

1 Executive Boulevard Montebello, NY Units 104, 105A & 105B



INVESTMENT HIGHLIGHTS

- ✓ Prestigious Executive One professional office complex in the heart of Suffern/Montebello
- ✓ Prime Rockland County location with immediate access to NYS Thruway Exit 14B, I-87/I-287, and Route 17—ideal for businesses serving Rockland and Orange counties
- ✓ Move-in ready professional office suites ranging from approximately 1,100 SF
- ✓ Flexible layouts suitable for law firms, accounting offices, medical/professional practices, therapy, consulting, insurance, title, real estate, more
- ✓ PO Zoning: professional office, medical/dental, financial/insurance, professional office suites
- ✓ Professional first-floor suites offering easy accessibility for clients and staff
- ✓ Abundant on-site parking for tenants and visitors

1 Executive Boulevard Montebello, NY Units 104, 105A & 105B



PROPERTY OVERVIEW & FINANCIAL ANALYSIS FOR UNIT 104

PROPERTY DETAILS

| | |
|----------------|--|
| Asking Price | \$36.00 /SF |
| Property Type | Professional Office/ Office Condo |
| Building Area | 1,102 +/-SF (Town Records*) |
| Stories | 2 Floors |
| Construction | Masonry/Commercial Office Construction |
| Year Built | 1985 |
| Lot Size | 0.02 AC |
| Zoning | PO - Professional Office |
| Parking | Common on-site parking (ample shared parking) |
| HVAC | Central Air Gas Forced Air |
| Water / Sewer | Public / Sewer |
| Electric | Orange & Rockland |
| Security | Security System |
| Road | Publicly Maintained |
| Inclusions | Light Fixtures, existing HVAC equipment |
| Assessed Value | \$28,500 |
| HOA Fee | \$411.62 |
| Annual Taxes | \$9,599 |
| Tax ID | 392617.055.007-0001-004.000/1030 |
| | |
| | |

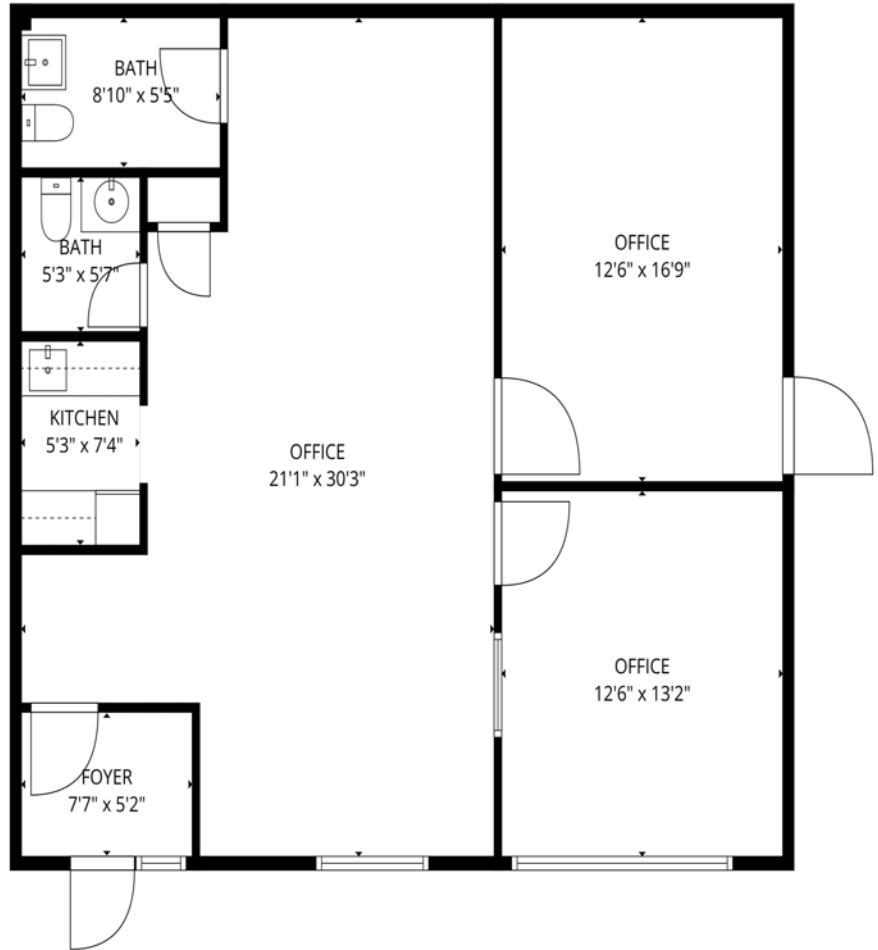
TRANSACTION & DEMOGRAPHICS

| | |
|---|--|
| Owner | 104 Executive LLC |
| MLS # | 000095(OneKey) |
| DOM | 13 Days |
| Seller Concessions | \$0 |
| Delivery | VACANT |
| Occupancy | 100% — Delivered Vacant |
| 1-Mile Population | 12,000-15,000 |
| Avg HH Income | \$125,000 |
| Median Age | 42 |
| Bachelor's+ | 45-50% |
| Median Home Value | \$600,000+ |
| Number of Businesses within 1/3/5 miles | 1-mile radius: ~700–1,000 businesses 3-mile radius: ~3,000–4,500 businesses 5-mile radius: ~7,000–10,000 businesses |
| Access / Traffic: | Immediate access to NYS Thruway (I-87 / I-287) via Exit 14B Excellent regional connectivity to: Rockland County Bergen County, NJ Orange County Westchester via I-287 |

**1 Executive Boulevard
Montebello, NY
Units 104, 105A & 105B**

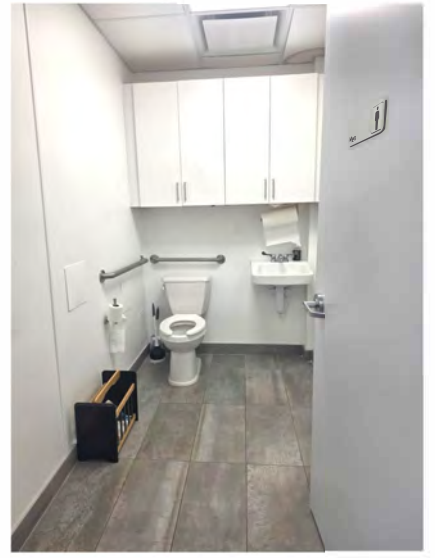
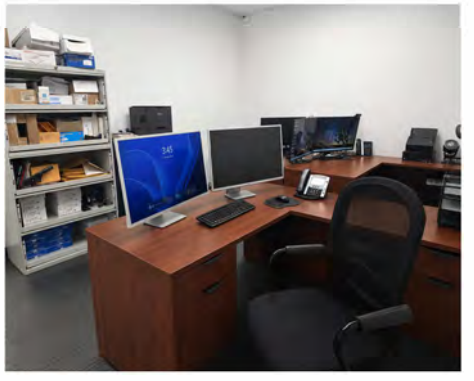
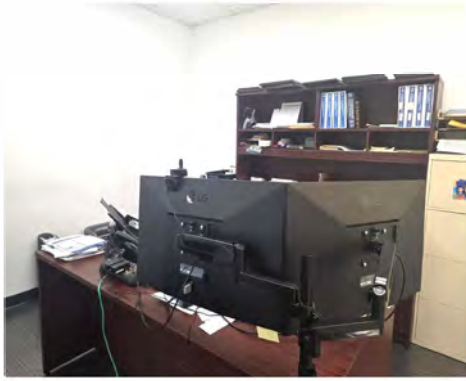
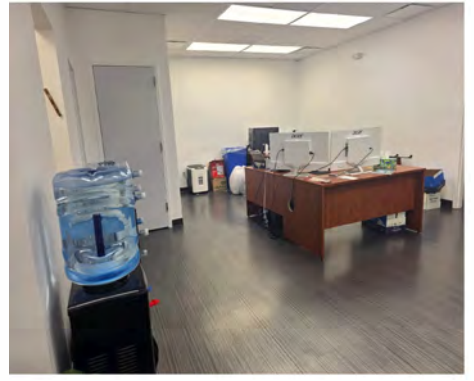
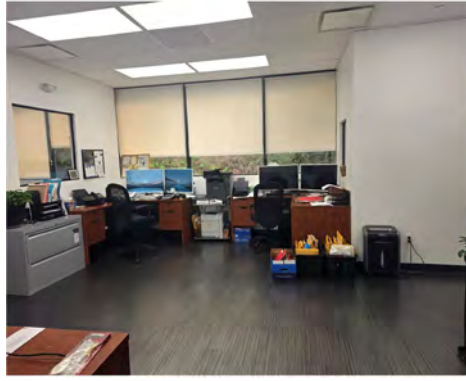
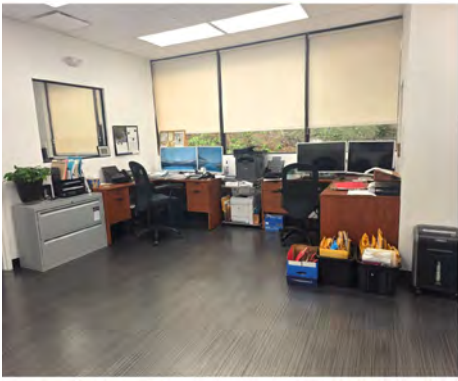


FLOOR PLANS - UNIT 104



TOTAL: 1026 sq. ft
1st floor: 1026 sq. ft
EXCLUDED AREAS: WALLS: 65 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



1 Executive Boulevard Montebello, NY Units 104, 105A & 105B



PROPERTY OVERVIEW & FINANCIAL ANALYSIS FOR UNIT 105A

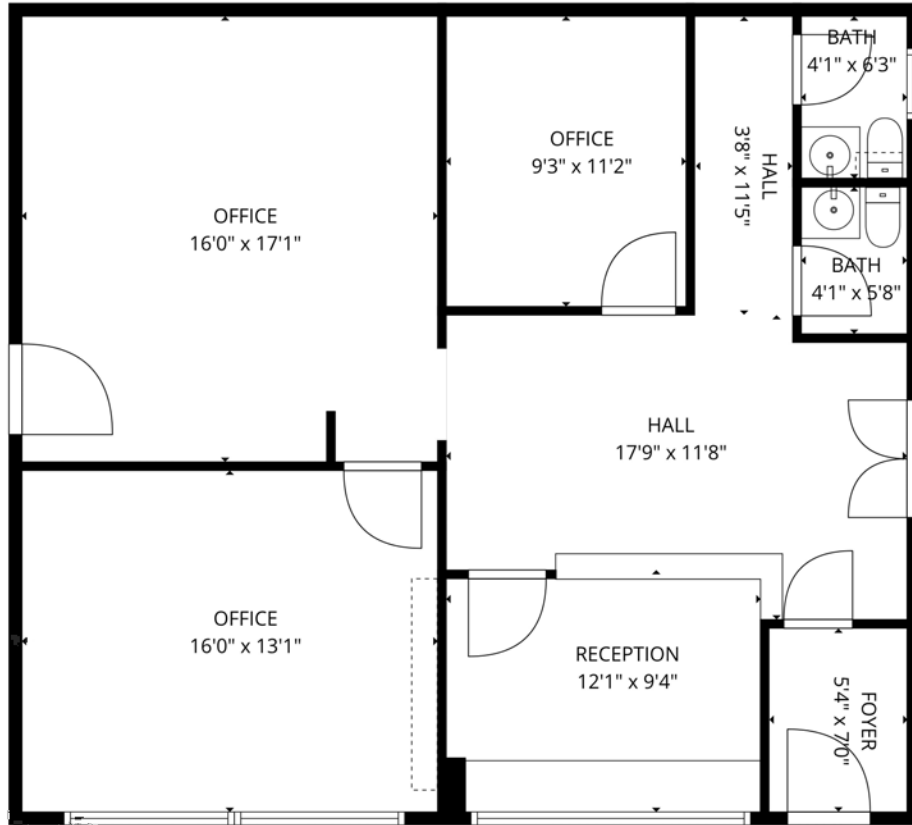
PROPERTY DETAILS

| | |
|----------------|--|
| Asking Price | \$32.00 /SF |
| Property Type | Professional Office/ Office Condo |
| Building Area | 1,102 +/-SF (Town Records*) |
| Stories | 2 Floors |
| Construction | Masonry/Commercial Office Construction |
| Year Built | 1985 |
| Lot Size | 0.02 AC |
| Zoning | PO - Professional Office |
| Parking | Common on-site parking (ample shared parking) |
| HVAC | Central Air Gas Forced Air |
| Water / Sewer | Public / Sewer |
| Electric | Orange & Rockland |
| Security | Security System |
| Road | Publicly Maintained |
| Inclusions | Light Fixtures, existing HVAC equipment |
| Assessed Value | \$22,500 |
| HOA Fee: | \$823.30 for both units A & B |
| Annual Taxes | \$7,696.82 |
| Tax ID | 392617.055.007-0001-004.000/1040 |
| | |
| | |

TRANSACTION & DEMOGRAPHICS

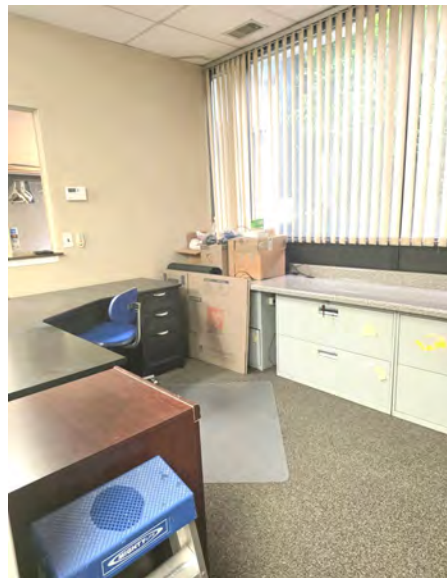
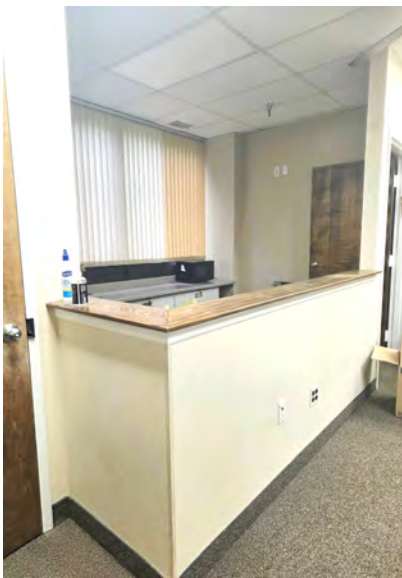
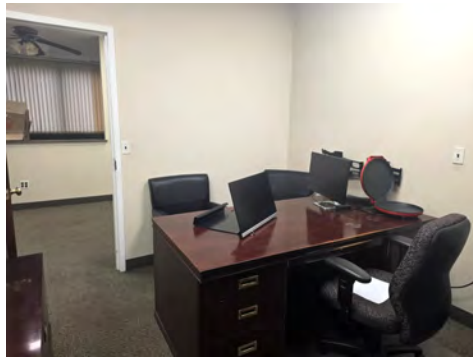
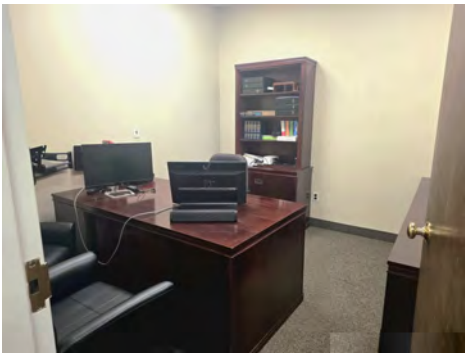
| | |
|---|--|
| Owner | 105 Executive LLC |
| MLS # | 000056 (OneKey) |
| DOM | 13 Days |
| Seller Concessions | \$0 |
| Delivery | VACANT |
| Occupancy | 110% — Delivered Vacant |
| 1-Mile Population | 12,000-15,000 |
| Avg HH Income | \$125,000 |
| Median Age | 42 |
| Bachelor's+ | 45-50% |
| Median Home Value | \$600,000+ |
| Number of Businesses within 1/3/5 miles | 1-mile radius: ~700–1,000 businesses 3-mile radius: ~3,000–4,500 businesses 5-mile radius: ~7,000–10,000 businesses |
| Access / Traffic: | Immediate access to NYS Thruway (I-87 / I-287) via Exit 14B Excellent regional connectivity to: Rockland County Bergen County, NJ Orange County Westchester via I-287 |

FLOOR PLANS - UNIT 105A



TOTAL: 1040 sq. ft
1st floor: 1040 sq. ft
EXCLUDED AREAS: WALLS: 65 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



1 Executive Boulevard Montebello, NY Units 104, 105A & 105B



PROPERTY OVERVIEW & FINANCIAL ANALYSIS FOR UNIT 105B

PROPERTY DETAILS

| | |
|----------------|--|
| Asking Price | \$24.00 /SF |
| Property Type | Professional Office/ Office Condo |
| Building Area | 1,102 +/-SF (Town Records*) |
| Stories | 2 Floors |
| Construction | Masonry/Commercial Office Construction |
| Year Built | 1985 |
| Lot Size | 0.02 AC |
| Zoning | PO - Professional Office |
| Parking | Common on-site parking (ample shared parking) |
| HVAC | Central Air Gas Forced Air |
| Water / Sewer | Public / Sewer |
| Electric | Orange & Rockland |
| Security | Security System |
| Road | Publicly Maintained |
| Inclusions | Light Fixtures, existing HVAC equipment |
| Assessed Value | \$22,500 |
| Annual Taxes | \$7,696.82 |
| Tax ID | 392617.055.007-0001-004.000/1050 |

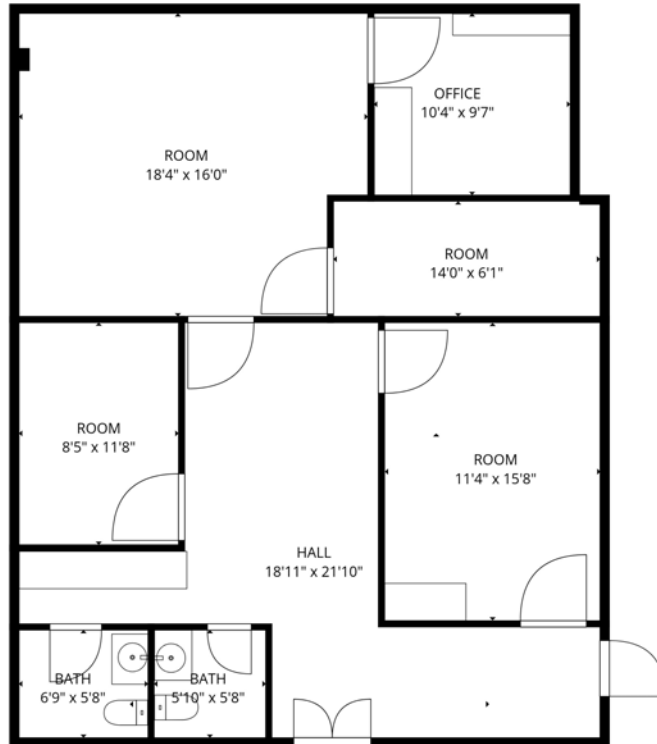
TRANSACTION & DEMOGRAPHICS

| | |
|---|--|
| Owner | 105 Executive LLC |
| MLS # | 000068 (OneKey) |
| DOM | 13 Days |
| Seller Concessions | \$0 |
| Delivery | VACANT |
| Occupancy | 100% — Delivered Vacant |
| 1-Mile Population | 12,000-15,000 |
| Avg HH Income | \$125,000 |
| Median Age | 42 |
| Bachelor's+ | 45-50% |
| Median Home Value | \$600,000+ |
| Number of Businesses within 1/3/5 miles | 1-mile radius: ~700–1,000 businesses 3-mile radius: ~3,000–4,500 businesses 5-mile radius: ~7,000–10,000 businesses |
| Access / Traffic: | Immediate access to NYS Thruway (I-87 / I-287) via Exit 14B Excellent regional connectivity to: Rockland County Bergen County, NJ Orange County Westchester via I-287 |

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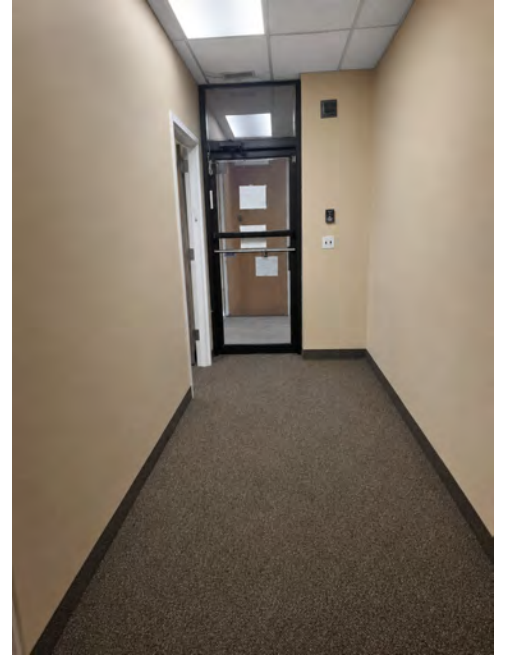


FLOOR PLANS - UNIT 105B



TOTAL: 1152 sq. ft
1st floor: 1152 sq. ft
EXCLUDED AREAS: WALLS: 69 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



**1 Executive Boulevard
Montebello, NY
Units 104, 105A & 105B**



| Unit | Size (SF) | Asking Rate/SF | Annual Rent | Monthly Rent |
|-------------|------------------|-----------------------|--------------------|---------------------|
| 104 | 1,102 SF | \$36/SF | \$39,672 | \$3,306 |
| 105A | 1,102 SF | \$32/SF | \$35,264 | \$2,939 |
| 105B | 1,102 SF | \$24/SF | \$26,448 | \$2,204 |

Combined:

Total SF: 3,306 SF

Total annual rent: \$101,384

Total monthly rent: \$8,449

Blended average rent: \$30.67/SF

Per-seat occupancy estimate (typical office density):

Unit 104:

~5–10 people

effective monthly cost per person:

~\$331–\$661

Unit 105A:

~5–10 people

effective monthly cost per person:

~\$294–\$588

Unit 105B:

~4–8 people

effective monthly cost per person:

~\$276–\$551

**1 Executive Boulevard
Montebello, NY
Units 104, 105A & 105B**



UNIT 104 (1,102 SF @ \$36/SF)

Gross annual rent:

$$1,102 \times \$36 = \$39,672$$

Estimated NOI:

Conservative (65%): \$25,787

Base (70%): \$27,770

Aggressive (75%): \$29,754

Valuation matrix:

| CAP RATE | Conservative | Base | Aggressive |
|-----------------|---------------------|---------------|-------------------|
| 5.00% | \$516K | \$555K | \$595K |
| 5.50% | \$469K | \$505K | \$541K |
| 6.00% | \$430K | \$463K | \$496K |
| 6.50% | \$397K | \$427K | \$458K |
| 7.00% | \$368K | \$397K | \$425K |
| 7.50% | \$344K | \$370K | \$397K |

Monthly rent equivalent:

\$3,306/mo

**1 Executive Boulevard
Montebello, NY
Units 104, 105A & 105B**



UNIT 105A (1,102 SF @ \$32/SF)

Gross annual rent:

1,102 × \$32 = \$35,264

Estimated NOI:

Conservative: \$22,922

Base: \$24,685

Aggressive: \$26,448

Valuation matrix:

| CAP RATE | Conservative | Base | Aggressive |
|-----------------|---------------------|---------------|-------------------|
| 5.00% | \$458K | \$494K | \$529K |
| 5.50% | \$417K | \$449K | \$481K |
| 6.00% | \$382K | \$411K | \$441K |
| 6.50% | \$353K | \$380K | \$407K |
| 7.00% | \$327K | \$353K | \$378K |
| 7.50% | \$306K | \$329K | \$353K |

Monthly rent equivalent:

\$2,939/mo

**1 Executive Boulevard
Montebello, NY
Units 104, 105A & 105B**



UNIT 105B (1,102 SF @ \$24/SF)

Gross annual rent:

1,102 × \$24 = \$26,448

Estimated NOI:

Conservative: \$17,191

Base: \$18,514

Aggressive: \$19,836

Valuation matrix:

| CAP RATE | Conservative | Base | Aggressive |
|-----------------|---------------------|---------------|-------------------|
| 5.00% | \$344K | \$370K | \$397K |
| 5.50% | \$313K | \$337K | \$361K |
| 6.00% | \$287K | \$309K | \$331K |
| 6.50% | \$264K | \$285K | \$305K |
| 7.00% | \$246K | \$264K | \$283K |
| 7.50% | \$229K | \$247K | \$264K |

Monthly rent equivalent:

\$2,204/mo

