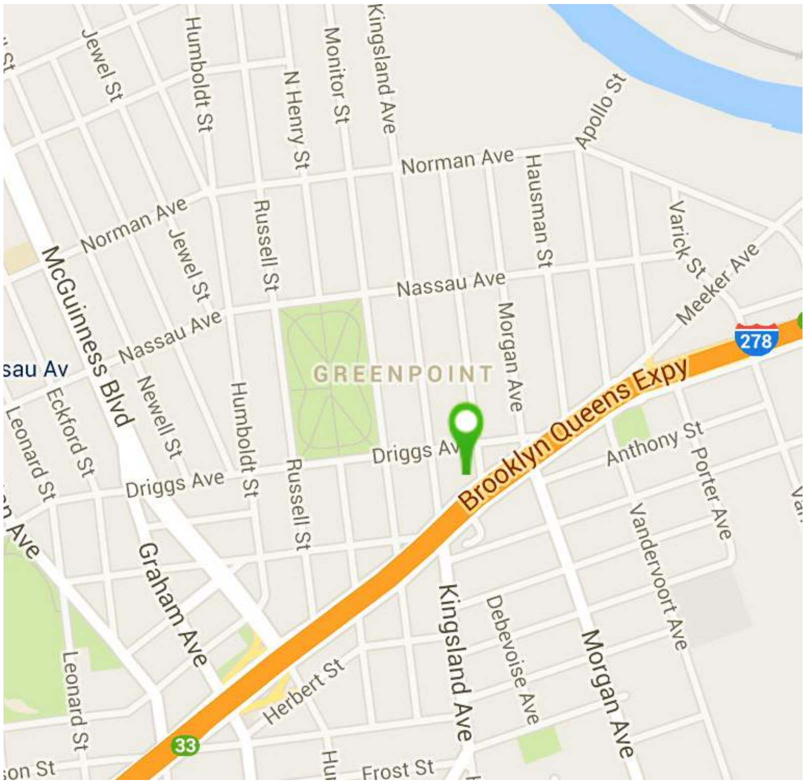
Nest Seekers
INTERNATIONAL

These four buildings are located in the heart of Greenpoint, an up-and-coming neighborhood, that is following closely in the footsteps of Williamsburg. With the PPSF and rental in Williamsburg skyrocketing over the last couple years, Greenpoint has become the new Mecca for young professionals and artists with limited income. As the neighborhood becomes more popular more retail and restaurants move in to cater to the growing population. At ROI of 4.2% and $474/sf this package is an unmatched deal in this fast growing neighborhood.



3 Sutton, 5 Sutton, 661 Meeker, 667 Meeker
Brooklyn, New York 11122

Asking Price:
$14,500,000

EXCLUSIVE AGENTS:
Nest Seekers International
415 Madison Avenue 20th Floor
New York, NY 10017

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CERTIFIED CURRENT RENT ROLL

Borrower's Name:	3 SUTTON, LLC.	Property Address:	3 Sutton Street
Property Type:	MIXED USE		Brooklyn, NY 11222
No. of Residential:	7	Year Built:	2004
No. of Commercial:	4	Construction Type:	Masonry-Steel-Auto Sprinkler
Size of Building "gross Sq.Ft.":	7474	No. of Stories:	4 + Penthouse = 5

Tenant's Name	Area Leased "NET"		Unit / Floor		No., of Bedroom's	Annual Rent "Monthly"	Lease Start Date	Lease End Date:	Expenses Paid by Tenant
COMMERCIAL RENT ROLE									
Commercial Tenant "Office Space"	355	Sq.Ft.	1F	Ground	0	$1,100	10/1/2013	9/30/2014	Electric
Commercial Tenant "Office Space"	977	Sq.Ft.	1R	Ground	0	$1,900	11/30/2013	12/1/2014	Electric
CASH TENANT - NO LEASE "Commercial Studio"	292	Sq.Ft.	B1	Cellar	0	$650	-	-	Electric
CASH TENANT - NO LEASE "Commercial Studio"	912	Sq.Ft.	B2	Cellar	0	$1,100	-	-	Electric
RESIDENTIAL RENT ROLE									
Residential Apartment	531	Sq.Ft.	2F	2	2	$2,000	3/1/2014	2/28/2015	Electric & Gas
Residential Apartment	528	Sq.Ft.	2R	2	2	$2,000	12/1/2013	11/30/2014	Electric & Gas
Residential Apartment	531	Sq.Ft.	3F	3	2	$1,900	5/1/2014	4/30/2015	Electric & Gas
Residential Apartment	528	Sq.Ft.	3R	3	2	$1,900	3/1/2014	2/28/2015	Electric & Gas
Residential Apartment	531	Sq.Ft.	4F	4	2	$2,000	10/1/2013	9/30/2014	Electric & Gas
Residential Apartment	528	Sq.Ft.	4R	4	2	$2,000	12/1/2013	11/30/2014	Electric & Gas
Residential Apartment	411	Sq.Ft.	Pen	5	0	$2,300	4/1/2014	3/31/2015	Electric & Gas
TOTAL LEASED NET "Sq.Ft." =	6124	*TOTAL No of Bedrms =*			12	$18,850	*← Equals the TOTAL Annual Rent "Monthly"*		

* This Current Rent Roll Consisting of 1 pages is correct and I/we fully understand that it is a Federal crime punishable by fine or imprisonment, or both to knowingly make any false statements concerning any of the facts contained in this statement, as applicable under the provisions of Title 18, US Code, Sec 1014.

Borrower / Entity:	3 SUTTON, LLC.				
Principal:	Sylvester Smolarczyk	Sign X	n/a	Date:	5/6/2014
Principal:	n/a	Sign X	n/a	Date:	n/a

REVENUES	
Gross Rental Income *[Actual Rents being collected to date]*	$226,200
Less Vacancy and Credit Loss *[n/a all units are 100% leased w/ no gap]*	$0
Effective Gross Income [EGI]	$226,200

EXPENSES	
Insurance	$2,072
Taxes *[Current]*	$43,107
Repairs and Maintenance [at 1.5 % of EGI due to building being newly built]	$3,375
Management and Administrative *[n/a we are self-managed]*	$0
Fuel *[Gas Heat-One HW Boiler for Entire Buidling]*	$4,262
Utilities *[Common Electric Expenses]*	$1,398
Water and Sewer	$2,244
Miscellaneous	$457
Replacement Reserves	$0
Total Expenses	$52,194

Net Operating Income [NOI]	$174,006

CERTIFIED CURRENT RENT ROLL

Borrower's Name:	5 SUTTON, LLC.	Property Address:	5 Sutton Street
Property Type:	MIXED USE		Brooklyn, NY 11222
No. of Residential:	7	Year Built:	2004
No. of Commercial:	4	Construction Type:	Masonry-Steel-Auto Sprinkler
Size of Building "gross Sq.Ft.":	8440	No. of Stories:	4 + Penthouse = 5

Tenant's Name	Area Leased "NET"		Unit / Floor		No., of Bedroom's	Annual Rent "Monthly"	Lease Start Date	Lease End Date:	Expenses Paid by Tenant
COMMERCIAL RENT ROLE									
Commercial Tenant "Office Space"	379	Sq.Ft.	1F	Ground	0	$850	MTM	MTM	Electric
Commercial Tenant "Office Space"	1102	Sq.Ft.	1R	Ground	0	$2,500	3/1/2014	9/30/2015	Electric
CASH TENANT - NO LEASE "Commercial Studio"	290	Sq.Ft.	B1	Cellar	0	$650	-	-	Electric
CASH TENANT - NO LEASE "Commercial Studio"	1080	Sq.Ft.	B2	Cellar	0	$1,300	-	-	Electric
RESIDENTIAL RENT ROLE									
Residential Apartment	539	Sq.Ft.	2F	2	2	$1,850	MTM	MTM	Electric & Gas
Residential Apartment	562	Sq.Ft.	2R	2	2	$2,000	12/1/2013	11/30/2014	Electric & Gas
Residential Apartment	539	Sq.Ft.	3F	3	2	$1,850	12/31/2013	1/1/2015	Electric & Gas
Residential Apartment	562	Sq.Ft.	3R	3	2	$2,000	5/1/2013	4/30/2014	Electric & Gas
Residential Apartment	539	Sq.Ft.	4F	4	2	$2,000	7/1/2013	6/30/2014	Electric & Gas
Residential Apartment	562	Sq.Ft.	4R	4	2	$1,800	12/1/2013	11/30/2014	Electric & Gas
Residential Apartment	421	Sq.Ft.	Pen	5	1	$2,000	11/1/2013	10/31/2014	Electric & Gas
TOTAL LEASED NET "Sq.Ft." =	6575	***TOTAL No of Bedrms =***			13	$18,800	***← Equals the TOTAL Annual Rent "Monthly"***		

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Borrower / Entity:	5 SUTTON, LLC.				
Principal:	Sylvester Smolarczyk	Sign X	n/a	Date:	5/6/2014
Principal:	n/a	Sign X	n/a	Date:	n/a

REVENUES	
Gross Rental Income *[Actual Rents being collected to date]*	$225,600
Less Vacancy and Credit Loss *[n/a all units are 100% leased w/ no gap]*	$0
Effective Gross Income [EGI]	$225,600
EXPENSES	
Insurance	$2,072
Taxes *[Current]*	$45,528
Repairs and Maintenance *[at 1.5 % of EGI due to building being newly built]*	$3,515
Management and Administrative *[n/a we are self-managed]*	$0
Fuel *[Gas Heat-One HW Boiler for Entire Buidling]*	$4,735
Utilities *[Common Electric Expenses]*	$1,076
Water and Sewer	$1,722
Miscellaneous	$457
Replacement Reserves	$0
Total Expenses	$59,105
Net Operating Income [NOI]	$166,495

CERTIFIED CURRENT RENT ROLL

Borrower's Name:	661 MEEKER, LLC.	Property Address:	661 Meeker Avenue
Property Type:	MIXED USE		Brooklyn, NY 11222
No. of Residential:	7	Year Built:	2004
No. of Commercial:	4	Construction Type:	Masonry-Steel-Auto Sprinkler
Size of Building "gross Sq.Ft.":	7508	No. of Stories:	4 + Penthouse = 5

Tenant's Name	Area Leased "NET"		Unit / Floor		No., of Bedroom's	Annual Rent "Monthly"	Lease Start Date	Lease End Date:	Expenses Paid by Tenant
COMMERCIAL RENT ROLE									
Commercial Tenant "Office Space"	1293	Sq.Ft.	1A	Ground	0	$2,400	11/1/2013	10/31/2014	Electric
Commercial Tenant "Office Space"	460	Sq.Ft.	M	Cellar	0	$1,250	4/1/2014	3/31/2015	Electric
CASH TENANT - NO LEASE "Commercial Studio"	617	Sq.Ft.	B1	Cellar	0	$900	-	-	Electric
CASH TENANT - NO LEASE "Commercial Studio"	395	Sq.Ft.	B2	Cellar	0	$650	-	-	Electric
RESIDENTIAL RENT ROLE									
Residential Apartment	440	Sq.Ft.	2F	2	1	$1,400	MTM	MTM	Electric & Gas
Residential Apartment	514	Sq.Ft.	2R	2	2	$1,900	3/1/2014	2/28/2015	Electric & Gas
Residential Apartment	440	Sq.Ft.	3F	3	1	$1,400	MTM	MTM	Electric & Gas
Residential Apartment	514	Sq.Ft.	3R	3	2	$1,550	4/1/2013	3/31/2014	Electric & Gas
Residential Apartment	440	Sq.Ft.	4F	4	1	$1,400	1/1/2014	12/31/2014	Electric & Gas
Residential Apartment	514	Sq.Ft.	4R	4	2	$1,700	2/1/2014	1/31/2015	Electric & Gas
Residential Apartment	374	Sq.Ft.	Pen	5	0	$1,800	MTM	MTM	Electric & Gas
TOTAL LEASED NET "Sq.Ft." =	6001	*TOTAL No of Bedrms =*			9	$16,350	*← Equals the TOTAL Annual Rent "Monthly"*		

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Borrower / Entity:	661 MEEKER, LLC.				
Principal:	Sylvester Smolarczyk	Sign X	n/a	Date:	5/6/2014
Principal:	n/a	Sign X	n/a	Date:	n/a

REVENUES	
Gross Rental Income *[Actual Rents being collected to date]*	$196,200
Less Vacancy and Credit Loss *[n/a all units are 100% leased w/ no gap]*	$0
Effective Gross Income [EGI]	$196,200

EXPENSES	
Insurance	$2,373
Taxes *[Current]*	$44,772
Repairs and Maintenance *[at 1.5 % of EGI due to building being newly built]*	$3,042
Management and Administrative *[n/a we are self-managed]*	$0
Fuel *[Gas Heat-One HW Boiler for Entire Buidling]*	$5,373
Utilities *[Common Electric Expenses]*	$1,171
Water and Sewer	$2,105
Miscellaneous	$457
Replacement Reserves	$0
Total Expenses	$46,414

Net Operating Income [NOI]	$149,786

CERTIFIED CURRENT RENT ROLL

Borrower's Name:	667 MEEKER, LLC.	Property Address:	667 Meeker Avenue
Property Type:	MIXED USE		Brooklyn, NY 11222
No. of Residential:	7	Year Built:	2004
No. of Commercial:	3	Construction Type:	Masonry-Steel-Auto Sprinkler
Size of Building "gross Sq.Ft.":	8295	No. of Stories:	4 + Penthouse = 5

Tenant's Name	Area Leased "NET"		Unit / Floor		No., of Bedroom's	Annual Rent "Monthly"	Lease Start Date	Lease End Date:	Expenses Paid by Tenant
COMMERCIAL RENT ROLE									
Commercial Tenant "Office Space"	1397	Sq.Ft.	1A	Ground	0	$2,800	2/1/2014	8/31/2015	Electric
CASH TENANT - NO LEASE "Commercial Studio"	490	Sq.Ft.	B1	Cellar	0	$800	-	-	Electric
CASH TENANT - NO LEASE "Commercial Studio"	680	Sq.Ft.	B2	Cellar	0	$900	-	-	Electric
RESIDENTIAL RENT ROLE									
Residential Apartment	451	Sq.Ft.	2F	2	1	$1,400	MTM	MTM	Electric & Gas
Residential Apartment	587	Sq.Ft.	2R	2	2	$2,250	2/1/2014	1/31/2015	Electric & Gas
Residential Apartment	451	Sq.Ft.	3F	3	1	$1,450	10/1/2013	9/30/2014	Electric & Gas
Residential Apartment	587	Sq.Ft.	3R	3	2	$2,100	1/1/2014	1/2/2015	Electric & Gas
Residential Apartment	451	Sq.Ft.	4F	4	1	$1,550	11/1/2013	10/31/2014	Electric & Gas
Residential Apartment	587	Sq.Ft.	4R	4	2	$2,000	9/1/2013	8/31/2014	Electric & Gas
Residential Apartment	384	Sq.Ft.	Pen	5	0	$1,850	4/1/2014	3/31/2015	Electric & Gas
TOTAL LEASED NET "Sq.Ft." =	6065	***TOTAL No of Bedrms =***			9	$17,100	***← Equals the TOTAL Annual Rent "Monthly"***		

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Borrower / Entity:	667 MEEKER, LLC.				
Principal:	Sylvester Smolarczyk	Sign X	n/a	Date:	5/6/2014
Principal:	n/a	Sign X	n/a	Date:	n/a

REVENUES	
Gross Rental Income *[Actual Rents being collected to date]*	$205,200
Less Vacancy and Credit Loss *[n/a all units are 100% leased w/ no gap]*	$0
Effective Gross Income [EGI]	$205,200

EXPENSES	
Insurance	$2,373
Taxes *[Current]*	$41,696
Repairs and Maintenance *[at 1.5 % of EGI due to building being newly built]*	$3,099
Management and Administrative *[n/a we are self-managed]*	$0
Fuel *[Gas Heat-One HW Boiler for Entire Buidling]*	$5,373
Utilities *[Common Electric Expenses]*	$1,171
Water and Sewer	$2,105
Miscellaneous	$457
Replacement Reserves	$0
Total Expenses	$52,566

Net Operating Income [NOI]	$152,634