



**Building Space Type Summary**

**Gateway Industrial**

**Property Management Co**

Comments: Preliminary Reports

<b>Category</b>	<b>Space Types</b>	<b>Area</b>		
<b>Office Space</b>				
	OFFICE	116,557		
		<u>116,557</u>		
			<b>Gross Building Area</b>	<b>116,557</b>
			<b>Non Gross Area</b>	
			<b>Total Building Area</b>	<b>116,557</b>

**BOMA Floor Breakdown Summary**

**Gateway Industrial**

**Property Management Co**

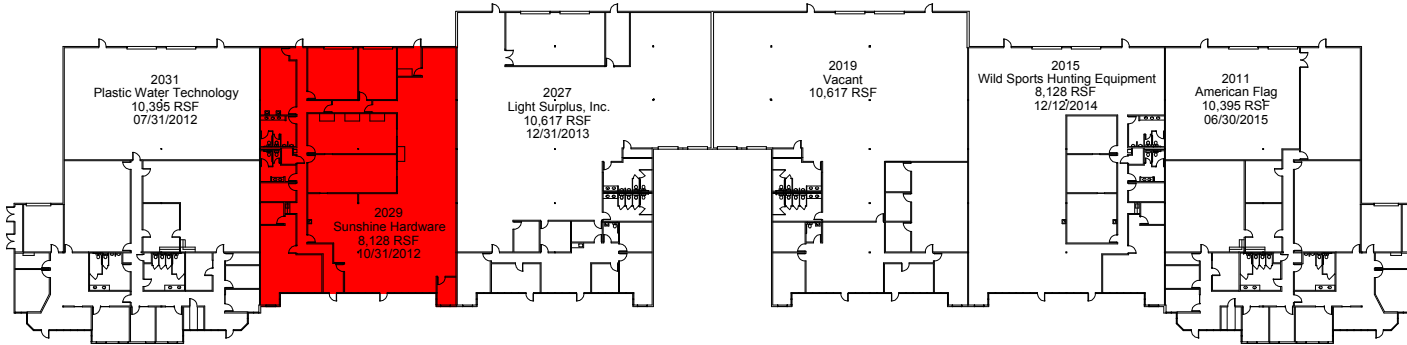
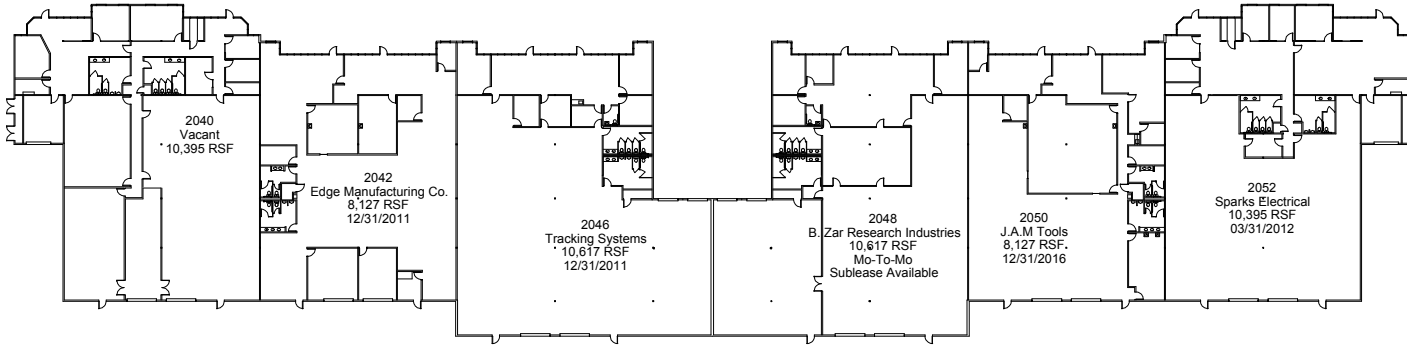
Comments: Preliminary Reports

Flr	(a)	(b)	(c=a+b)	(d)	(e)	(f=c+d+e)	(g)	(h=f+g)	Gross Area	Factors			
	Multi Tenant Usable	Floor Circulation Common	Single Tenant Usable	Floor Core Common	Building Common Area	Office Rentable Area	Retail/Storage	Total Rentable Area		Single Tenant Add-On	Single Tenant Loss	Multi Tenant Add-On	Multi Tenant Loss
01	116,557	0	116,557	0	0	116,557	0	116,557	116,557	0.000	0.000	0.000	0.000
	<b>116,557</b>	<b>0</b>	<b>116,557</b>	<b>0</b>	<b>0</b>	<b>116,557</b>	<b>0</b>	<b>116,557</b>	<b>116,557</b>				

# Document Exists

**Document Exists**  
8,128 SF 6.97%

**No Documents**  
108,429 SF 93.03%



## Sample Flex Building

11 Stewart Avenue  
Huntington, NY 11743

**PLAN  
DATA**

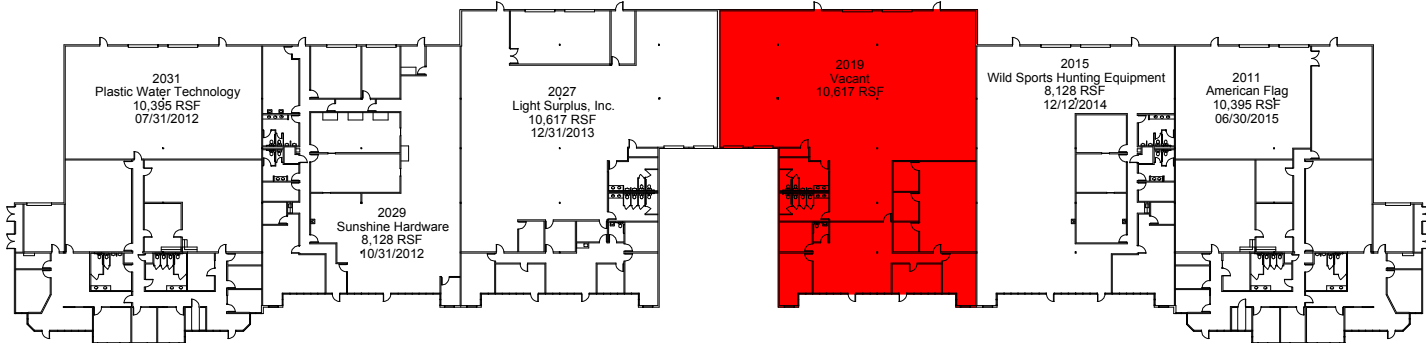
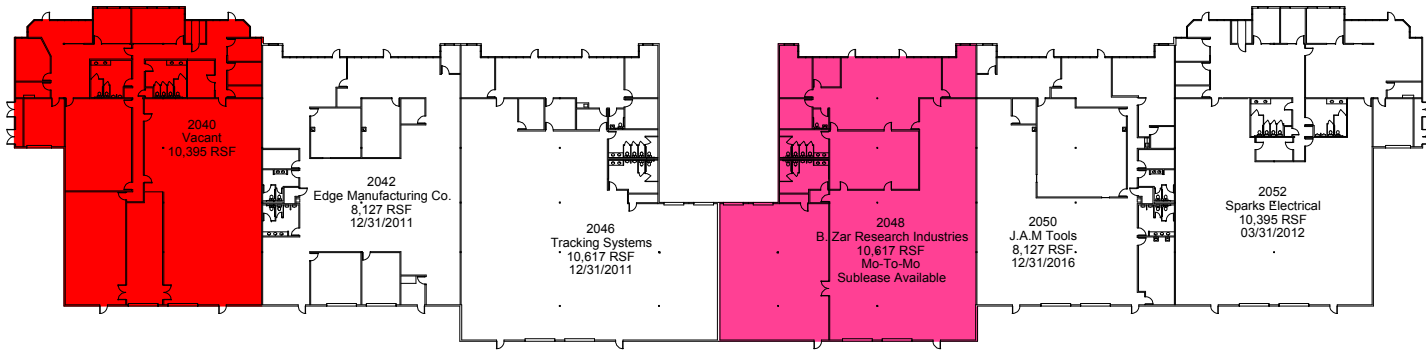
## Building D

Prepared for: ACME Asset Management, Inc.



# Available Space

	<b>Available</b> 21,012 SF 18.03%
	<b>Month To Month</b> 10,617 SF 9.11%
	<b>Leased</b> 84,928 SF 72.86%



## Sample Flex Building

11 Stewart Avenue  
Huntington, NY 11743

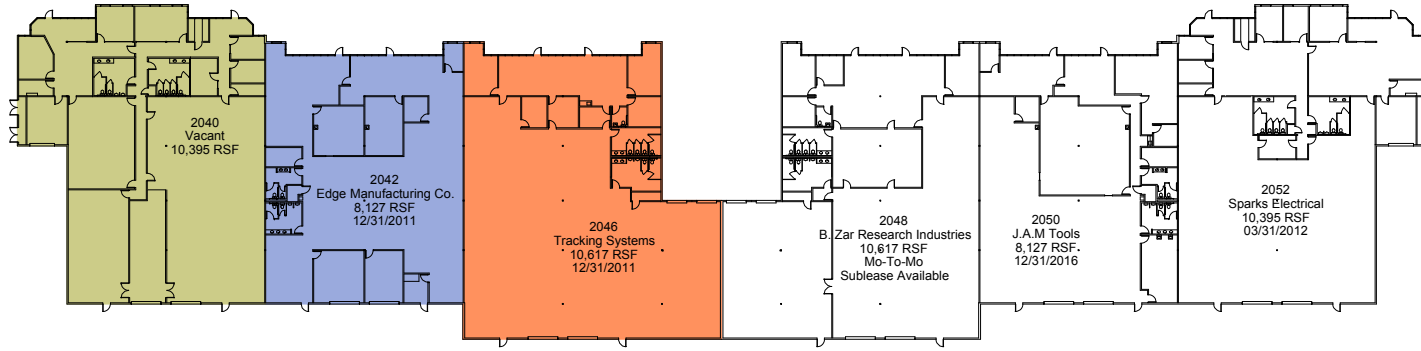
**PLAN  
DATA**

## Building D

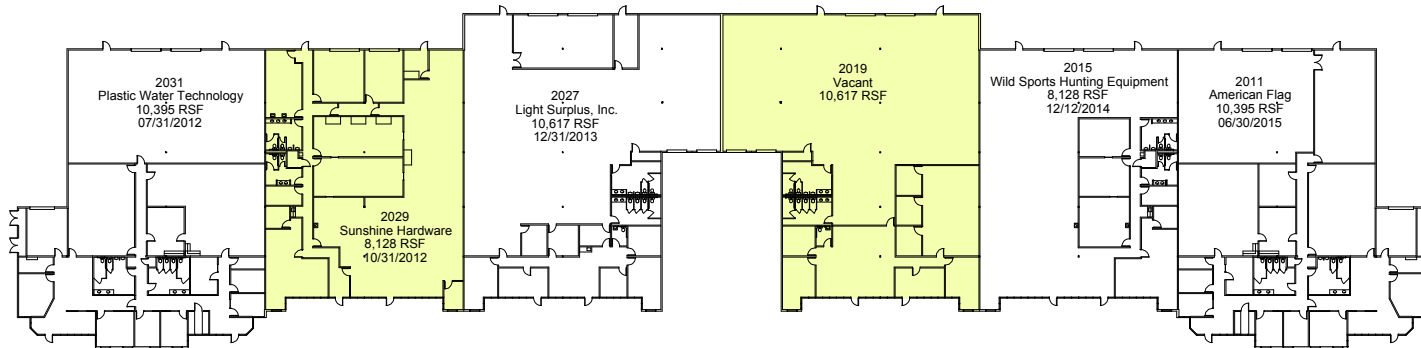
Prepared for: ACME Asset Management, Inc.



# Prospect Status



	<b>No data</b> 68,673 SF 58.92%
	<b>Lease Signed</b> 8,127 SF 6.97%
	<b>Lease Out</b> 10,395 SF 8.92%
	<b>Proposal Sent</b> 18,745 SF 16.08%
	<b>No Prospect</b> 10,617 SF 9.11%



## Sample Flex Building

11 Stewart Avenue  
Huntington, NY 11743

**PLAN  
DATA**

## Building D

Prepared for: ACME Asset Management, Inc.

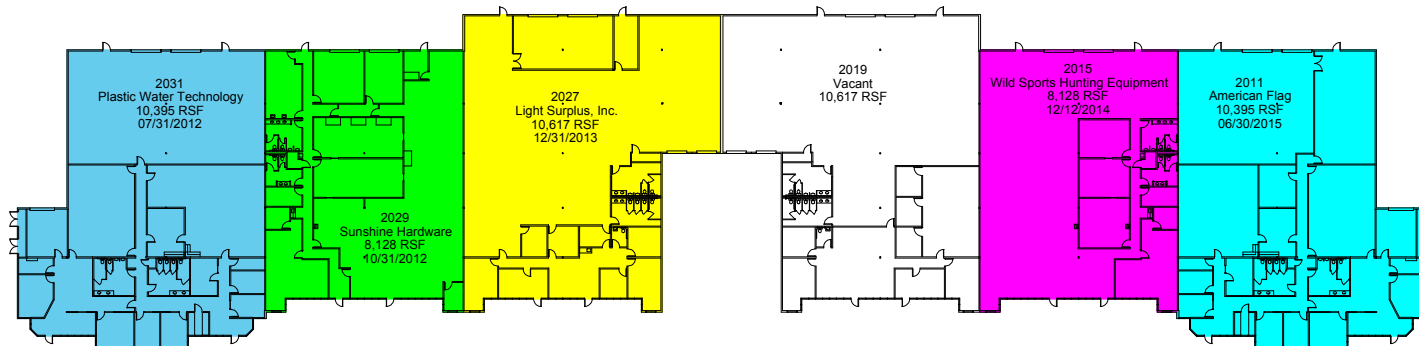
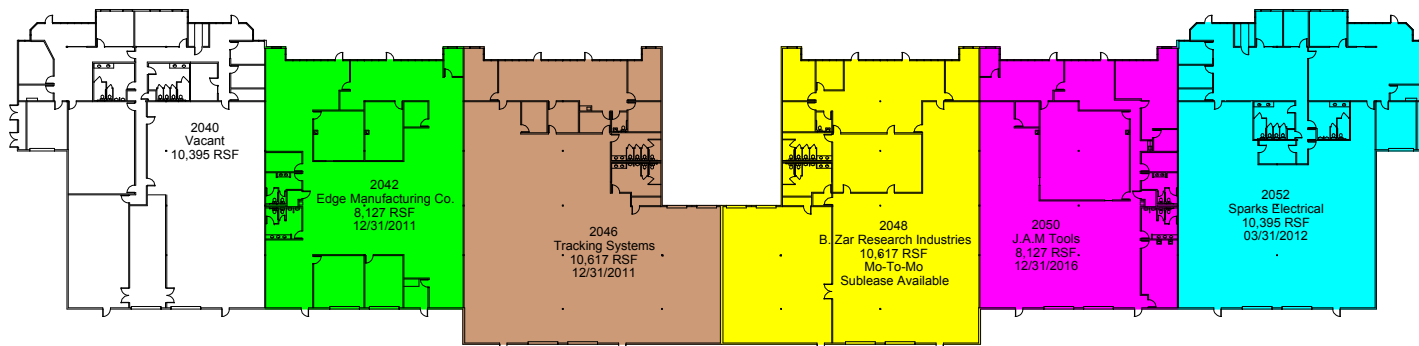


**Property Management Co**

Comments: Preliminary Reports

<u>Floor</u>	<u>Room</u>	<u>Status</u>	<u>Prospect Name</u>	<u>Prospect Contact</u>	<u>Prospect Phone</u>	<u>Agent Name</u>	<u>Agent Contact</u>	<u>Agent Phone</u>	<u>Terms</u>	<u>Comments</u>
01	2019	PROPOSAL	Wild Sports Huntin							
01	2029	PROPOSAL	SunShine Hardwar							Renewal
01	2040	LEASEOUT	Progressive Indus	Sherry Bruno	702-553-5053	Klienwax Properties	Joe Karl	321-899-7300	5 YEAR	
01	2042	SIGNED	Naval Air Systems	Frank Avionne	305-223-3635	Jules Wright		305-221-8957		Partial area leased out as sublease No Prospect
01	2046	NONE								

# Income



	<b>No data</b>	21,012 SF 18.03%
	<b>&lt; \$4/SF</b>	16,255 SF 13.95%
	<b>\$4-6/SF</b>	16,255 SF 13.95%
	<b>\$ 6- 8/SF</b>	20,789 SF 17.84%
	<b>\$ 8-10/SF</b>	10,395 SF 8.92%
	<b>\$10-14/SF</b>	10,617 SF 9.11%
	<b>\$16-18/SF</b>	21,234 SF 18.22%

## Sample Flex Building

11 Stewart Avenue  
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**PLAN  
DATA**

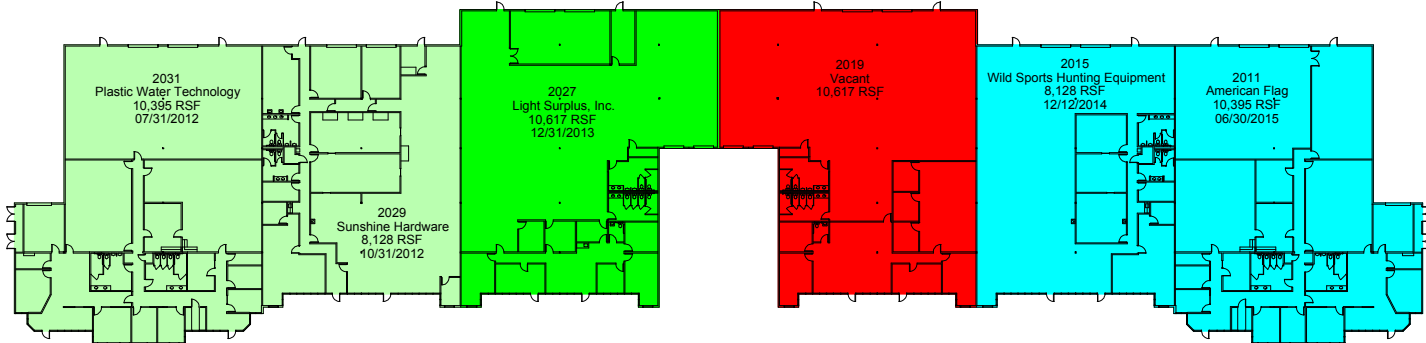
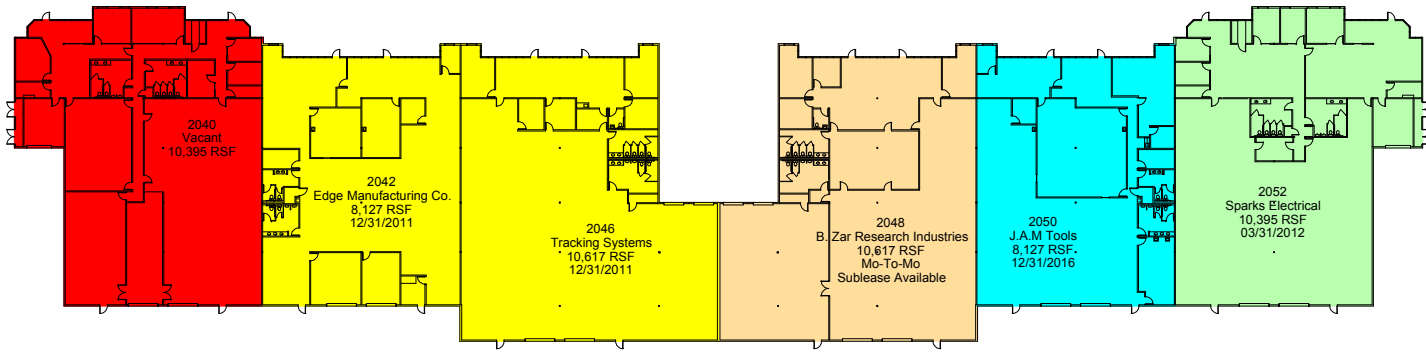
## Building D

Prepared for: ACME Asset Management, Inc.





# Lease Expiration



	<b>Vacant</b> 21,012 SF 18.03%
	<b>Month To Month</b> 10,617 SF 9.11%
	<b>2011</b> 18,745 SF 16.08%
	<b>2012</b> 28,917 SF 24.81%
	<b>2013</b> 10,617 SF 9.11%
	<b>2014-2016</b> 26,650 SF 22.86%

## Sample Flex Building

11 Stewart Avenue  
Huntington, NY 11743



## Building D

Prepared for: ACME Asset Management, Inc.



# Lease Expiration Report

Gateway Industrial

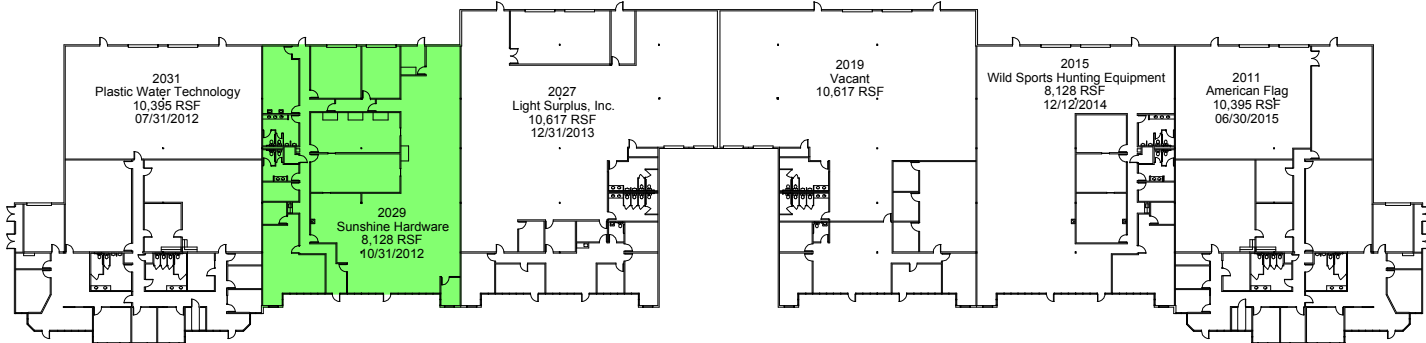
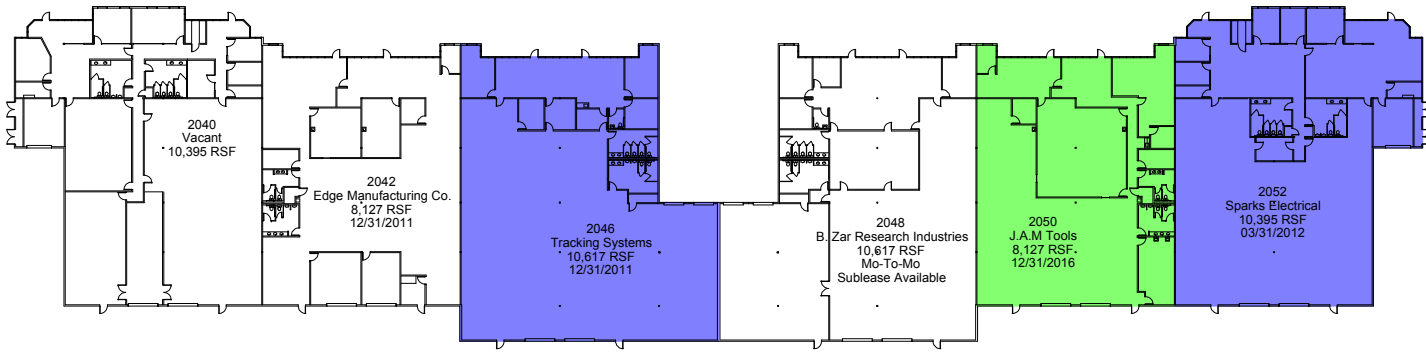
## Property Management Co

Comments: Preliminary Reports

<u>Suite</u>	<u>Tenant Name</u>	<u>End Date</u>	<u>Net Area</u>	<u>Rentable Area</u>	<u>Lease Area</u>	<u>Contact</u>
<b>Vacant</b>						
2040	Vacant		10,395	10,395	10,395	
2019	Vacant		10,617	10,617		
			<u>21,012</u>	<u>21,012</u>	<u>10,395</u>	
<b>Month To Month</b>						
2048	B. Zar Research Industries	Mo-To-Mo	10,617	10,617	8,127	
			<u>10,617</u>	<u>10,617</u>	<u>8,127</u>	
<b>2011</b>						
2042	Edge Manufacturing Co.	12/31/2011	8,127	8,127	8,127	
2046	Tracking Systems	12/31/2011	10,617	10,617	10,617	
			<u>18,745</u>	<u>18,745</u>	<u>18,744</u>	
<b>2012</b>						
2052	Sparks Electrical	03/31/2012	10,395	10,395	10,395	
2031	Plastic Water Technology	07/31/2012	10,395	10,395	10,710	
2029	Sunshine Hardware	10/31/2012	8,128	8,128	10,710	
			<u>28,917</u>	<u>28,917</u>	<u>31,815</u>	
<b>2013</b>						
2027	Light Surplus, Inc.	12/31/2013	10,617	10,617	10,710	
			<u>10,617</u>	<u>10,617</u>	<u>10,710</u>	
<b>2014-2016</b>						
2015	Wild Sports Hunting Equipment	12/12/2014	8,128	8,128	15,288	
2011	American Flag	06/30/2015	10,395	10,395	10,710	
2050	J.A.M Tools	12/31/2016	8,127	8,127		
			<u>26,650</u>	<u>26,650</u>	<u>25,998</u>	

# Options Count

	<b>No options</b>	79,290 SF 68.03%
	<b>1 option</b>	16,255 SF 13.95%
	<b>2 options</b>	21,012 SF 18.03%



## Sample Flex Building

11 Stewart Avenue  
Huntington, NY 11743

**PLAN  
DATA**

## Building D

Prepared for: ACME Asset Management, Inc.



# Floor Details w/ Options Report

Gateway Industrial

## Property Management Co

### Gateway Plaza - Building D

Comments: Preliminary Reports

#### Current Floor Occupancy

<u>Suite</u>	<u>Tenant Name</u>	<u>End Date</u>	<u>Net Area</u>	<u>Rentable Area</u>	<u>Lease Area</u>	<u>Contact</u>
2011	American Flag	06/30/2015	10,395	10,395	10,710	
2015	Wild Sports Hunting Equipment	12/12/2014	8,128	8,128	15,288	
2019	Vacant		10,617	10,617		
2027	Light Surplus, Inc.	12/31/2013	10,617	10,617	10,710	
2029	Sunshine Hardware	10/31/2012	8,128	8,128	10,710	
2031	Plastic Water Technology	07/31/2012	10,395	10,395	10,710	
2040	Vacant		10,395	10,395	10,395	
2042	Edge Manufacturing Co.	12/31/2011	8,127	8,127	8,127	
2046	Tracking Systems	12/31/2011	10,617	10,617	10,617	
2048	B. Zar Research Industries	Mo-To-Mo	10,617	10,617	8,127	
2050	J.A.M Tools	12/31/2016	8,127	8,127		
2052	Sparks Electrical	03/31/2012	10,395	10,395	10,395	
			116,557	116,557	105,789	

#### Options

<u>Suite</u>	<u>Tenant Name</u>	<u>Type</u>	<u>Description</u>
2029	Sunshine Hardware	Renewa	3 Year renewal at 95% FM\
2046	Edge Manufacturing Co	Expansion	One 5 year option. 6 month notice. Market Rent. Subject to Tracking Systems Renew
2046	Tracking Systems	Renewa	One 5 year option. 6 month notice. Market Rent. Note that Landlord may void renewal option in the event Tenant occu; less than 25% of the premises.
2050	J.A.M Tools	Renewa	One 5 year option. Market Rent.
2052	J.A.M Tools	Expansion	One 5 year option. 3 month notice. Market Rent. Subject to Sparks Electrical's Renew
2052	Sparks Electrical	Renewa	One 5 year option. 3 months notic

## Option Report by Space

Gateway Industrial

### Property Management Co

Comments: Preliminary Reports

Tenant / Option ID	Type	Dates		Notice	Floor	Room	Description
		Notice	Effective	By			
Sunshine Hardware <i>Option ID: IBR507</i>	RENEW	9/30/2013	11/1/2013	T	01	2029	3 Year renewal at 95% FMV
Edge Manufacturing Co. <i>Option ID: SQK038</i>	EXPANS	6/30/2013	12/31/2013	T	01	2046	One 5 year option. 6 month notice. Market Rent. Subject to Tracking Systems Renewal.
Tracking Systems <i>Option ID: FBP401</i>	RENEW	6/30/2013	12/28/2013	T	01	2046	One 5 year option. 6 month notice. Market Rent. Note that Landlord may void renewal option in the event Tenant occupies less than 25% of the premises.
J.A.M Tools <i>Option ID: EQP815</i>	RENEW	6/30/2016	1/1/2017	T	01	2050	One 5 year option. Market Rent.
J.A.M Tools <i>Option ID: VZD349</i>	EXPANS	1/31/2012	4/1/2012	T	01	2052	One 5 year option. 3 month notice. Market Rent. Subject to Sparks Electrical's Renewal.
Sparks Electrical <i>Option ID: TBF606</i>	RENEW	1/31/2012	4/1/2012	T	01	2052	One 5 year option. 3 months notice

**Option Report by Tenant****Gateway Industrial****Property Management Co**

Comments: Preliminary Reports

<u>Tenant</u>	<u>Type</u>	<u>Dates</u>		<u>Notice</u>	<u>Floor</u>	<u>Room</u>	<u>Description</u>
		<u>Notice</u>	<u>Effective</u>	<u>By</u>			
Edge Manufacturing Co. <i>Option ID: SQK038</i>	EXPANS	6/30/2013	12/31/2013	T	01	2046	One 5 year option. 6 month notice. Market Rent. Subject to Tracking Systems Renewal.
J.A.M Tools <i>Option ID: EQP815</i>	RENEW	6/30/2016	1/1/2017	T	01	2050	One 5 year option. Market Rent.
J.A.M Tools <i>Option ID: VZD349</i>	EXPANS	1/31/2012	4/1/2012	T	01	2052	One 5 year option. 3 month notice. Market Rent. Subject to Sparks Electrical's Renewal.
Sparks Electrical <i>Option ID: TBF606</i>	RENEW	1/31/2012	4/1/2012	T	01	2052	One 5 year option. 3 months notice
Sunshine Hardware <i>Option ID: IBR507</i>	RENEW	9/30/2013	11/1/2013	T	01	2029	3 Year renewal at 95% FMV
Tracking Systems <i>Option ID: FBP401</i>	RENEW	6/30/2013	12/28/2013	T	01	2046	One 5 year option. 6 month notice. Market Rent. Note that Landlord may void renewal option in the event Tenant occupies less than 25% of the premises.

**Floor Details Report**  
**Property Management Co**

**Gateway Industrial**

**Gateway Plaza - Building D**

Comments: Preliminary Reports

<u>Suite</u>	<u>Tenant Name</u>	<u>End Date</u>	<u>Net Area</u>	<u>Rentable Area</u>	<u>Lease Area</u>	<u>Contact</u>
2011	American Flag	06/30/2015	10,395	10,395	10,710	
2015	Wild Sports Hunting Equipment	12/12/2014	8,128	8,128	15,288	
2019	Vacant		10,617	10,617		
2027	Light Surplus, Inc.	12/31/2013	10,617	10,617	10,710	
2029	Sunshine Hardware	10/31/2012	8,128	8,128	10,710	
2031	Plastic Water Technology	07/31/2012	10,395	10,395	10,710	
2040	Vacant		10,395	10,395	10,395	
2042	Edge Manufacturing Co.	12/31/2011	8,127	8,127	8,127	
2046	Tracking Systems	12/31/2011	10,617	10,617	10,617	
2048	B. Zar Research Industries	Mo-To-Mo	10,617	10,617	8,127	
2050	J.A.M Tools	12/31/2016	8,127	8,127		
2052	Sparks Electrical	03/31/2012	10,395	10,395	10,395	
			116,557	116,557	105,789	

**Tenant Roster****Gateway Industrial****Property Management Co**

Comments: Preliminary Reports

<u>Suite</u>	<u>Tenant Name</u>	<u>End Date</u>	<u>Net Area</u>	<u>Rentable Area</u>	<u>Lease Area</u>	<u>Contact</u>
2011	American Flag	06/30/2015	10,395	10,394.6	10,710	
2048	B. Zar Research Industries	Mo-To-Mo	10,617	10,617.1	8,127	
2042	Edge Manufacturing Co.	12/31/2011	8,127	8,127.5	8,127	
2050	J.A.M Tools	12/31/2016	8,127	8,127.5		I.M. Sharp
2027	Light Surplus, Inc.	12/31/2013	10,617	10,617.1	10,710	
2031	Plastic Water Technology	07/31/2012	10,395	10,394.6	10,710	
2052	Sparks Electrical	03/31/2012	10,395	10,394.6	10,395	I. V. Fry
2029	Sunshine Hardware	10/31/2012	8,128	8,127.5	10,710	
2046	Tracking Systems	12/31/2011	10,617	10,617.1	10,617	
2019	Vacant		10,617	10,617.1		
2040	Vacant		10,395	10,394.6	10,395	
2015	Wild Sports Hunting Equipment	12/12/2014	8,128	8,127.5	15,288	