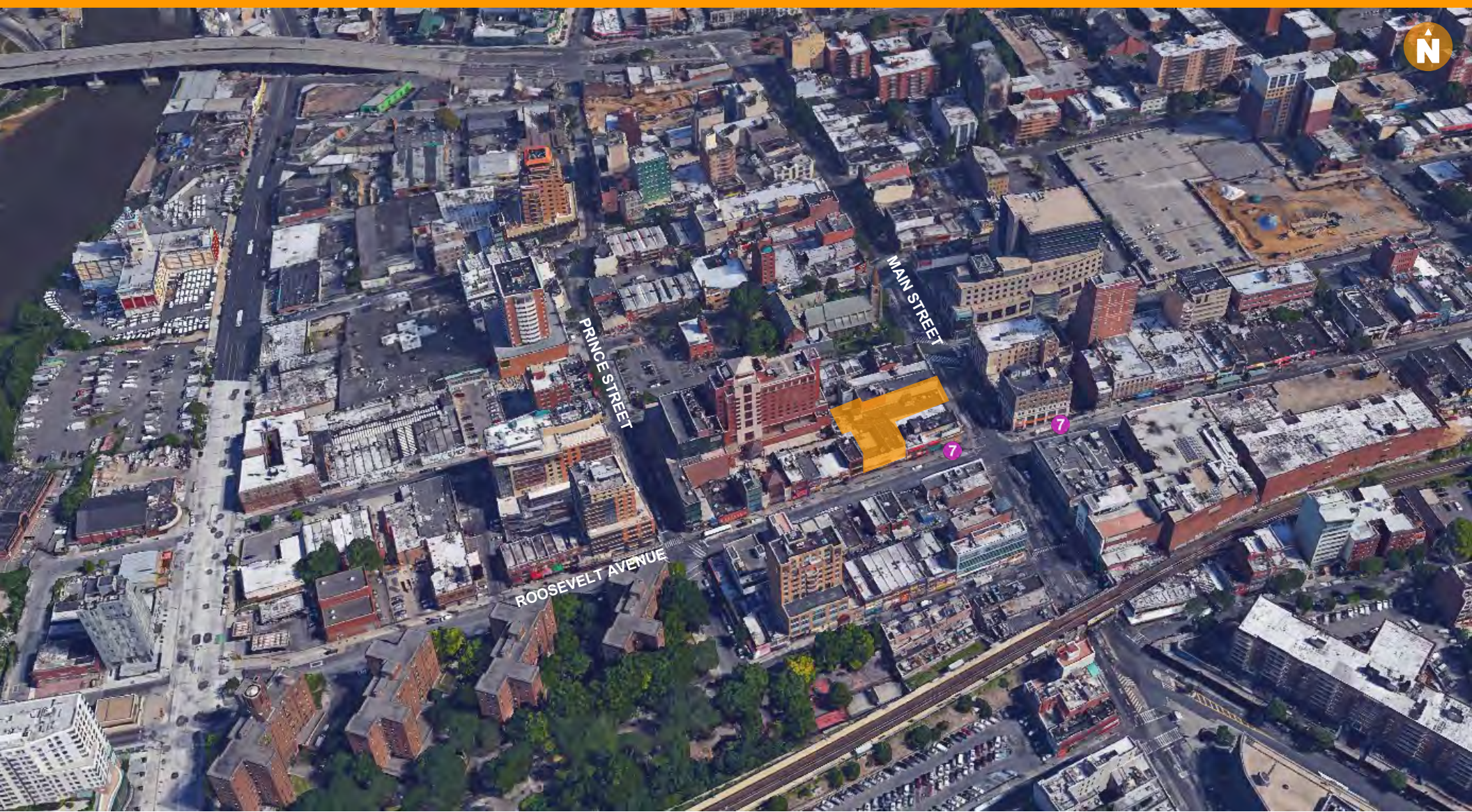


For Sale | Downtown Flushing NN Retail Building with Development Rights

39-12/18 Main Street a.k.a. 135-33 Roosevelt Avenue

Flushing, Queens, NY 11354



Downtown Flushing Development Projects



Offering Highlights

- Permissive zoning allowing up to 70,560± buildable square feet with Community Facility bonus
- Rare opportunity to purchase a property with a 14,700± square foot footprint in Downtown Flushing
- Located on a prime retail block in one of the most sought-after areas where demand continues to outpace supply
- Retail rental rates are considered the highest in the borough as retailers pay a premium to be located on Main Street between 37th Avenue and 41st Avenue, and on Roosevelt Avenue between Prince Street and Union Street
- Surrounded by several large-scale developments that continue transforming the streetscape
- Exceptional mass transit options including the 7 Train, Over 20 Bus Lines And Long Island Rail Road — The Main St/Roosevelt Ave No. 7 Train ranked 11th in busiest NYC subway stations with overall annual ridership of 19,102,934
- Main Street/Roosevelt Avenue is the third busiest pedestrian intersection in NYC — Behind Times Square and 34th Street Herald Square in Manhattan
- Close proximity to Northern Boulevard providing access to The Grand Central Parkway and Whitestone Expressway — Minutes to the I-678 Van Wyck Expressway, I-278 Brooklyn-Queens Expressway, I-495 Long Island Expressway, as well as LaGuardia Airport and John F. Kennedy International Airport

For further information, kindly contact exclusive agents:

Charles Chan CEO +1 516 326 8200 Ext. 128 charlesc@harvestinternational.net

Daphne Zhou-Chan President & COO +1 516 326 8200 Ext. 129 daphnec@harvestinternational.net

Theo Kontis Director +1 516 326 8200 Ext. 125 theok@harvestinternational.net

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any.



Offering Summary

As exclusive agents, Harvest International is thrilled to invite you to participate in the offering of 39-12/18 Main Street a.k.a. 135-33 Roosevelt Avenue (the “Offering”), a supreme retail building with two-street frontage on the west side of Main Street between Roosevelt Avenue and 39th Avenue; and on the north side of Roosevelt Avenue between Main Street and Prince Street in the heart of Downtown Flushing, Queens, New York.

The Offering is NN leased to Modell’s Sporting Goods. The landlord is responsible for payment of the base year real estate taxes and maintenance of the roof and structure. Modell’s Sporting Goods subleases 3,000± SF on Main Street to Bank of America and the 2,500± SF space on Roosevelt Avenue. Please refer to the rent roll for details.

The Offering lies within a C4-2 and C4-3 zoning district carrying a maximum floor area of 3.4 for a commercial and residential development; and a maximum floor area of 4.8 for a mixed-use development containing commercial, residential and community facilities/medical offices.

Property Address:	39-12/18 Main Street a.k.a. 135-33 Roosevelt Avenue Flushing, Queens, NY 11354	
Block, Lot:	4976 / 3	
Plot Area:	14,700± SF	
Plot Dimensions:	64.5’ x 185’ (Approximate; Irregular)	
Building Dimensions:	64.5’ x 185’ (Approximate; Irregular)	
Gross Building Area:	16,200± SF (Above Grade)	
Floor Plates:	Ground Floor	14,700± SF
	Mezzanine	400± SF
	Second Floor	1,500± SF
	Basement	14,700± SF
Number of Stories:	Partial 2-Story Building plus Basement	
Year Built / Renovated:	Circa 1930 / 1980	
Building Class:	(K2) Store Building - Two-Story or Store/Office	
Zoning District:	C4-2 / C4-3	
Maximum FAR:	3.4 / 4.8	
Buildable SF:	49,980± BSF / 70,560± BSF	
Assessment:	\$9,078,000 (2015/16)	
Real Estate Taxes:	\$423,884.07 (2015/16)	
Sale Price:	Call for Details	

Superior Location

The property is located steps away from the intersection of Main Street and Roosevelt Avenue in the heart of Downtown Flushing

Strong Daytime Population

Over 1.2M SF of office space and 1,500 businesses located within a half-mile radius.

Major Retail Hub

Mix of local and national retailers benefit from high pedestrian traffic counts which include tourists, commuters, employees and residents.

Dense Residential Population

In addition to the strong retail tenancies, there is a dense residential population within a mix of co-op buildings, new construction condominium buildings and rental buildings. Within a half-mile radius of the properties, there are over 17,000 housing units.

Value Add Opportunity

Tremendous upside in the rent roll upon the expiration of the lease. Further, a developer may utilize the air rights to expand the property.

Roosevelt Avenue — Exterior Photograph



Main Street — Exterior Photograph



Retail Map



Rent Roll and Revenue & Expenses

Unit	Tenant	Monthly Rent	Annual Rent	Rent Increases	Lease Expiration	Option Periods	Options Final End Date	Option Increases
1	Modell's Sporting Goods	\$121,166.66	\$1,454,000	None	Dec-2021	(2) 5 Years	Dec-2031	Flat
Total		\$121,166.66	\$1,454,000					

Subtenant Summary (Revenue Not Included)								
2	Bank of America	-	-	-	May-2021	(1) 5 Years; (1) 3.5 Years	Nov-2029	-
3	Vacant	-	-	-	-	-	-	-

Gross Revenue	
Modell's Sporting Goods	\$1,454,000
Recapture (RE Taxes over Base Year)	\$162,717
Total	\$1,616,717

Expenses	
Real Estate Taxes	\$375,152
Total	\$375,152

Net Operating Income	\$1,241,565
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The entire property is NN Leased to Modell's Sporting Goods. The landlord is responsible for payment of the Base Year Real Estate Taxes (\$212,435 paid by landlord for 2008/2009) and maintenance of the Roof & Structure.

Unit Breakdown

Modell's Sporting Goods (Fronting Main Street)
9,200± SF Ground Floor
14,700± SF Cellar Level

Bank of America (Fronting Main Street)
3,000± SF Ground Floor

Vacant Store (Fronting Roosevelt Avenue)
2,500± SF Ground Floor
400± SF Mezzanine
1,500± SF 2nd Floor

Property Tax Map — Block: 4976; Lot 3



Certificate of Occupancy

Form 54-111M-701311 (50) 114

DEPARTMENT OF HOUSING AND BUILDINGS
BOROUGH OF QUEENS, CITY OF NEW YORK

No. **Q 98062**
 Date **9/9/74**

CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C-26-181.0 to C-26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Building Code.)

This certificate supersedes C. O. No. **2500**

To the owner or owners of the building or premises:
THIS CERTIFIES that the ~~not altered~~ ~~XXXX~~ building—premises located at
39-12-16 Main Street, WS 41.01 N. Roosevelt Ave.
 Block **4976** Lot **3**
 conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and
CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.
 N.B. Alt. No. **Alt. 1347/44** Construction classification—**Frame & Brick**
 Occupancy classification—**Commercial** Height **2** stories, **23 & 32.6** feet.
 Date of completion—**2/14/47** Located in **Bus. 100'** Use District **Unres.**
 Area **18** Height Zone at time of issuance of permit **Unres.**

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: **SS 244/45 & 637/44**

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Cellar	on ground	5	5	10	Men's toilet room, Kitchen, Boiler room & Storage
1	75	5	450	455	STORE
Mezz.	60	2	2	2	Office
2	60	1	10	11	Girl's Rest Room & Toilets and Air Conditioning Equipment.

Fire Department Certification
1/30/47.

John J. Kelly
 Borough Superintendent

CERTIFICATE WILL BE NULL AND VOID IF ALTERED IN ANY MANNER OR ADDITIONS ARE MADE THERETO.
 (Page 1)

NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

Unless an approval for the same has been obtained from the Borough Superintendent, no change or rearrangement in the structural parts of the building, or affecting the light and ventilation of any part thereof, or in the exit facilities, shall be made; no enlargement, whether by extending on any side or by increasing in height shall be made; nor shall the building be moved from one location or position to another; nor shall there be any reduction or diminution of the area of the lot or plot on which the building is located.

The building or any part thereof shall not be used for any purpose other than that for which it is certified.

The superimposed, uniformly distributed loads, or concentrated loads producing the same stresses in the construction in any story shall not exceed the live loads specified on reverse side; the number of persons of either sex in any story shall not exceed that specified when sex is indicated, nor shall the aggregate number of persons in any story exceed the specified total; and the use to which any story may be put shall be restricted to that fixed by this certificate except as specifically stated.

This certificate does not in any way relieve the owner or owners or any other person or persons in possession or control of the building, or any part thereof from obtaining such other permits, licenses or approvals as may be prescribed by law for the uses or purposes for which the building is designed or intended; nor from obtaining the special certificates required for the use and operation of elevators; nor from the installation of fire alarm system where required by law; nor from complying with any lawful order for additional fire extinguishing appliances under the discretionary powers of the fire commissioner; nor from complying with any lawful order issued with the object of maintaining the building in a safe or lawful condition; nor from complying with any authorized direction to remove encroachments into a public highway or other public place, whether attached to part of the building or not.

If this certificate is marked "Temporary", it is applicable only to those parts of the building indicated on its face, and certifies to the legal use and occupancy of only such parts of the building; it is subject to all the provisions and conditions applying to a final or permanent certificate; it is not applicable to any building under the jurisdiction of the Housing Division unless it is also approved and endorsed by them, and it must be replaced by a full certificate at the date of expiration.

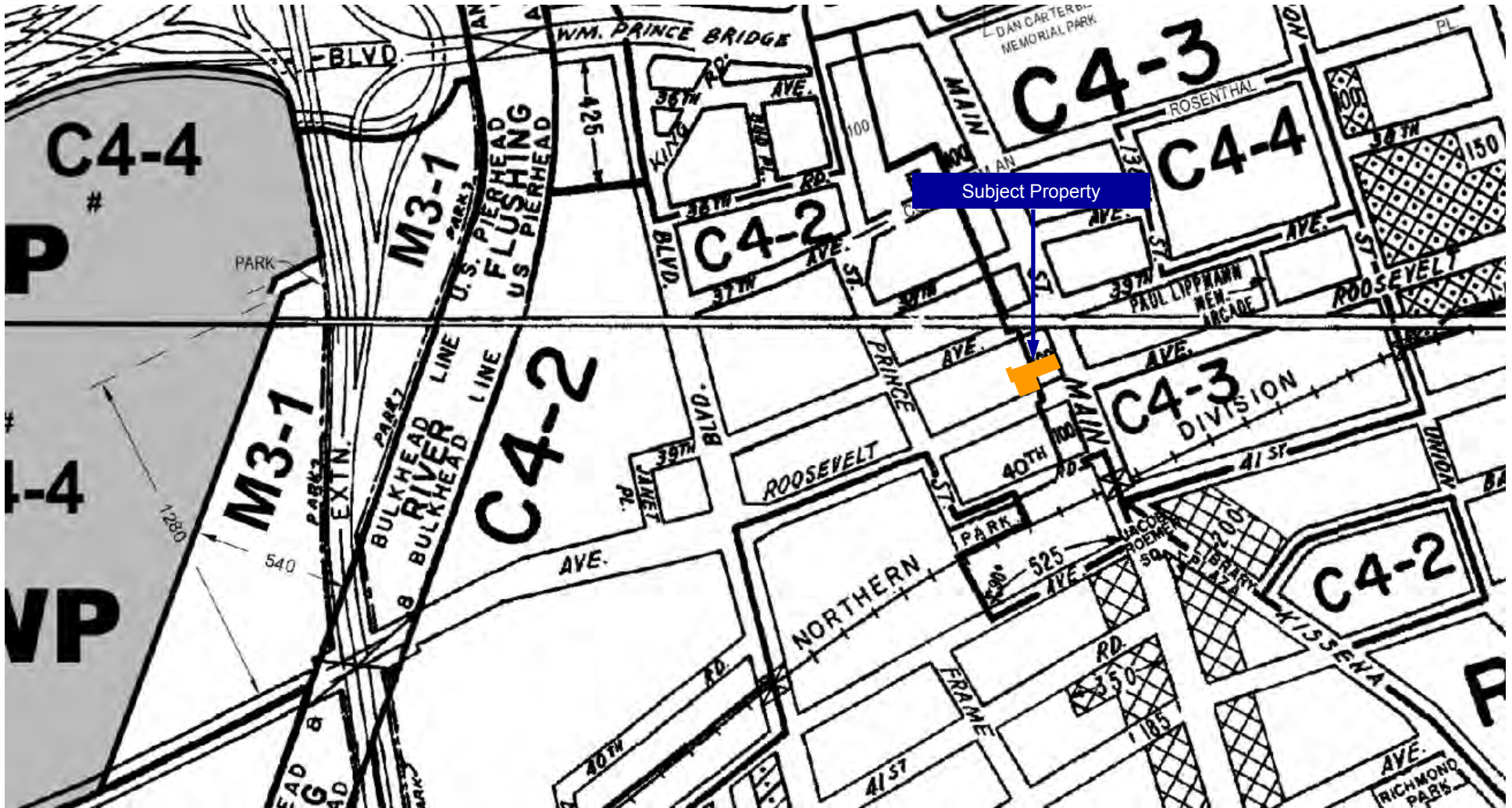
If this certificate is for an existing building, erected prior to March 14, 1916, it has been duly inspected and it has been found to have been occupied or arranged to be occupied prior to March 14, 1916, as noted on the reverse side, and that on information and belief, since that date there has been no alteration or conversion to a use that changed its classification as defined in the Building Code, or that would necessitate compliance with some special requirement or with the State Law or any other law or ordinance; that there are no notices of violations or orders pending in the Department of Housing and Buildings at this time; that Section 646F of the New York City Charter has been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent, and that; so long as the building is not altered, except by permission of the Borough Superintendent, the existing use and occupancy may be continued.

"§ 646 F. No certificate of occupancy shall be issued for any building, structure, enclosure, place or premises wherein containers for combustibles, chemicals, explosives, inflammables and other dangerous substances, articles, compounds or mixtures are stored, or wherein automatic or other fire alarm systems or fire extinguishing equipment are required by law to be or are installed, until the fire commissioner has tested and inspected and has certified his approval in writing of the installation of such containers, systems or equipment to the Borough Superintendent of the borough in which the installation has been made. Such approval shall be recorded on the certificate of occupancy."

Additional copies of this certificate will be furnished to persons having an interest in the building or premises, upon payment of a fee of fifty cents per copy.

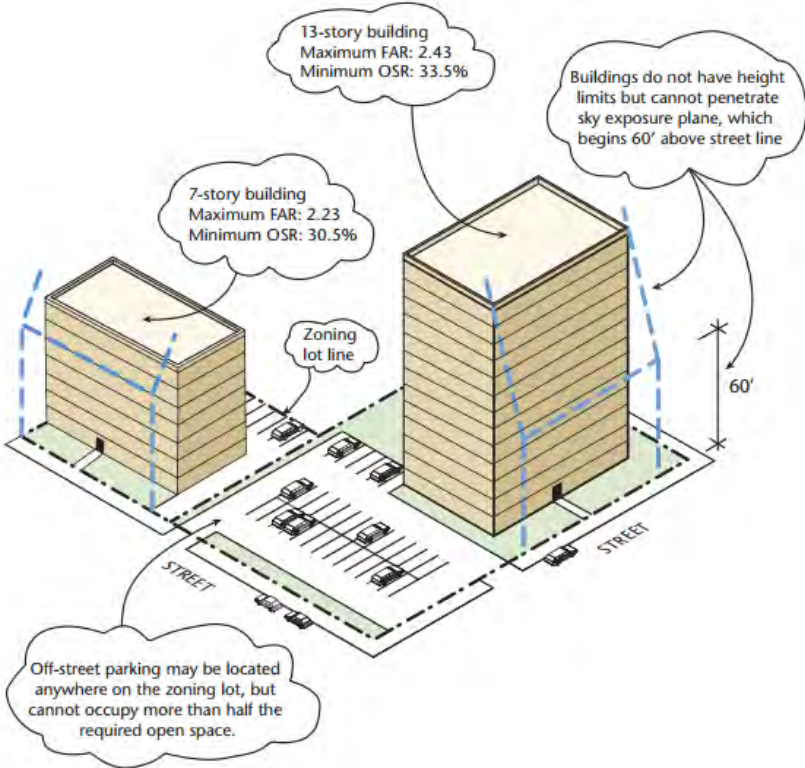
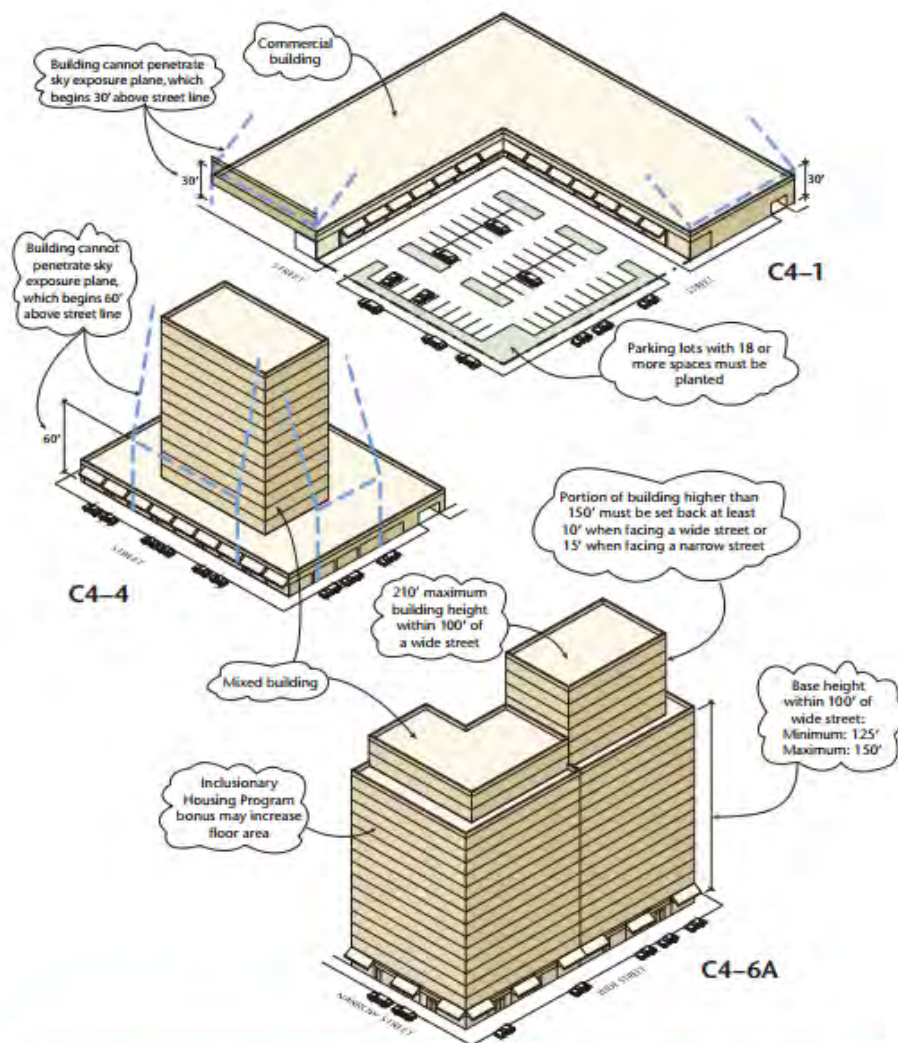
Zoning Map

Block 4976, Lot 3 is located within C4-2 and C4-3 Zoning Districts



SOURCE - NYC DEPARTMENT OF CITY PLANNING

Zoning Excerpt



C4 Commercial Districts												
	C4-1	C4-2 C4-3	C4-2A C4-3A	C4-4 C4-5	C4-4A C4-4L C4-5A	C4-4D	C4-5D	C4-5X	C4-6	C4-6A	C4-7	C4-7A
Commercial FAR	1.0	3.4	3.0	3.4	4.0	3.4	4.2	4.0	3.4	3.4	10.0 ¹	10.0
Residential FAR	1.25	0.78-2.43 ^{1,2}	3.0 ³	0.87-3.44 ^{3,4}	4.0 ⁵	6.02 ⁶	4.2 ⁶	5.0 ⁶	10.0 ^{6,7}	10.0 ⁶	10.0 ^{6,8}	10.0 ⁶
Residential District Equivalent	R5	R6	R6A	R7	R7A	R8A	R7D	R7X	R10	R10A	R10	R10A

¹ 3.0 FAR permitted on wide streets outside the Manhattan Core under Quality Housing Program
² 7.2 FAR permitted on wide streets outside the Manhattan Core under Quality Housing Program
³ 4.0 FAR permitted on wide streets outside the Manhattan Core under Quality Housing Program
⁴ Increase in FAR with Inclusionary Housing Program bonus
⁵ FAR bonus up to 20% for a public plaza

R6 Height Factor Regulations			
R6	FAR (range)	OSR (range)	Building Height
	0.78-2.43	27.5-37.5	Governed by sky exposure plane

¹ 50% if zoning lot is 10,000 square feet or less; waived if 5 or fewer spaces required

SOURCE - NYC DEPARTMENT OF CITY PLANNING

Zoning Data Table

Zoning Data Tables, Commercial Districts

ZONING DATA TABLE 5

Commercial Overlay Floor Area Ratios			
Residential District	Commercial Overlay FAR ¹	Residential FAR ²	Community Facility FAR ³
R1, R2	1.0	0.5	0.5
R2A	1.0	0.5	0.5
R2X	1.0	0.85 ⁴	0.5
R3-1	1.0	0.5 ⁴	1.0
R3-2	1.0	0.5 ⁴	1.6
R3A, R3X	1.0	0.5 ⁴	1.0
R4, R4-1, R4A	1.0	0.75 ⁴	2.0
R4 Infill	1.0	1.35	2.0
R4B	1.0	0.9	2.0
R5	1.0	1.25	2.0
R5 Infill	1.0	1.65	2.0
R5A	1.0	1.1	2.0
R5B	1.0	1.35	2.0
R5D	2.0	2.0	2.0
R6	2.0	0.78–2.43 (range)	4.8
R6A	2.0	3.0	3.0
R6B	2.0	2.0	2.0
R7-1	2.0	0.87–3.44 (range)	4.8
R7-2	2.0	0.87–3.44 (range)	6.5
R7A	2.0	4.0	4.0
R7B	2.0	3.0	3.0
R7D	2.0	4.2	4.2
R7X	2.0	5.0	5.0
R8	2.0	0.94–6.02 (range)	6.5
R8A	2.0	6.02	6.5
R8B	2.0	4.0	4.0 ⁵
R8X	2.0	6.02	6.0
R9	2.0	0.99–7.52 (range)	10.0
R9A	2.0	7.52	7.5
R9D	2.0	9.0	9.0
R9X	2.0	9.0	9.0
R10, R10A	2.0	10.0	10.0
R10X	2.0	10.0	10.0

¹ C1-1 through C1-5 and C2-1 through C2-5 districts are commercial overlays mapped within residential districts. Mapped within an R1 through R5 district, except an R5D district, the commercial FAR is 1.0; within an R5D district or an R6 through R10 district, the commercial FAR is 2.0. Residential FAR for a commercial overlay district is determined by the residential district regulations.

² FAR may differ with Inclusionary Housing Program bonus

³ FAR is the same for community facility buildings and for buildings with both commercial and community facility uses; in R1 districts, however, the FAR is 1.0 for buildings with commercial and community facility uses

⁴ Up to 20% increase for attic allowance

⁵ 5.1 in Manhattan Community District 8

Zoning Data Tables, Commercial Districts

ZONING DATA TABLE 6

C1-C4 Commercial Districts: Floor Area Ratios				
	Commercial FAR	Residential FAR ¹	Community Facility FAR	Residential District Equivalent
C1-6	2.0	0.87–3.44 ² (range)	6.5	R7
C1-6A	2.0	4.0 ²	4.0	R7A
C1-7	2.0	0.94–6.02 ³ (range)	6.5	R8
C1-7A	2.0	6.02	6.5	R8A
C1-8	2.0	0.99–7.52 (range)	10.0 ⁴	R9
C1-8A	2.0	7.52	7.5	R9A
C1-8X	2.0	9.0	9.0	R9X
C1-9	2.0	10.0	10.0 ⁴	R10
C1-9A	2.0	10.0	10.0	R10A
C2-6	2.0	0.87–3.44 ² (range)	6.5	R7
C2-6A	2.0	4.0 ²	4.0	R7A
C2-7	2.0	0.99–7.52 (range)	10.0 ⁴	R9
C2-7A	2.0	7.52	7.5	R9A
C2-7X	2.0	9.0	9.0	R9X
C2-8	2.0	10.0	10.0 ⁴	R10
C2-8A	2.0	10.0	10.0	R10A
C3	0.5	0.5 ⁵	1.0	R3-2
C3A	0.5	0.5 ⁵	1.0	R3A
C4-1	1.0	1.25	2.0	R5
C4-2	3.4	0.78–2.43 ⁴ (range)	4.8	R6
C4-2A	3.0	3.0	3.0	R6A
C4-2F	3.4	0.94–6.02 ³ (range)	6.5	R8
C4-3	3.4	0.78–2.43 ⁴ (range)	4.8	R6
C4-3A	3.0	3.0	3.0	R6A
C4-4	3.4	0.87–3.44 ² (range)	6.5	R7
C4-4A	4.0	4.0 ²	4.0	R7A
C4-4D	3.4	6.02	6.5	R8A
C4-4L	4.0	4.0 ²	4.0	R7A
C4-5	3.4	0.87–3.44 ² (range)	6.5	R7
C4-5A	4.0	4.0	4.0	R7A
C4-5D	4.2	4.2 ⁷	4.2	R7D
C4-5X	4.0	5.0	5.0	R7X
C4-6	3.4	10.0	10.0 ⁴	R10
C4-6A	3.4	10.0	10.0	R10A
C4-7	10.0 ⁴	10.0	10.0 ⁴	R10
C4-7A	10.0	10.0	10.0	R10A

C5-C8 Commercial Districts: Floor Area Ratios				
	Commercial FAR	Residential FAR ¹	Community Facility FAR	Residential District Equivalent
C5-1	4.0	10.0	10.0 ⁴	R10
C5-1A	4.0	10.0	10.0	R10A
C5-2	10.0 ⁴	10.0	10.0 ⁴	R10
C5-2A	10.0	10.0	10.0	R10A
C5-3	15.0 ⁴	10.0	15.0 ⁴	R10
C5-4	10.0 ⁴	10.0	10.0 ⁴	R10
C5-5	15.0 ⁴	10.0	15.0 ⁴	R10
C6-1	6.0 ⁴	0.87–3.44 ² (range)	6.5 ⁴	R7
C6-1A	6.0	0.78–2.43 ⁴ (range)	6.0 ⁴	R6
C6-2	6.0 ⁴	0.94–6.02 ³ (range)	6.5 ⁴	R8
C6-2A	6.0	6.02	6.5	R8A
C6-3	6.0 ⁴	0.99–7.52 (range)	10.0 ⁴	R9
C6-3A	6.0	7.52	7.5	R9A
C6-3D	9.0	9.0	9.0	R9D
C6-3X	6.0	9.0	9.0	R9X
C6-4	10.0 ⁴	10.0 ⁴	10.0	R10
C6-4A	10.0	10.0	10.0	R10A
C6-4X	10.0	10.0	10.0	R10X
C6-5	10.0 ⁴	10.0 ⁴	10.0	R10
C6-6	15.0 ⁴	10.0 ⁴	15.0	R10
C6-7	15.0 ⁴	10.0 ⁴	15.0	R10
C6-8	10.0 ⁴	10.0 ⁴	10.0	R10
C6-9	15.0 ⁴	10.0 ⁴	15.0	R10
C7	2.0	—	—	—
C8-1	1.0	—	2.4	—
C8-2	2.0	—	4.8	—
C8-3	2.0	—	6.5	—
C8-4	5.0	—	6.5	—

¹ In C1 to C6 districts, nursing homes and non-profit residential facilities limited to residential FAR, except by special permit

² 4.0 FAR on wide streets outside Manhattan Core under Quality Housing Program

³ 7.2 FAR on wide streets outside Manhattan Core under Quality Housing Program

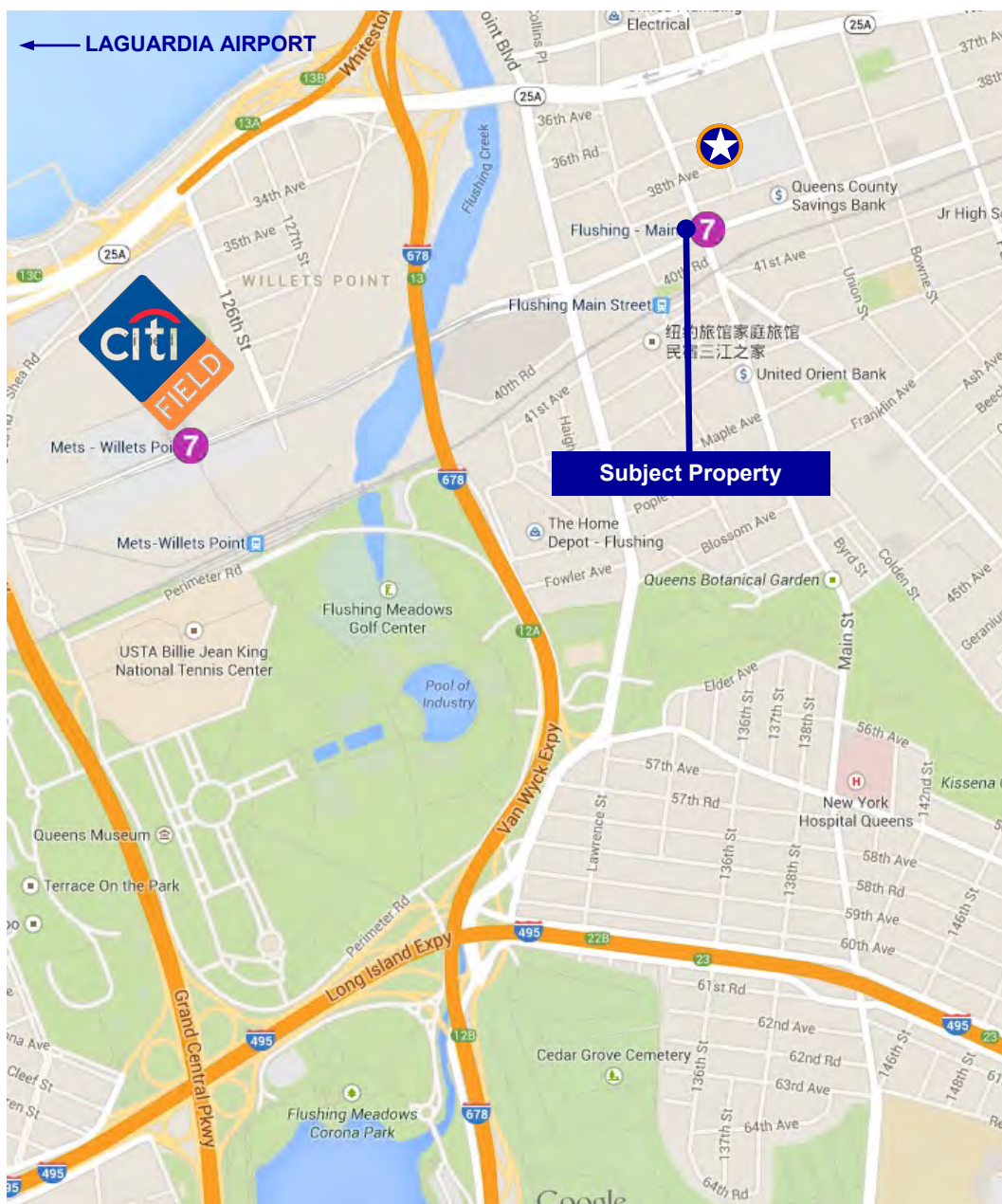
⁴ 3.0 FAR on wide street outside Manhattan Core; 2.43 on wide street within the Manhattan Core; 2.2 on narrow streets (under Quality Housing Program)

⁵ Up to 20% increase for attic allowance

⁶ Up to 20% increase for a public plaza bonus

⁷ FAR may differ in Inclusionary Housing designated areas

Location Map/Public Transit



Flushing is considered a major transportation hub with major air, rail, and highway links located within a half-mile radius of its downtown district.

Public Transportation - Subway

The New York City #7 subway serves downtown Flushing with its terminal station located at Main Street and Roosevelt - the heart of downtown Flushing. The Flushing-Main Street #7 train station had an annual ridership of 19,034,789 for the 2012 calendar year, which is the 11th busiest train station in all of New York City (including Manhattan).

Public Transportation - Long Island Rail Road

The Long Island Rail Road (LIRR) train on the Port Washington line is located half a block west of Main Street and 41st Avenue.

Public Transportation - Bus

There are over 20 bus lines, including the QBx1, Q12, Q13, Q15, Q16, Q17, Q19, Q20A, Q20B, Q25, Q27, Q28, Q34, Q44, Q48, Q58, Q65, Q66, N20, N21, x32, x51, located in Downtown Flushing.

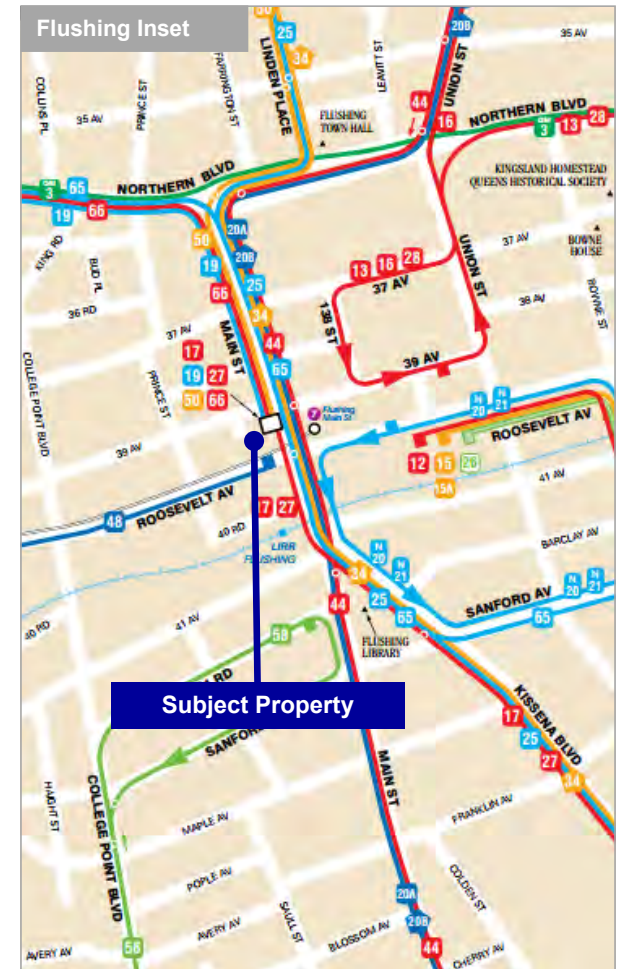
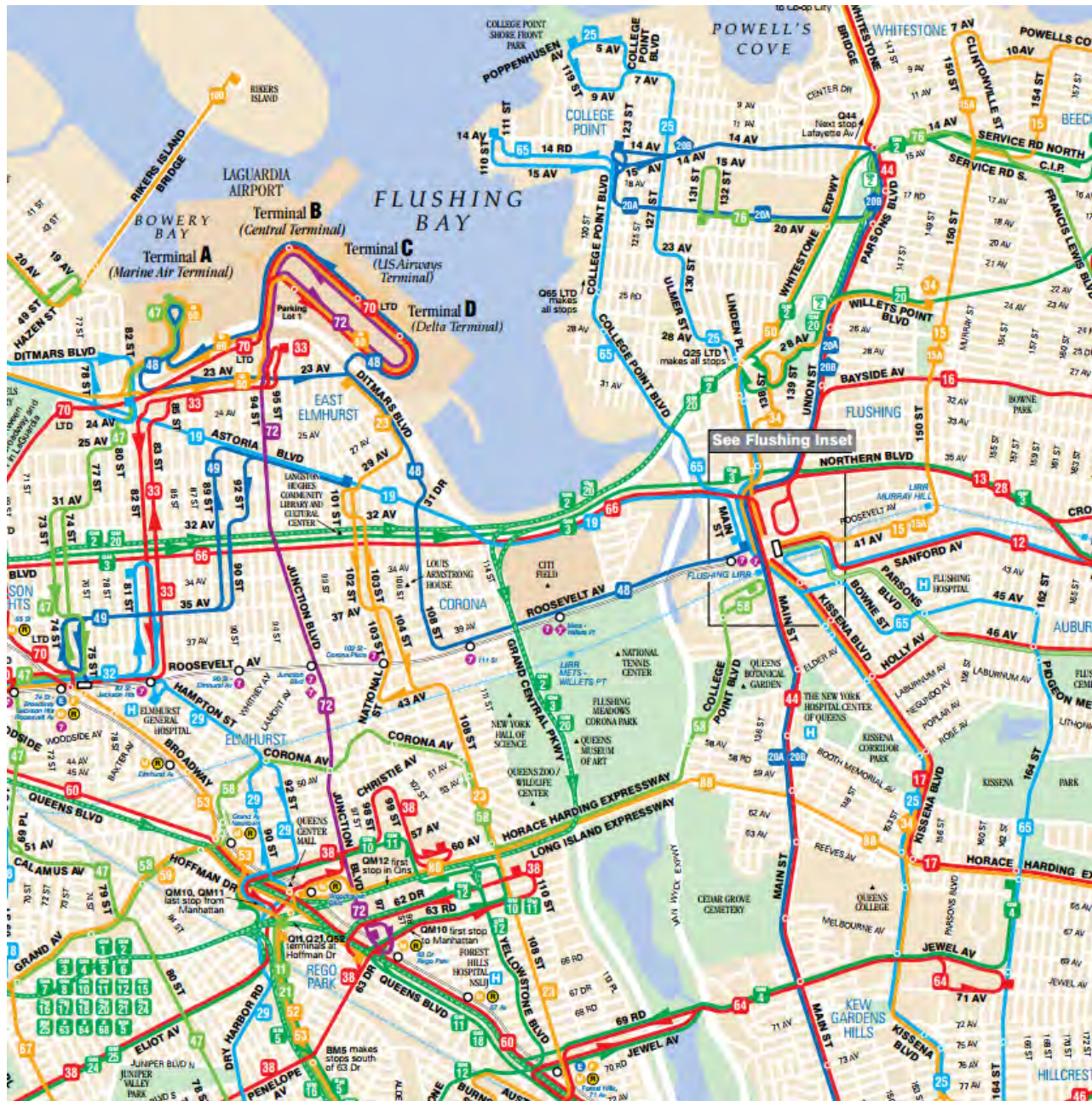
Expressway/Highway

Access ramps to the I-678 Van Wyck Expressway and Grand Central Parkway via Northern Boulevard and Main Street. The I-678 is a major commercial north-south artery providing direct access to the Whitestone Bridge, Cross Island Parkway, Grand Central Parkway, Jackie Robinson Parkway and the I-495 Long Island Expressway.

Airport

LaGuardia Airport is located 10-minutes away by car or bus. JFK International Airport is 25-minutes away.

Public Transportation Map



Demographic Data

Population	0.5-Mile	1-Mile	3-Miles
2014 Total Population	42,904	111,461	739,542
2019 Projected Population	44,191	114,450	749,016
2010 Census Population	41,107	107,693	716,754
Median Age	42.5	42.5	38.1
Households and Income	0.5-Mile	1-Mile	3-Miles
2014 Total Housing Units	17,100	41,979	264,823
2019 Projected Households	17,970	43,474	268,737
2010 Census Households	14,920	38,342	249,393
2014 Average Household Income	\$51,956	\$57,022	\$71,182
2014 Median Household Income	\$36,955	\$41,385	\$52,248
2014 Per Capita Income	\$19,123	\$20,673	\$25,013
Population 25+ By Education	0.5-Mile	1-Mile	3-Miles
Grade K - 8	10.9%	10.0%	10.0%
Grade 9 - 12	11.4%	11.0%	9.0%
High School Graduate	27.2%	29.0%	26.8%
Associates Degree	6.5%	6.2%	6.8%
Bachelor's Degree	19.0%	19.8%	19.6%
Graduate Degree	7.5%	8.4%	10.9%
Some College, No Degree	11.9%	11.3%	13.8%
No Schooling Completed	5.6%	4.3%	3.1%
Businesses	0.5-Mile	1-Mile	3-Miles
Number of Businesses	2,982	4,893	20,461
Number of Employees	12,532	25,874	128,367

Notable Developments

Project	Type	Gross Area	Retail Space	Status
One Fulton Square	Hotel, Retail, Office and Residential	330,000± SF	41,300± SF	Completed 2014
Two Fulton Square	Hotel, Retail, Office and Residential	752,000± SF	350,000± SF	Permits Filed 1Q 2015 – Phase I by TBA
Municipal Lot 3 (One Flushing)	Retail, Community Space and Residential	208± Apartments	TBA	Planning Stages
Sky View Center	Retail, Office and Residential	3.2M± SF	800,000± SF	Completed
Willets Point	Hotel, Retail, Office and Residential	8.94M± SF	1.9M± SF	Proposed
Flushing Commons	Retail, Office and Residential	1.8M± SF	235,000± SF	Under Construction – Phase I by 2017
36-18 Main Street	Hotel, Retail and Office	275,000± SF	53,000± SF	Under Construction
RKO Keith Theatre	Retail, Office and Residential	407,000± SF	17,000± SF	Proposed
Arcadia Condominium	Retail, Office and Residential	268,000± SF	30,000± SF	Completed 2014
41-02 Delong Street	Retail and Self-Storage	198,000± SF	34,000± SF	Completed 2015
Queens Crossing	Retail and Office	420,000± SF	187,000± SF	Completed 2007
New World Mall	Retail	240,000± SF	160,000± SF	Completed 2010
42-31 Union Street	Hotel and Office	156,000± SF	TBA	Under Construction

Notable Flushing Hotels

Hotel Name	Property Address	Rooms	Year Built	Status (Opening Date)
Four Points by Sheraton and Element Flushing	35 th Avenue/Farrington Street	296	-	Under Construction
Hotel Indigo	36-18 Main Street	130	-	Under Construction
Hyatt Place (One Fulton Square)	133-42 39 th Avenue	168	2013	Operating (2014)
The Parc Hotel	39-16 College Point Boulevard	96	2012	Operating (2014)
The One Boutique Hotel	137-72 Northern Boulevard	35	2012	Operating (2014)
Hotel de Point	20-07 127 th Street	114	-	Operating (2012)
Asiatic Hotel	135-21 37 th Avenue	48	-	Operating (2012)
Red Roof Inn Flushing	36-31 Prince Street	33	2010	Operating
Best Western Queens Court Hotel	133-51 39 th Avenue	59	2000	Operating
Marco LaGuardia Hotel	137-07 Northern Boulevard	81	2006	Operating
Holiday Inn LaGuardia Airport	37-10 114 th Street	217	-	Operating
Marriott Springhill Suites NY LaGuardia	112-15 Northern Boulevard	173	2010	Operating
Comfort Inn Flushing	133-43 37 th Avenue	48	2000	Operating
Flushing Grand Hotel	36-38 Main Street	45	2000	Operating
Sheraton LaGuardia East	135-20 39 th Avenue	173	1989	Operating
Total:		1,716		

Confidentiality/Disclaimer

This is a Confidential Memorandum (“Memorandum”) intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of 39-12/18 Main Street a.k.a. 135-33 Roosevelt Avenue, Flushing, Queens, New York 11354 — Block: 4976; Lot: 3 (the “Property”).

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Harvest International. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested, and qualified prospective purchasers. Neither the Owner nor Harvest International, nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property has been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Harvest International. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Harvest International.

In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Harvest International.