



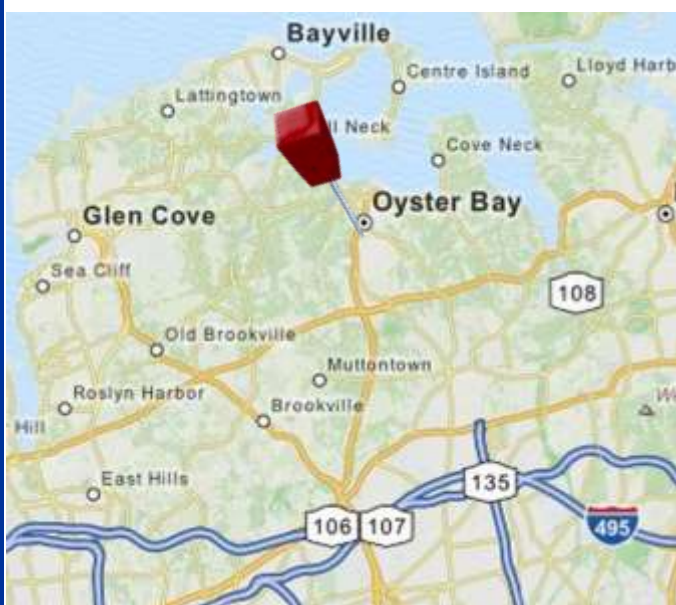
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Call: Gabor Karsai
516-359-8028

Retail Building for Lease

69 Pine Hollow Road
Oyster Bay, NY 11771

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- **940Sf Free Standing Building**
- **Corner property**
- **Rent: \$90,000/year**
- **Huge Parking Lot**
- **Great visibility on busy main road**
- **17,000 CPD Traffic Count**
- **Immediate Occupancy**
- **Flexible Terms**

Information herein is believed to be correct but is not warranted. Purchaser/Tenant is strongly encouraged to verify the accuracy of all material information contained in this listing brochure. This verification should include all information for Purchaser's/Tenant's intended use of the property for any particular purpose. All information contained herein are representations from many sources including the seller/landlord. The broker has undertaken no independent investigation to verify the accuracy of the information provided.

PROPERTY INDICATORS

Building Detail

Card	BLD	Built	Grade	Structure	Area	SF	Stories	Floors	Units	Use
1	1	1925	C+	RETAIL SINGLE OCCUP	940	940	1	01-01	0	RETAIL STORE
1										

Current Year Inventory

Tax Year	2022
Card	1
School District	O BAY/OYSTER BAY - E NORWICH CSD #6 - 9
Acres	.1474
Lot Frontage	60
Lot Depth	107
Lot Square Footage	6420
Land Code	PRIMARY SITE

Addition and Out-Building Structures

Card	Line	Area	Code	Description
1	1	0	PR1	PORCH, OPEN
1	1	4500	PA1	PAVING ASP



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Aerial View



SURVEY

PINE HOLLOW

20	29	28	27	26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	
18.25	20.12	18.7	18.25	20.12	18.7	18.25	20.12	18.7	18.25	20.12	18.7	18.25	20.12	18.7	18.25	20.12	18.7	18.25	20.12	18.7	18.25
125.38	124.32	123.26	122.20	121.12	120.06	118.98	117.92	116.56	115.80												
123	123	123	123	123	123	123	123	123	123	123	123	123	123	123	123	123	123	123	123	123	123
50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50
100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100



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PHOTOGRAPHS



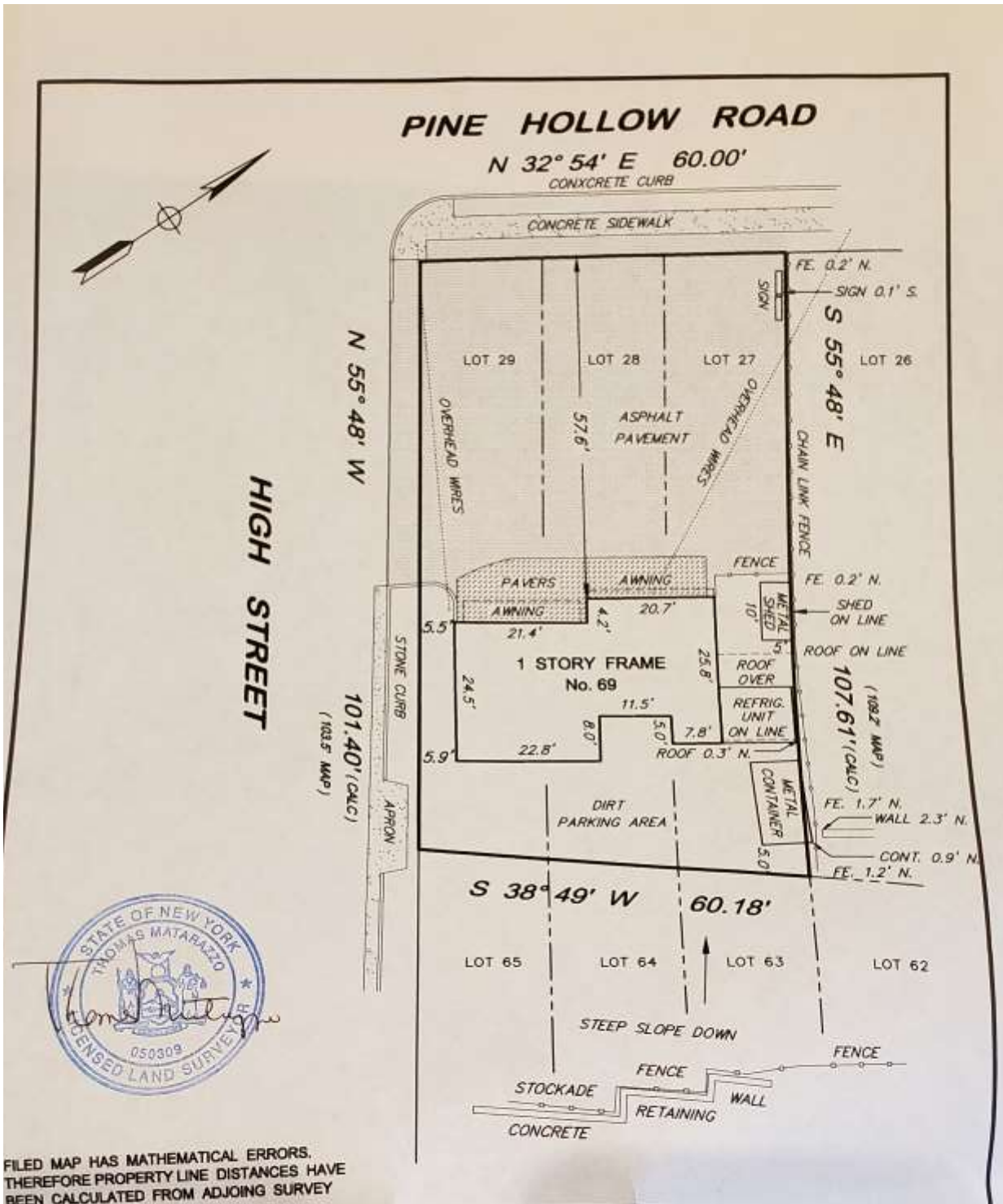


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SITE PLAN

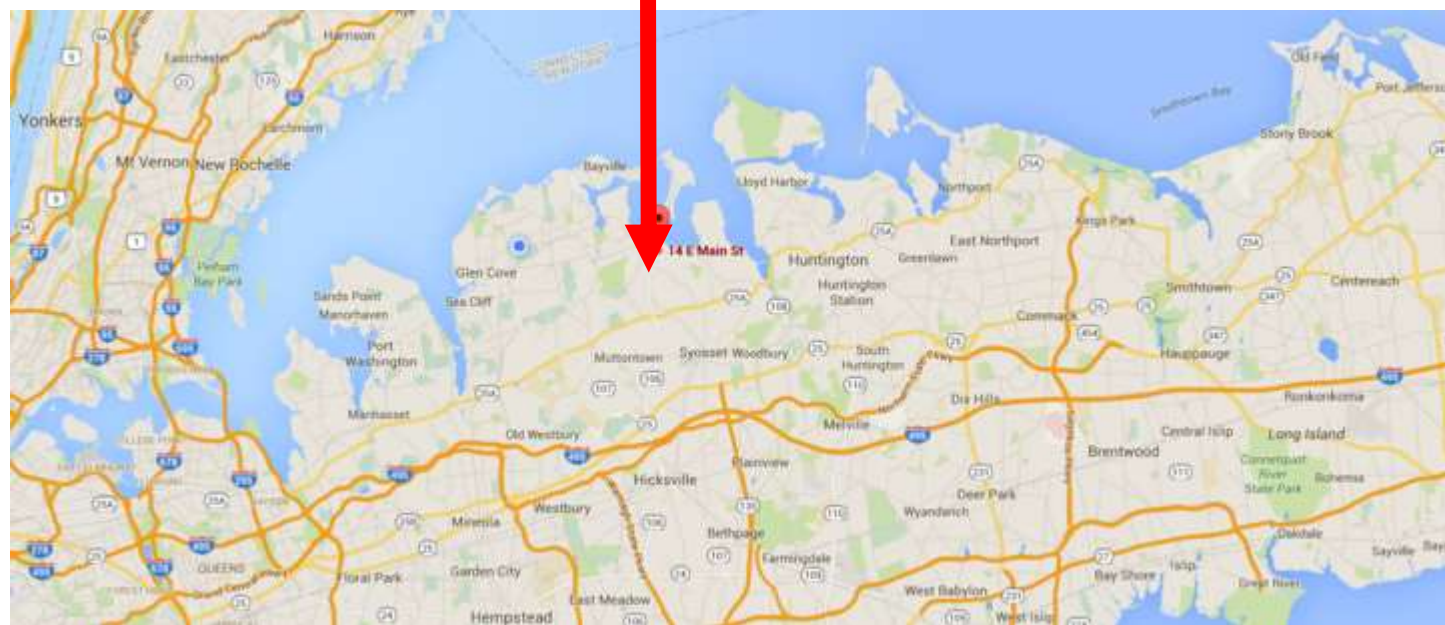
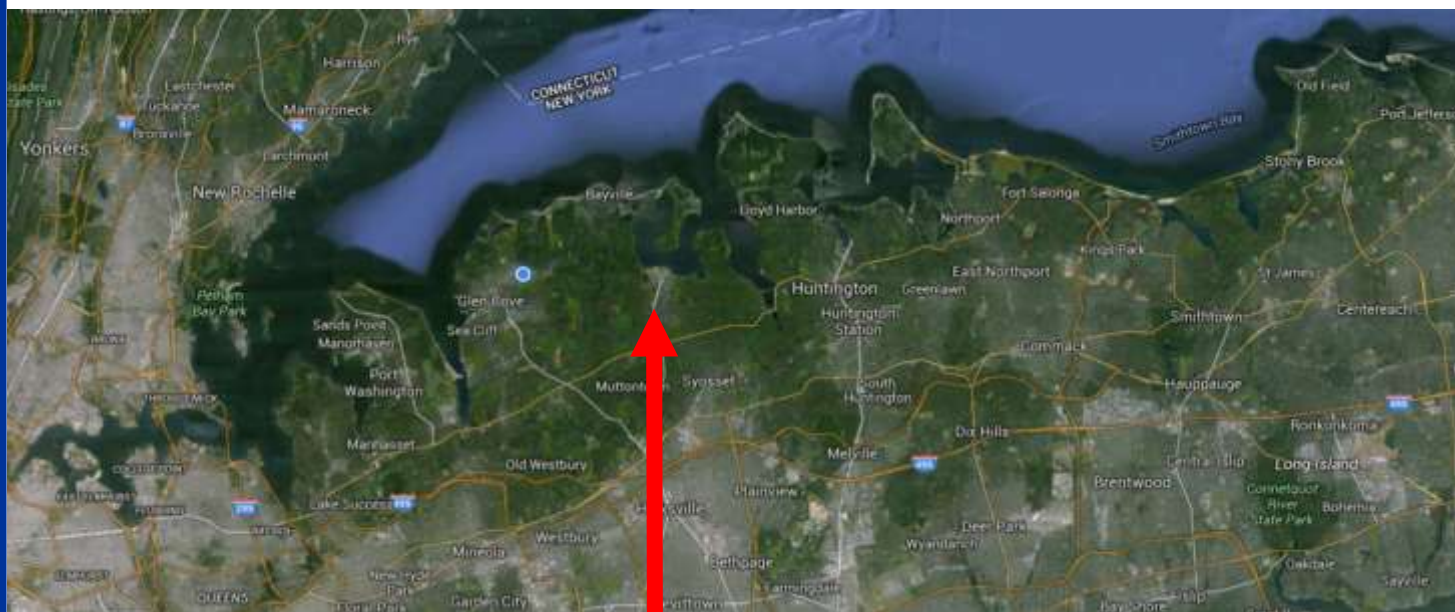




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AERIAL PHOTO & MAP

In The Heart of Long Island's Gold Coast



- Oyster Bay is a hamlet and census-designated place (CDP) on the North Shore of Long Island in Nassau County in the state of New York, United States. The hamlet is also the site of a station on the Oyster Bay Branch of the Long Island Rail Road and the eastern termination point of that branch of the railroad.
- The community is within the Town of Oyster Bay, New York, a town which contains 18 villages and 18 hamlets.
- The hamlet's area was considerably larger before several of its parts incorporated as separate villages. At least six of the 36 villages and hamlets of the Town of Oyster Bay have shores on Oyster Bay Harbor and its inlets, and many of these were previously considered part of the hamlet of Oyster Bay; three of those are now known as Mill Neck, Bayville & Centre Island. The Oyster Bay Post Office (ZIP code 11771) serves several of the surrounding areas also, including the villages Oyster Bay Cove, Cove Neck, and Upper Brookville.

AIRPORTS WITHIN 30 MILES OF OYSTER BAY, NEW YORK

Airport Name	Airport Address	Distance (miles)	City/State
Westchester County Airport	240 Airport Rd	17.1	White Plains, NY
LaGuardia Airport	LaGuardia Airport	19	New York, NY
Long Island MacArthur Airport	100 Arrivals Ave	19.2	Islip, NY
John F. Kennedy International Airport	John F. Kennedy International Airport	20.2	New York, NY



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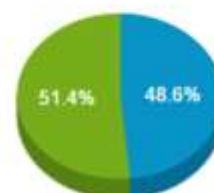
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DEMOGRAPHIC DATA

Oyster Bay Population Demographics

Total Population	252,021
Male Population	122,355
Female Population	129,662
Percent Change Since 2000	2.0 %
Percent Change Since 2010	1.1 %
Median Age	43.32



● Male Population
● Female Population

Number of Households in Oyster Bay

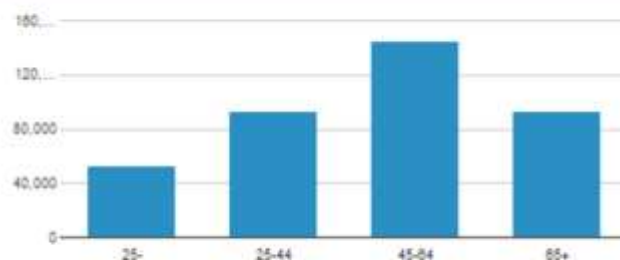
Total Households	86,931
Family Households	65,523
Non-family Households	21,407
Households With Children	30,382
Households Without Children	56,548
Average People Per Household	2.80



● Family Households
● Non-family Households

Household Income and Average Income in Oyster Bay

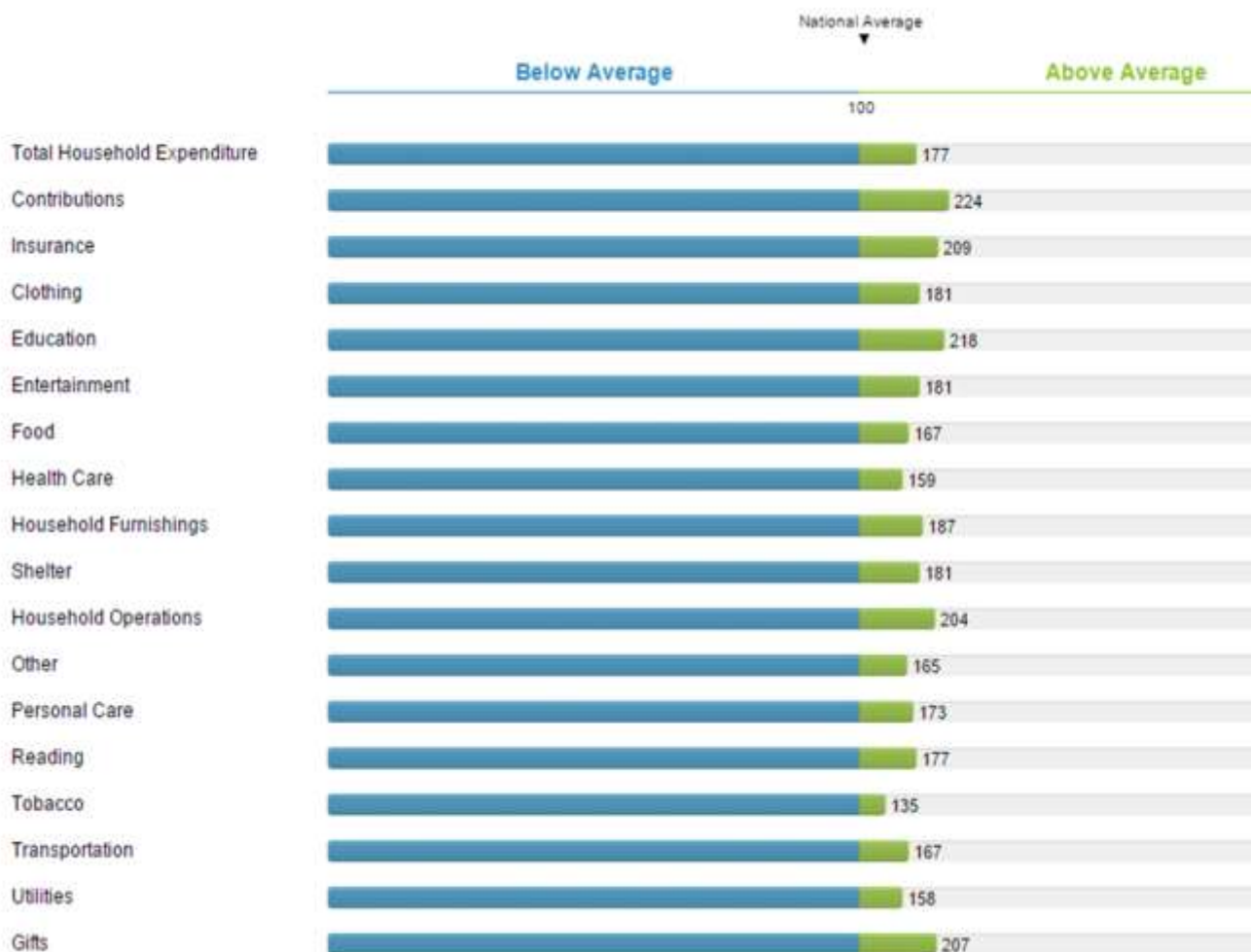
Median Income Under 25	\$52,528
Median Income 25-44	\$93,221
Median Income 45-64	\$145,147
Median Income Over 65	\$93,712



Average Household Income	\$156,790
Median Household Income	\$111,195
Percent Increase/Decrease in Income Since 2000	30%
Percent Increase/Decrease in Income Since 2010	9%
Average Household Net Worth	\$1,103,113
Median Home Sale Price	\$671,014
Sales Tax Rate	8.625%
Average Household Total Expenditure	\$98,282

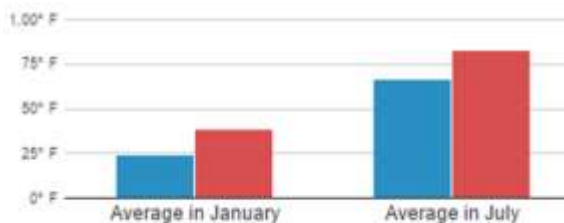


Consumer spending in Oyster Bay



Averages Weather for Oyster Bay

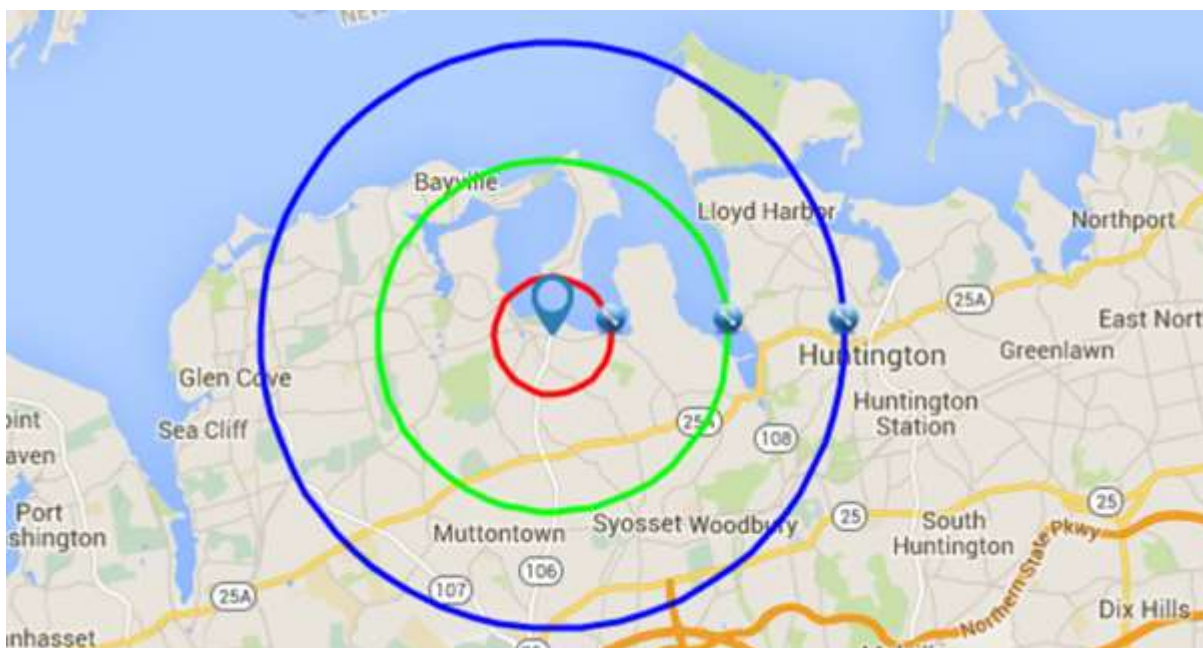
Average High in January	38.44° F
Average Low in January	24.00° F
Average High in July	83.00° F
Average Low in July	66.52° F
Annual Precipitation	65.17 in.
Air Pollution Index	110.00





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DEMOGRAPHIC MAP



DEMOGRAPHIC DATA

RADIUS	Population	HOUSEHOLDS	PER CAP. INC.	AVERAGE HH INC.
1 MILE	5,674	2,238	\$41,568	\$ 106,541
3 MILES	24,926	8,891	\$46,574	\$ 129,571
5 MILES	75,655	25,508	\$45,798	\$ 130,978

SAMPLE DRIVING DISTANCES

Long Island Expressway Exit 40 E.	5.50 Miles
Long Island Railroad Oyster Bay Sta.	0.45 Miles
John F. Kennedy Airport	27.60 Miles
LaGuardia Airport	26.90 Miles
Manhattan	31.50 Miles



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Population	1-mi.	3-mi.	5-mi.
2013 Male Population	2,757	12,068	36,668
2013 Female Population	2,917	12,858	38,987
% 2013 Male Population	48.59%	48.42%	48.47%
% 2013 Female Population	51.41%	51.58%	51.53%
2013 Total Population: Adult	4,483	19,048	57,970
2013 Total Daytime Population	7,046	23,251	88,319
2013 Total Employees	4,037	9,069	44,433
2013 Total Population: Median Age	42	45	44
2013 Total Population: Adult Median Age	49	52	52
2013 Total population: Under 5 years	297	1,147	3,360
2013 Total population: 5 to 9 years	334	1,625	4,797
2013 Total population: 10 to 14 years	346	1,941	5,825
2013 Total population: 15 to 19 years	307	1,577	5,598
2013 Total population: 20 to 24 years	350	1,113	4,199
2013 Total population: 25 to 29 years	341	1,012	2,998
2013 Total population: 30 to 34 years	383	1,017	2,942
2013 Total population: 35 to 39 years	347	1,271	3,777
2013 Total population: 40 to 44 years	417	1,826	5,330
2013 Total population: 45 to 49 years	441	2,211	6,419
2013 Total population: 50 to 54 years	455	2,261	6,779
2013 Total population: 55 to 59 years	372	2,002	5,811
2013 Total population: 60 to 64 years	343	1,768	4,820
2013 Total population: 65 to 69 years	213	1,227	3,528
2013 Total population: 70 to 74 years	199	929	2,762



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DEMOGRAPHIC DATA

2013 Total population: 70 to 74 years	199	929	2,762
2013 Total population: 75 to 79 years	175	729	2,363
2013 Total population: 80 to 84 years	153	626	2,082
2013 Total population: 85 years and over	201	644	2,265
% 2013 Total population: Under 5 years	5.23%	4.60%	4.44%
% 2013 Total population: 5 to 9 years	5.89%	6.52%	6.34%
% 2013 Total population: 10 to 14 years	6.10%	7.79%	7.70%
% 2013 Total population: 15 to 19 years	5.41%	6.33%	7.40%
% 2013 Total population: 20 to 24 years	6.17%	4.47%	5.55%
% 2013 Total population: 25 to 29 years	6.01%	4.06%	3.96%
% 2013 Total population: 30 to 34 years	6.75%	4.08%	3.89%
% 2013 Total population: 35 to 39 years	6.12%	5.10%	4.99%
% 2013 Total population: 40 to 44 years	7.35%	7.33%	7.05%
% 2013 Total population: 45 to 49 years	7.77%	8.87%	8.48%
% 2013 Total population: 50 to 54 years	8.02%	9.07%	8.96%
% 2013 Total population: 55 to 59 years	6.56%	8.03%	7.68%
% 2013 Total population: 60 to 64 years	6.05%	7.09%	6.37%
% 2013 Total population: 65 to 69 years	3.75%	4.92%	4.66%
% 2013 Total population: 70 to 74 years	3.51%	3.73%	3.65%
% 2013 Total population: 75 to 79 years	3.08%	2.92%	3.12%
% 2013 Total population: 80 to 84 years	2.70%	2.51%	2.75%
% 2013 Total population: 85 years and over	3.54%	2.58%	2.99%
2013 White alone	4,783	22,467	64,191
2013 Black or African American alone	203	393	1,550
2013 American Indian and Alaska Native alone	22	48	118



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DEMOGRAPHIC DATA

2013 American Indian and Alaska Native alone	22	48	118
2013 Asian alone	122	1,075	6,827
2013 Native Hawaiian and OPI alone	1	1	16
2013 Some Other Race alone	367	506	1,789
2013 Two or More Races alone	176	436	1,164
2013 Hispanic	1,093	1,979	6,144
2013 Not Hispanic	4,581	22,947	69,511
% 2013 White alone	84.30%	90.13%	84.85%
% 2013 Black or African American alone	3.58%	1.58%	2.05%
% 2013 American Indian and Alaska Native alone	0.39%	0.19%	0.16%
% 2013 Asian alone	2.15%	4.31%	9.02%
% 2013 Native Hawaiian and OPI alone	0.02%	0.00%	0.02%
% 2013 Some Other Race alone	6.47%	2.03%	2.36%
% 2013 Two or More Races alone	3.10%	1.75%	1.54%
% 2013 Hispanic	19.26%	7.94%	8.12%
% 2013 Not Hispanic	80.74%	92.06%	91.88%
2000 Not Hispanic: White alone	4,483	21,596	62,905
2000 Not Hispanic: Black or African American alone	168	379	984
2000 Not Hispanic: American Indian and Alaska Native alone	3	10	31
2000 Not Hispanic: Asian alone	95	711	4,418
2000 Not Hispanic: Native Hawaiian and OPI alone	n/a	n/a	3
2000 Not Hispanic: Some Other Race alone	4	29	74
2000 Not Hispanic: Two or More Races	65	204	640
% 2000 Not Hispanic: White alone	79.78%	88.42%	85.85%
% 2000 Not Hispanic: Black or African American alone	2.99%	1.55%	1.34%



DEMOGRAPHIC DATA

% 2000 Not Hispanic: Black or African American alone	2.99%	1.55%	1.34%
% 2000 Not Hispanic: American Indian and Alaska Native alone	0.05%	0.04%	0.04%
% 2000 Not Hispanic: Asian alone	1.69%	2.91%	6.03%
% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.00%	0.00%
% 2000 Not Hispanic: Some Other Race alone	0.07%	0.12%	0.10%
% 2000 Not Hispanic: Two or More Races	1.16%	0.84%	0.87%

Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2013 Total Population	5,674	24,926	75,655
2013 Households	2,213	8,900	25,442
Population Change 2010-2013	116	782	1,839
Household Change 2010-2013	4	87	105
% Population Change 2010-2013	2.09%	3.24%	2.49%
% Household Change 2010-2013	0.18%	0.99%	0.41%
Population Change 2000-2013	55	503	2,378
Household Change 2000-2013	-25	9	-66
% Population Change 2000 to 2013	0.98%	2.06%	3.25%
% Household Change 2000 to 2013	-1.12%	0.10%	-0.26%

Housing	1-mi.	3-mi.	5-mi.
2000 Housing Units	2,306	9,306	26,347
2000 Occupied Housing Units	2,238	8,891	25,508
2000 Owner Occupied Housing Units	1,347	6,770	20,314



DEMOGRAPHIC DATA

2000 Owner Occupied Housing Units	1,347	6,770	20,314
2000 Renter Occupied Housing Units	891	2,121	5,194
2000 Vacant Housings Units	68	414	839
% 2000 Occupied Housing Units	97.05%	95.54%	96.82%
% 2000 Owner occupied housing units	60.19%	76.14%	79.64%
% 2000 Renter occupied housing units	39.81%	23.86%	20.36%
% 2000 Vacant housing units	2.95%	4.45%	3.18%

Income	1-mi.	3-mi.	5-mi.
2013 Household Income: Median	\$81,519	\$108,693	\$114,272
2013 Household Income: Average	\$106,541	\$129,571	\$130,978
2013 Per Capita Income	\$41,568	\$46,574	\$45,798
2013 Household income: Less than \$10,000	46	228	576
2013 Household income: \$10,000 to \$14,999	48	197	567
2013 Household income: \$15,000 to \$19,999	62	233	887
2013 Household income: \$20,000 to \$24,999	22	160	500
2013 Household income: \$25,000 to \$29,999	57	256	793
2013 Household income: \$30,000 to \$34,999	105	203	520
2013 Household income: \$35,000 to \$39,999	63	213	543
2013 Household income: \$40,000 to \$44,999	84	211	547
2013 Household income: \$45,000 to \$49,999	81	193	487
2013 Household income: \$50,000 to \$59,999	117	361	1,373
2013 Household income: \$60,000 to \$74,999	349	870	1,973
2013 Household income: \$75,000 to \$99,999	278	1,028	2,707
2013 Household income: \$100,000 to \$124,999	172	854	2,186
2013 Household income: \$125,000 to \$149,999	177	591	2,172



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2013 Household income: \$125,000 to \$149,999	177	591	2,172
2013 Household income: \$150,000 to \$199,999	232	923	2,703
2013 Household income: \$200,000 or more	320	2,379	6,908
% 2013 Household income: Less than \$10,000	2.08%	2.56%	2.26%
% 2013 Household income: \$10,000 to \$14,999	2.17%	2.21%	2.23%
% 2013 Household income: \$15,000 to \$19,999	2.80%	2.62%	3.49%
% 2013 Household income: \$20,000 to \$24,999	0.99%	1.80%	1.97%
% 2013 Household income: \$25,000 to \$29,999	2.58%	2.88%	3.12%
% 2013 Household income: \$30,000 to \$34,999	4.74%	2.28%	2.04%
% 2013 Household income: \$35,000 to \$39,999	2.85%	2.39%	2.13%
% 2013 Household income: \$40,000 to \$44,999	3.80%	2.37%	2.15%
% 2013 Household income: \$45,000 to \$49,999	3.66%	2.17%	1.91%
% 2013 Household income: \$50,000 to \$59,999	5.29%	4.06%	5.40%
% 2013 Household income: \$60,000 to \$74,999	15.77%	9.78%	7.75%
% 2013 Household income: \$75,000 to \$99,999	12.56%	11.55%	10.64%
% 2013 Household income: \$100,000 to \$124,999	7.77%	9.60%	8.59%
% 2013 Household income: \$125,000 to \$149,999	8.00%	6.64%	8.54%
% 2013 Household income: \$150,000 to \$199,999	10.48%	10.37%	10.62%
% 2013 Household income: \$200,000 or more	14.46%	26.73%	27.15%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2013 Childrens/Infants clothing stores	\$451,937	\$2,360,880	\$7,339,132
2013 Jewelry stores	\$301,512	\$2,646,439	\$8,351,111
2013 Mens clothing stores	\$459,676	\$2,969,352	\$9,172,058
2013 Shoe stores	\$574,041	\$3,113,486	\$9,549,684



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DEMOGRAPHIC DATA

2013 Shoe stores	\$574,041	\$3,113,486	\$9,549,684
2013 Womens clothing stores	\$1,120,055	\$4,493,870	\$13,435,583
2013 Automobile dealers	\$7,289,608	\$24,721,751	\$66,611,843
2013 Automotive parts and accessories stores	\$1,690,258	\$5,963,809	\$16,573,384
2013 Other motor vehicle dealers	\$613,427	\$1,803,970	\$5,043,316
2013 Tire dealers	\$734,740	\$2,804,208	\$7,962,827
2013 Hardware stores	\$15,456	\$42,479	\$111,039
2013 Home centers	\$119,362	\$499,245	\$1,499,254
2013 Nursery and garden centers	\$150,824	\$658,746	\$2,006,036
2013 Outdoor power equipment stores	\$150,172	\$1,439,369	\$4,480,034
2013 Paint and wallpaper stores	\$21,666	\$69,588	\$165,720
2013 Appliance, television, and other electronics stores	\$1,217,877	\$5,309,619	\$15,459,860
2013 Camera and photographic supplies stores	\$110,283	\$480,618	\$1,349,763
2013 Computer and software stores	\$2,791,114	\$10,880,080	\$30,804,017
2013 Beer, wine, and liquor stores	\$429,331	\$2,219,223	\$6,498,016
2013 Convenience stores	\$2,092,863	\$9,413,559	\$27,612,116
2013 Restaurant Expenditures	\$2,249,188	\$9,942,048	\$29,538,509
2013 Supermarkets and other grocery (except convenience) stores	\$7,436,996	\$31,590,518	\$90,942,847
2013 Furniture stores	\$697,146	\$2,993,714	\$8,858,752
2013 Home furnishings stores	\$1,730,006	\$8,720,048	\$26,262,021
2013 General merchandise stores	\$9,722,370	\$45,509,391	\$135,121,070
2013 Gasoline stations with convenience stores	\$6,451,113	\$26,246,106	\$75,409,507
2013 Other gasoline stations	\$4,660,966	\$17,985,368	\$51,011,283
2013 Department stores (excl leased depts)	\$9,420,858	\$42,862,952	\$126,769,959
2013 General merchandise stores	\$9,722,370	\$45,509,391	\$135,121,070



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2013 General merchandise stores	\$9,722,370	\$45,509,391	\$135,121,070
2013 Other health and personal care stores	\$703,946	\$2,625,979	\$7,489,795
2013 Pharmacies and drug stores	\$2,204,226	\$8,780,610	\$24,947,248
2013 Pet and pet supplies stores	\$727,313	\$2,612,290	\$7,172,003
2013 Book, periodical, and music stores	\$178,313	\$664,835	\$1,881,418
2013 Hobby, toy, and game stores	\$144,072	\$1,092,836	\$3,591,607
2013 Musical instrument and supplies stores	\$85,042	\$334,085	\$836,541
2013 Sewing, needlework, and piece goods stores	\$83,965	\$371,098	\$1,122,797
2013 Sporting goods stores	\$139,275	\$890,781	\$2,540,628

BROKER PROFILE

Gabor Karsai

Broker / Owner
Landmark Realtors, Inc.



Email: Karsai@aol.com

Web: www.Landmark-Realtor.com

Serving: Long Island, Brooklyn and Queens

Specialties: Investment and Industrial Properties, Office Buildings

Profile:

Gabor has 20 years experience in brokering Real Estate transactions and he is licensed in New York and Florida. Besides being a broker he is also an investor with a portfolio of properties in three states.

Gabor is currently the Vice President of the Long Island Commercial Network (LICN) the commercial division of the Long Island Board of Realtors, where he was named Commercial Realtor of the Year.

Memberships:

Gabor is member of the Board of the
Long Island Commercial Network (LICN)
New York State Commercial Association of Realtors (NYSCAR)
National Association of Realtors (NAR),
Long Island Board of Realtors (LIBOR)
Mid-Florida MLS.

Associations:

Gabor is the immediate Past President of the **Glen Cove Chamber of Commerce**.

He is the Charter President of the **Gold Coast Business Network**.

He is Past District Governor of Brooklyn, Queens and Nassau Counties for **Rotary International**.

BROKER PROFILE

Gabor Karsai

Broker / Owner



Recent Transactions:

- Retail lease of a Gas Station and Service Station in Locust Valley
- Land Sale of 9.11 acres development site in South Huntington
- Sale of a 6 family, three building complex in Bayville
- Sale of a 5,000 SF medical building in Glen Cove
- Office / Retail building: Complete lease-up three offices and a retail space in Glen Cove
- Industrial lease of 19,000 SF in Glen Cove
- Industrial lease of 16,000 SF in Glen Cove
- Industrial lease of 42,000 SF in Glen Cove
- Industrial lease of 2,500 SF in Glen Cove
- Industrial lease of 1,000 SF in Glen Cove
- Office lease 2,700 SF in Glen Cove
- Office Lease of 1,300 SF in Floral Park
- Office Lease 426 SF in Floral Park
- Office Lease 140 SF in Floral Park
- Office Building Sale in Floral Park \$4,250,000
- Residential Income Property Sale in Glen Cove \$1,000,000
- Office Building Sale and Lease up \$750,000



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Samples of Other Available Properties by Gabor Karsai

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OFFICE SPACE FOR LEASE

**110 Jericho Turnpike, Suite 101
Floral Park, NY 11001**

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- 1,000 SF Office
- Flexible Terms
- Price \$24/SF Includes All
- On a Major Thoroughway
- Steps from public transportation: Bus Lines & Train
- Central Location
- Ample Parking, 24/7 Access

Information herein is believed correct but is not guaranteed. Purchaser/Tenant is strongly encouraged to verify the accuracy of all material information in this listing. The advertiser should advise at all times the advertiser's responsibility for any material information. All information contained herein is representative of the property and does not constitute an offer. The broker has undertaken an independent investigation to verify the accuracy of the information provided.

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FOR LEASE

**18-38 Garvies Point Road
Glen Cove, NY 11542**

- Industrial Space + Offices
- Price: Only \$8.25/SF Gross
- Total Available: 37,000SF
- Lot Size: 8.45 Acres
- Bldg. Size: 185,944 SF
- Zoning: MW3
- Within an Empire Zone
- Major Development Area

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FOR LEASE OFFICE SPACES

**480 Forest Avenue
Locust Valley, NY 11560**

- OFFICE SPACES AVAILABLE
- 6,200 SF at \$24/SF GROSS
- 3,200 SF at \$20/SF GROSS
- FURNISHED INSTANT OFFICES
- 44 UNITS: \$961 - \$2,600/Mo
- Building Size: 25,408 SF
- Two sub dividable floors
- 66 car parking lot
- Lot Size: 48,819 SF
- On major thoroughfare
- High Income Area
- 24/7 Access

Information herein is believed correct but is not guaranteed. Purchaser/Tenant is strongly encouraged to verify the accuracy of all material information in this listing. The advertiser should advise at all times the advertiser's responsibility for any material information. All information contained herein is representative of the property and does not constitute an offer. The broker has undertaken an independent investigation to verify the accuracy of the information provided.

LANDMARK REALTORS®

FOR LEASE

**1 Garvies Point Road
Glen Cove, NY 11542**

- 55,000 SF Industrial Space
- Includes 7,200 SF Offices
- Sub-Dividable
- Price: Only \$8.25/SF Modified Gross
- Lot Size: 6.34 Acres
- Bldg. Size: 60,000 SF
- Zoning: MW3
- Within an Empire Zone
- Major Development Area
- Ground floor opportunity

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Call Gabor Karsai
516-359-8028

USER BUILDING FOR SALE

535 South Broadway Hicksville, NY 11801

WWW.LANDMARKBROCHURES.HOMESTEAD.COM

- Asking Price: \$4,200,000
- Available to you as the owner!
- 18,000 SF Retail Warehouse
- 9,000 SF Offices
- Building is now generating \$175,000/year the existing tenants. This helps offset expenses.
- Major Thoroughfare
- Over 22,000 Traffic Count
- Traffic Light Corner, High Visibility
- Ample Parking
- Central Location Close to Highways and Public Transportation
- Elevator Building with Elevators Access Security and 24/7 Access

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Call: Gabor Karsai
516-359-8028

FOR LEASE OR SALE

**3 School Street
Glen Cove, NY 11542**

WWW.LANDMARKBROCHURES.HOMESTEAD.COM

- 500 SF Office for Lease
- Asking only \$1,100 Full Service
- Ample Free Parking in the attached covered parking garage
- Downtown Location
- 24/7 Access
- This is the most cost effective way to get into this Class A Building!

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CONTACT INFORMATION



Disclaimer: Information contained herein is believed to be correct, but it is not warranted. Prospective purchaser is strongly encouraged to verify all information independently. This verification should include all information for purchaser's intended use of the property for any particular purpose. All information contained herein are representations from many sources, including the seller/owner. The Broker has undertaken no independent investigation to verify the information provided.