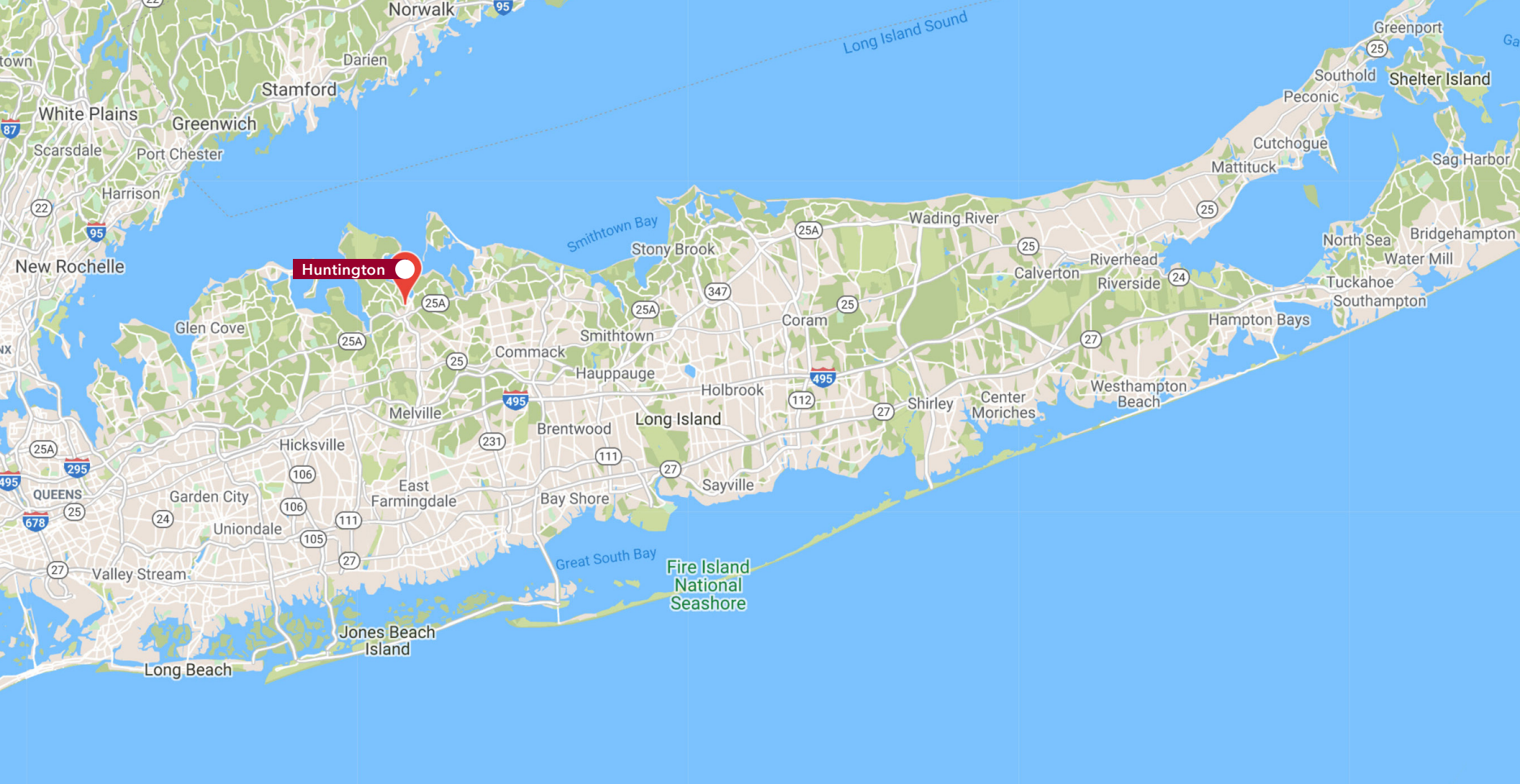


214 WALL STREET HUNTINGTON, NY

MEDICAL OFFICE BUILDING

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES





FOR MORE INFORMATION PLEASE CONTACT:

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EXECUTIVE SUMMARY

Lee & Associates NYC is pleased to present for exclusive sale a multi-tenant medical office property located in Long Island, New York (the "Property"). The Property offers investors a rare opportunity to acquire a superior quality medical asset anchored by RadNet, a 36 year old publicly traded company.

The Property is anchored by Mid Rockland Imaging Partners, with the balance leased to another medical professional. Mid Rockland Imaging Partners is a subsidiary of RadNet (Nasdaq: RDNT), a leading national radiology provider with 332 imaging centers across the United States. Founded in 1984, RadNet is the largest national provider of medical imaging and radiology services in the country and has more than \$1.1 billion in annual revenue.

Nassau and Suffolk Counties are large suburban counties, occupying the eastern portion of Long Island in New York. A combined 2.8 million people live in Nassau and Suffolk Counties, where the largest employer has been Northwell Health for almost a decade. Healthcare is the largest employment sector in both Nassau and Suffolk Counties, and other major healthcare employers include Catholic Health Services and Winthrop University Hospital. The median income for 2019 in Nassau County was \$118,435 and in Suffolk County was \$106,228.

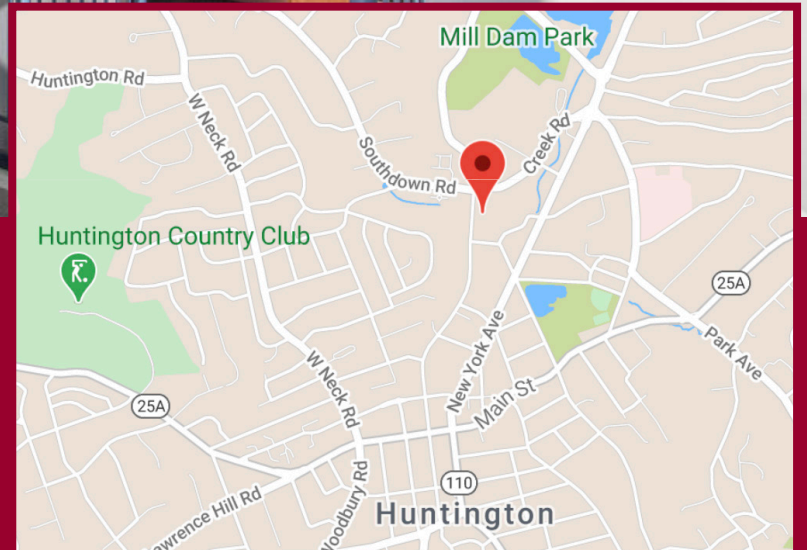
PROPERTY HIGHLIGHTS

- Seven years remaining on the Mid Rockland Imaging Partners leases
- Over 19,000 Square feet, with 100% occupancy
- Both leases have 3% annual increases
- Long Island demographics show a wealthy and aging population, increasing the demand for medical imaging services



PROPERTY OVERVIEW

**214 WALL STREET
HUNTINGTON, NY 11743**



214 WALL STREET HUNTINGTON, NY 11743



AERIAL SHOT



WALL STREET

CONFIDENTIAL DISCLAIMER



This Confidential Analysis has been prepared exclusively by Lee & Associates NYC LLC (“Lee”) on behalf of Ownership, the (“Owners”), regarding the purchase of the property described herein at 214 Wall Street, Huntington, NY 11743. The materials and information contained in this Confidential Analysis do not purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All materials have been developed by Lee, the Owners and other sources and are subject to variation.

No representation is made by Lee or the Owners as to the accuracy or completeness of the information contained herein and nothing contained herein is or shall be relied on as a promise or representation as to the future performance of the Properties. Although the information contained herein is believed to be correct, Lee and the Owners and their employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information.

Further, Lee, the Owners and their employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Confidential Analysis or any other written or oral communication transmitted or made available to the recipient. The Confidential Analysis does not constitute a representation that there has been no change in the business or affairs of the Propertie or the Owners since the date of preparation of the Analysis. Analysis and verification of the information contained in the Confidential Analysis is solely the responsibility of the prospective purchaser. Additional information and an opportunity to inspect the Propertie will be made available upon request to interested and qualified investors.

The Owners and Lee each expressly reserve the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Propertie and/or terminate discussions with any entity at any time with or without notice. The Owners shall have no legal commitment or obligation to any entity reviewing the Confidential Analysis or making an offer to purchase the Propertie unless and until a written agreement for the purchase of the Properties has been fully executed, delivered and approved by the Owners and its legal counsel and any conditions to the Owners’ obligations thereunder have been satisfied or waived. Lee is not authorized to make any representations or agreements on behalf of the Owners.

This Confidential Analysis and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the “Contents”) are of a confidential nature. By accepting the Analysis, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the Confidential Analysis or any of its contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of the Owners or Lee, (iv) not to use the Confidential Analysis or any of its contents in any fashion or manner detrimental to the interest of the Owners or Lee, and (v) to return it to Lee immediately upon request of Lee or the Owners.

If you have no further interest in the Propertie, please return the Confidential Analysis forthwith.

No inspections of the Propertie are permitted unless accompanied by the Owners or a representative from Lee.



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