 12; certain rents escalate mid-2026.*

INCOME & OCCUPANCY

In-place base rent **~$371,013/yr** (Owner Total Yearly). Building **86.6% occupied** by RSF; vacancy **1,199 RSF** (Suites 2, 5D/5F, 5H). In-place rents run **~$44-$52/SF** — room to mark to ~$55/SF market.

LEASE EXPIRATIONS — PATH TO POSSESSION

Pediatric (Suite 4) expires **8/31/2026**. All other occupied leases run to **2029** (Quest 5/29, Allied 7/29, Odrich 9/29, Riverdale Rehab 1/29); Outcome PT month-to-month. Full vacant possession achievable by **mid-2029**.

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3765 RIVERDALE AVENUE — Income & Itemized Expense Breakdown

Source: Montefiore operating statement (30292948, 04/13/2026), 'Pivot Yearly' tab. Figures below trace to that file. Reconciliation notes at bottom flag where OM headline numbers differ from a raw recomputation.

INCOME							
Gross Rental Income — Owner 'Total Yearly' (used ir	**$371,013**						
Pro-Forma Gross — 11,000 SF × $55/SF (market)	*$605,000*						

ITEMIZED OPERATING EXPENSES	**2021**	**2022**	**2023**	**2024**	**2025**	**5-Yr Avg**	**Note**
Real Estate Taxes	$108,103	$115,573	$102,699	$106,654	$109,503	**$108,506**	*Largest fixed cost*
Electricity	$24,992	$98,086	$34,370	$28,749	$93,559	**$55,951**	*2022 & 2025 spikes (catch-up bills)*
Housekeeping and Cleaning Service	$25,994	$32,271	$30,924	$38,510	$44,164	**$34,373**	
Air Conditioning & Refrigeration Repairs	$10,090	$16,618	$15,964	$72,328	$36,975	**$30,395**	
Building Equipment Repairs	$21,981	$20,311	$29,898	$8,413	$2,818	**$16,684**	
Legal Fees	$20,597	$7,273	$44,671	$7,995	$338	**$16,175**	*Lease-related, non-recurring*
Natural Gas	$4,059	$2,622	$6,840	$20,682	$11,090	**$9,059**	
Plumbing & Mechanical Supplies Repairs	$2,610	$2,090	$2,130	$11,400	$7,148	**$5,076**	
Electrical Equipment Repairs	$4,775	$5,599	$305	$2,098	$8,150	**$4,185**	
Maintenance Repair and Operations Other	$2,194	$828	$1,999	$4,794	$10,294	**$4,022**	
Other Professional Services	$0	$19,958	$0	$0	$0	**$3,992**	
Water & Sewage	$3,345	$4,176	$2,427	$3,309	$2,680	**$3,187**	
Janitor Supplies	$2,305	$3,666	$0	$4,542	$4,043	**$2,911**	
Snow Removal	$2,550	$4,325	$2,025	$2,160	$785	**$2,369**	
Other Equipment Contracts	$0	$0	$0	$11,544	$0	**$2,309**	
Waste Removal	$0	$0	$0	$9,255	$0	**$1,851**	
Garbage Rubbish And Refuse Removal	$8,460	$387	$0	$0	$0	**$1,769**	
Extermination Services	$800	$1,000	$4,510	$200	$1,200	**$1,542**	
Security Guard Service	$0	$0	$0	$920	$6,565	**$1,497**	
Office Equipment Repairs	$0	$0	$0	$0	$5,670	**$1,134**	
Paint And Paint Supplies	$0	$0	$0	$4,111	$0	**$822**	
Building Repairs	$0	$0	$0	$3,429	$380	**$762**	
Garden Supply And Contract	$0	$0	$0	$2,375	$650	**$605**	
Other Equipment Repairs	$0	$0	$0	$1,619	$0	**$324**	
Parking Garage Expenses	$0	$0	$0	$0	$1,610	**$322**	
Office Rental	$0	$0	$100	$0	$0	**$20**	
TOTAL OPERATING EXPENSES	**$242,855**	**$334,783**	**$278,862**	**$345,086**	**$347,620**	**$309,841**	

EXCLUDED FROM NOI (non-operating)							
Capital Debt Interest Exp Notes	*$97,317*	*$95,295*	*$110,685*	*$154,523*	*$151,885*	*$121,941*	*Excluded from NOI*
Depreciation	*$215,124*	*$215,124*	*$205,800*	*$205,800*	*$0*	*$168,370*	*Excluded from NOI*
Finance Cost Amortization	*$17,084*	*$16,508*	*$16,255*	*$15,874*	*$15,478*	*$16,240*	*Excluded from NOI*

NOI RECONCILIATION		
In-Place: Gross Income $371,013 − 2025 Opex $346,970	**$24,043 (raw)**	*OM shows $23,393*
Pro-Forma: $605,000 − 5-yr Avg Opex $309,841	**$295,159 (raw)**	*OM shows $320,256*

RECONCILIATION NOTES — READ BEFORE USING: (1) IN-PLACE NOI: A raw recompute (Gross $371,013 − 2025 actual opex $346,970) = $24,043, versus the OM's $23,393 — a $650 difference, likely from which specific line items were treated as recurring. Both round to ~0.5% cap. (2) PRO-FORMA NOI: The OM's $320,256 was built on a NORMALIZED opex of ~$284,744 (excluding non-recurring items like Legal Fees and one-off repairs from the 5-yr average). A straight 5-yr average of ALL operating lines = $309,841, which yields $295,159 NOI / 6.56% cap. The OM figure ($320,256 / 7.12%) uses the tighter normalized opex; the straight-average is more conservative. (3) ELECTRICITY is the single biggest swing: 2025 = $93,559 vs. a ~$29,000 baseline in normal years — inflated by catch-up/accrual billing (Con Edison + Direct Energy). This is why 'normalized' and 'actual' diverge. (4) BOTTOM LINE: the OM numbers are defensible but depend on judgment calls about which expenses are recurring. A buyer's accountant will test these. Recommend confirming the exact normalization basis before finalizing the OM. All figures trace to the Montefiore operating statement dated 04/13/2026.

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Priced Below — Indicated Value

3765 Riverdale is offered at **$4,500,000** against an indicated value of **$5,382,516** — **$882,516 below indicated, a 16.4% discount**. The asking price is supported independently by the income approach, by comparable sales, and by the property's unused development rights. The tables below show each approach and a stabilized, levered return.

ASKING PRICE ALLOCATION

COMPONENT	ALLOCATED	% ASK
Existing Income — Medical Building	$3,628,132	81%
Unused Air Rights — 10,138 BSF × $86	$871,868	19%
Total Asking Price	**$4,500,000**	**100%**

INDEPENDENT VALUE CHECK

COMPONENT	STAB. NOI	CAP	VALUE
Medical Building (Stabilized)	$320,256	7.1%	$4,510,648
Unused Air Rights (10,138 BSF)*	—	—	$871,868
Indicated Total Value			**$5,382,516**
Asking Price			$4,500,000
Discount to Indicated		**−16.4%**	**−$882,516**

Unused as-of-right buildable (21,120 SF max − 10,982 SF built = 10,138 BSF) valued at **$86/BSF, the price paid for 6375 Broadway. Assumes the unused envelope is built as an addition while the existing building is retained. Vertical/lot expansion is subject to structural capacity, setback, height, and lot-coverage limits and to construction cost — **buyer's architect to verify feasibility**. Comp-based estimate, not an appraisal.*

VALUE SUPPORTED THREE WAYS

APPROACH	BASIS	INDICATED
Income (Stabilized)	$320,256 ÷ 7.1%	$4,510,648
Comparable Sales	PropertyShark BOV	$4,500,000
Price per Square Foot	11,000 SF × $409	$4,499,000
Plus Unused Air Rights	**10,138 × $86**	**$871,868**

STABILIZED LEVERED RETURN · 65% LTV

COMPONENT	AMOUNT
Loan (65% LTV)	$2,925,000
Equity	$1,575,000
Annual Debt Service (5.75%, 25 yr)	($220,816)
Stabilized NOI	$320,256
Stabilized Cash Flow After Debt	$99,440
Stabilized Cash-on-Cash	**6.31%**
Stabilized DSCR	**1.45×**

Important: *Returns are **stabilized** (rents marked to ~$55/SF, expenses normalized). On **actual in-place** NOI of $23,393, DSCR is 0.11× and the property does not currently cover this debt service — the value-add plan must be executed. Financing terms (65% LTV, 5.75% fixed, 25-yr amortization) are **illustrative assumptions for modeling**, not a quoted or committed loan.*

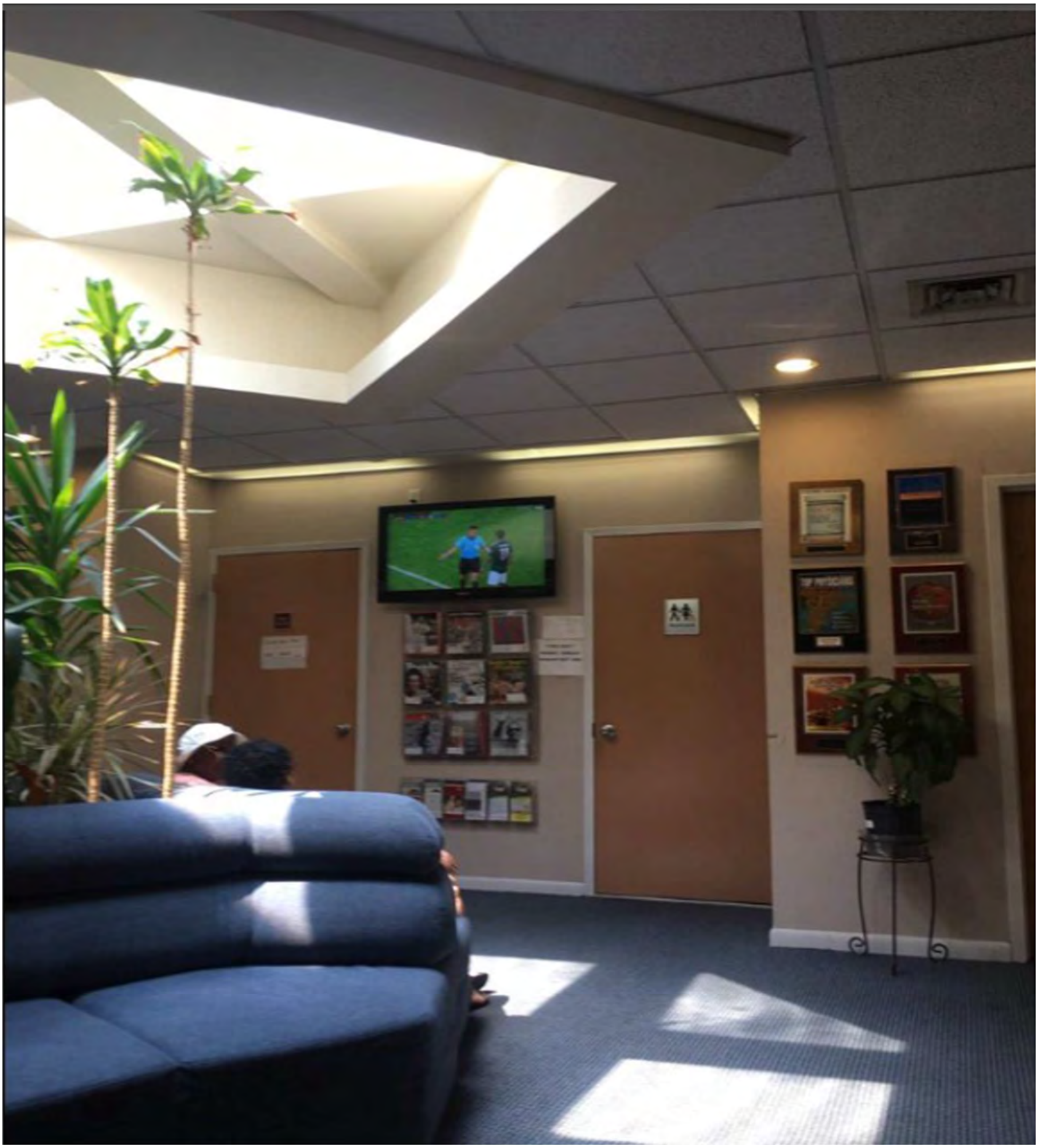
SUBMIT AN OFFER

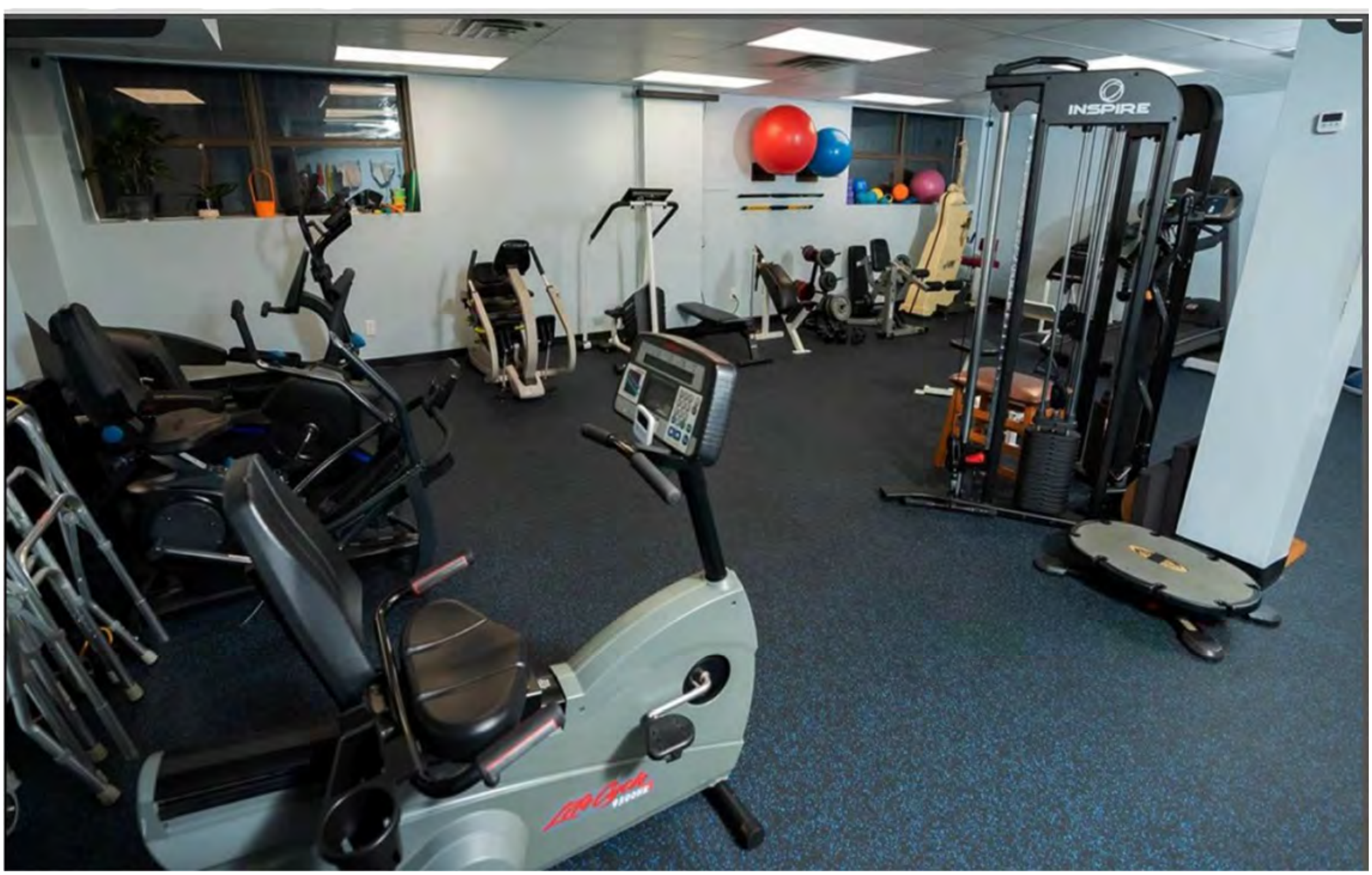
Offers are reviewed as received. Submit price, deposit, due-diligence period, financing contingency, and proof of funds. A confidential financial package — full rent roll, operating statements, and stabilized pro-forma — is available to qualified parties on request.

Andrew Lichtenstein
(917) 365-1800
AL@LichtensteinRE.com

$5.38M	−16.4%	1.45×	6.31%	10,138
INDICATED VALUE	DISCOUNT TO INDICATED	STABILIZED DSCR	STABILIZED CASH-ON-CASH	UNUSED BUILDABLE SF


RIVERDALE
MEDICAL
PAVILION
Quest Diagnostics
3765
The Whole You SPA




INSPIRE

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Disclaimer

Seller’s Required Terms and Conditions of Sale: All Cash. Unconditional agreement of sale to be signed by buyer upon completion of buyer’s due diligence with 5% to 10% non-refundable deposit closing in “As Is” condition, subject to any and all violations, without any contingencies except good marketable insured title at closing.

Buyer please sign Broker ALI’s Buyer Registration NCCFA Non-Circumvention and Conditional Optional Andrew Lichtenstein, Inc. 1% Financing brokerage Agreement.

Contact Seller’s Exclusive Broker ONLY:
Andrew Lichtenstein
(800)242-9888 AL@LichtensteinRE.com
Do Not circumvent Broker.
No site access without Broker appointment.

LichtensteinRE
Andrew Lichtenstein Inc., Licensed Broker

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Disclaimer

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