



CONFIDENTIALITY, NON-CIRCUMVENT, FEE AND PRINCIPAL REGISTRATION AGREEMENT

Principal:		Salesperson:	S. David Behin, Esq.
Title:			
Company:		Company:	MNS ("Broker")
Address:		Address	115 East 23 rd Street, 2 nd Fl.
			New York, NY 10010
Phone/Fax:		Phone/Fax:	(212) 475-9000
Email:		Email:	sdb@mns.com
Property:	18-51 Putnam Avenue, Queens, NY 11385 dba 791 Onderdonk Avenue, Queens, NY 11385 (the "Property")		

To Whom It May Concern:

This confirms that Broker is acting broker on behalf of the Principal and its related companies ("Principal" or "You") in connection with the possible purchase of, leasing of, investing in, lending to, or joint venturing with the above referenced property ("Property"). Accordingly, You agree as follows:

1. You agree to keep all materials from and discussions with Broker related to the Property strictly confidential, in a manner of care so that it is not disclosed to any unrelated third parties.
2. You agree not to directly contact the Seller or parties related to the Seller or inspect the property, without written consent from Broker.
3. You agree not to circumvent Broker in any form or manner, either directly or indirectly, with regard to the Property.
4. You agree that you have appointed Broker as your representative and that Broker has acted as the procuring cause of this transaction for you ("Procuring Cause").
5. You agree that this agreement shall be governed by the laws of the state of New York and if the terms of this agreement are violated and any litigation arises, the non-prevailing party agrees to pay the prevailing party's court costs and reasonable attorneys' fees.
6. This agreement shall constitute the entire agreement between the parties and each signatory represents he/she is authorized to execute said agreement and bind each respective entity.

This Agreement shall be for a term of two (2) years. Upon execution, please scan to sdb@mns.com or fax to (646) 896-3711.

ACCEPTED AND AGREED TO BY:

Thank you,

S. David Behin, Esq.
Partner, President Investment Sales & Advisory

Signature

Principal Name

Title

Date

Ridgewood 7-Unit Multifamily for Sale

791 Onderdonk Ave.
Queens, NY 11385

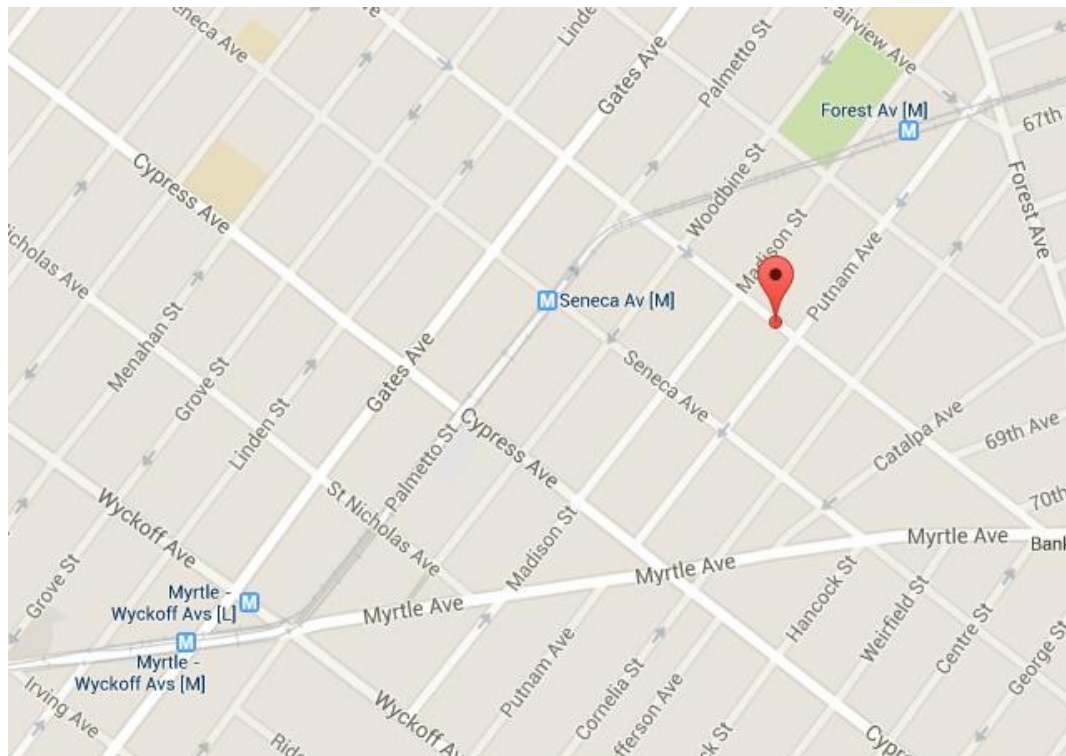
\$2,100,000

PROPERTY & BUILDING OVERVIEW

BLOCK & LOT:	3471-0066
ZONING:	R6B
FAR :	2
FAR AS BUILT:	2.44
LOT DIM:	23.67X 100
LOT SF:	2,367
BUILDING DIM:	23.42 X 75
BUILDING SF:	5,780

PROPERTY HIGHLIGHTS

- Great opportunity to enter the white-hot Ridgewood market.
- All apartments are rent stabilized and under market making this a great value-add.
- Corner location and box layout allows for exceptional light and air into the apartments.
- (5) 3BR's and (2) 2BR's.
- Short walk to the M or the L train.
- The building has been with the same family for 25 years.



The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information or that the subject property will sell for the suggested asking price. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. The estimates and assumptions provided herein are based on the subject property containing no environmental contamination. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.

S. David Behin, Esq.
Partner & President
MNS I Investment Sales & Advisory
sdb@mns.com 212.475.9000

Danny Millan
Licensed Real Estate Salesperson
MNS I Investment Sales & Advisory
djm@mns.com 646.300.7230

