

99 WEST HAWTHORNE AVENUE
VALLEY STREAM, NEW YORK

OFFICE



CONDOMINIUMS



Artistic renderings, final results may vary.

This advertisement is not an offering. No offering can be made until an offering plan is filed with the Department of Law of the State of New York. This advertisement is made pursuant to Cooperative Policy Statement No. 1 issued by New York State Attorney General. File No. CP08-0065.

Sponsor:
99 Hawthorne LLC
295 Madison Avenue, 2nd floor
New York, NY 10017

OWN YOUR OFFICE. OWN YOUR FUTURE.

99 Office Condominiums, located at 99 West Hawthorne Avenue in Valley Stream, presents an ideal opportunity for customized office space and a unique investment. You can keep this office for as long as you want. And you never have to negotiate another lease again.

You can own it all - and more - at *99 Office Condominiums*.

Similar to the residential condominium concept, 99 Office Condominiums offers a new opportunity to purchase your space rather than lease it, exchanging rent payments for a future filled with all the advantages of ownership. Owning office space has always meant buying an entire building, impossible for most small and mid-sized firms. Not anymore. Now, 99 Office Condominiums allows you to own your own space within the building.

Consider some of the benefits:

- Significant tax advantage
- Building equity
- Property appreciation
- Return on your investment in infrastructure improvements
- Predictable, stable monthly expenses
- Lock in a prime location and protect against escalating rents
- Lease all or part of your space for rental income



Artistic renderings, final results may vary.

This advertisement is not an offering. No offering can be made until an offering plan is filed with the Department of Law of the State of New York. This advertisement is made pursuant to Cooperative Policy Statement No. 1 issued by New York State Attorney General. File No. CP08-0065.

This advertisement is not an offering. No offering can be made until an offering plan is filed with the Department of Law of the State of New York. This advertisement is made pursuant to Cooperative Policy Statement No. 1 issued by New York State Attorney General. File No. CP08-0065.

CONVENIENT FOR BUSINESS. COMFORTABLE FOR LIVING.

99 Office Condominiums combines New York City access with Valley Stream's easy-going suburban lifestyle. From the newly renovated Long Island Rail Road Station right across the street, it's a 20-minute train ride to mid-town Manhattan. Or take a 5-minute stroll to reach the serenity of a 54-acre state park.

This location makes doing business easier for any small to mid-sized company that wants to serve Queens, Nassau and New York City. Law, Accounting and other professional firms, as well as not-for-profit organizations can reach a larger market. Freight forwarding companies benefit from proximity to all area airports. Units can be completely customized to suit Medical and Dental practices too.

Clients, employees, vendors; everyone appreciates convenient travel, ample parking and nearby amenities.

Step across the street to Valley Stream Long Island Rail Road — 20 minutes to New York Penn Station

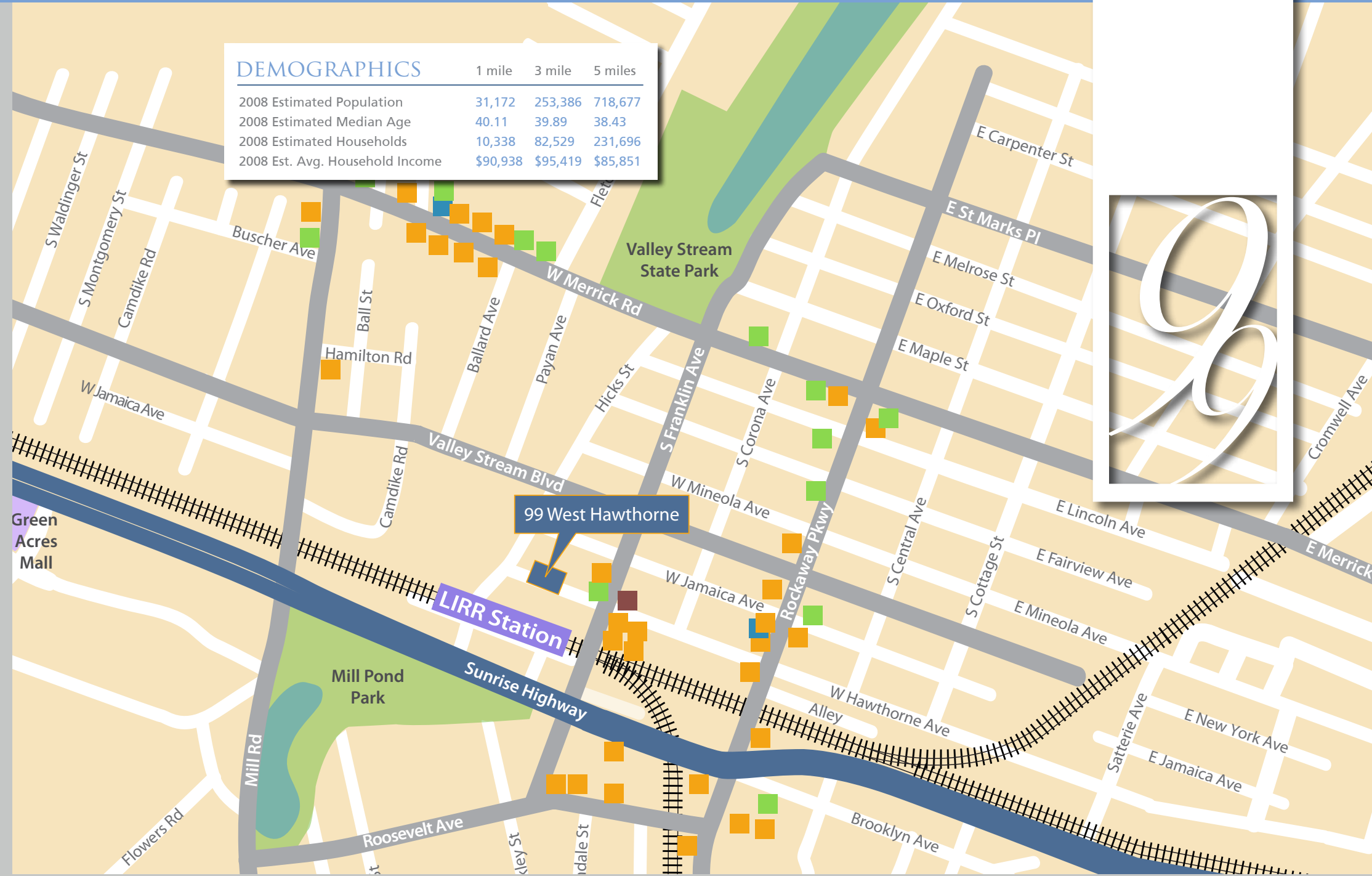
- Easy access to Sunrise Highway, Southern State Parkway and Cross Island Parkway
- Close to Mercy Medical Center, South Nassau Community Hospital and Franklin Hospital Medical Center
- 6.5 miles from JFK Airport
- 10.5 miles from LaGuardia Airport

MAP LEGEND

- BANK
- RESTAURANT
- GROCERY
- POST OFFICE

DEMOGRAPHICS	1 mile	3 mile	5 miles
2008 Estimated Population	31,172	253,386	718,677
2008 Estimated Median Age	40.11	39.89	38.43
2008 Estimated Households	10,338	82,529	231,696
2008 Est. Avg. Household Income	\$90,938	\$95,419	\$85,851

To Green Acres Mall, Belt Parkway and New York City



To Five Towns Commerce



Artistic renderings, final results may vary.

This advertisement is not an offering. No offering can be made until an offering plan is filed with the Department of Law of the State of New York. This advertisement is made pursuant to Cooperative Policy Statement No. 1 issued by New York State Attorney General. File No. CP08-0065.

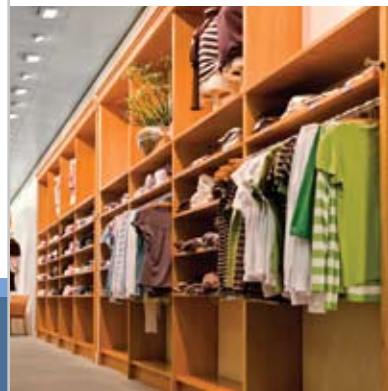
This advertisement is not an offering. No offering can be made until an offering plan is filed with the Department of Law of the State of New York. This advertisement is made pursuant to Cooperative Policy Statement No. 1 issued by New York State Attorney General. File No. CP08-0065.

THE NEIGHBORHOOD.

From 99 Office Condominiums, you can find just about everything within the distance of a convenient stroll or quick car ride. Walk to the post office, bank or the cleaners. The Green Acres Mall is just a three-minute drive away. Grab a quick sandwich at the corner deli. Take a client to lunch at a fine local eatery. Or spend lunchtime just relaxing at the park.

Local amenities include:

- Banks next door
- Restaurants right across the street
- Walk to parks and shops
- Convenient access to the post office one block away



This advertisement is not an offering. No offering can be made until an offering plan is filed with the Department of Law of the State of New York. This advertisement is made pursuant to Cooperative Policy Statement No. 1 issued by New York State Attorney General. File No. CP08-0065.



Photography of surrounding area.

This advertisement is not an offering. No offering can be made until an offering plan is filed with the Department of Law of the State of New York. This advertisement is made pursuant to Cooperative Policy Statement No. 1 issued by New York State Attorney General. File No. CP08-0065.

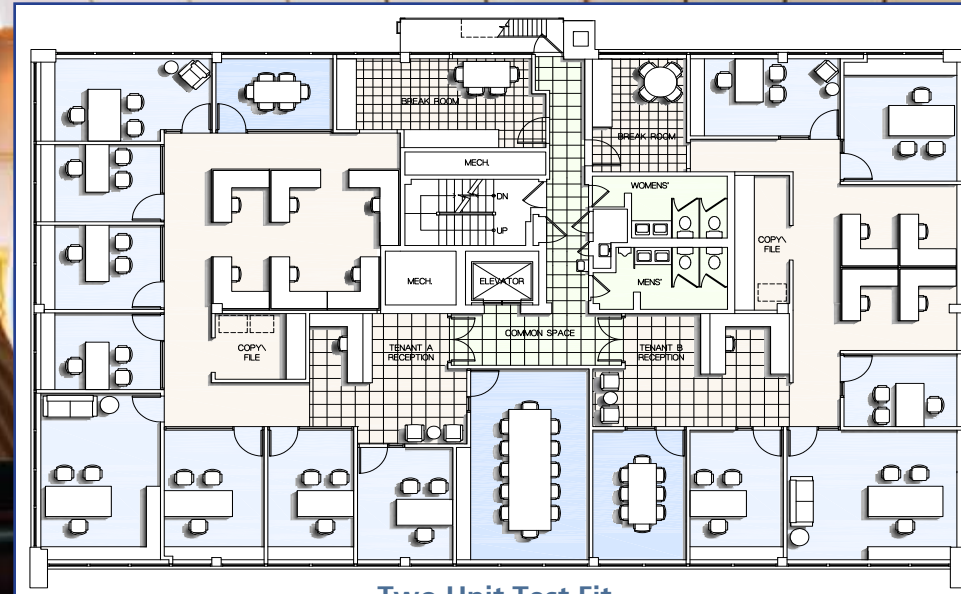
SUIT YOUR BUSINESS STYLE.

99 Office Condominiums lets you customize your workspace and your investment.

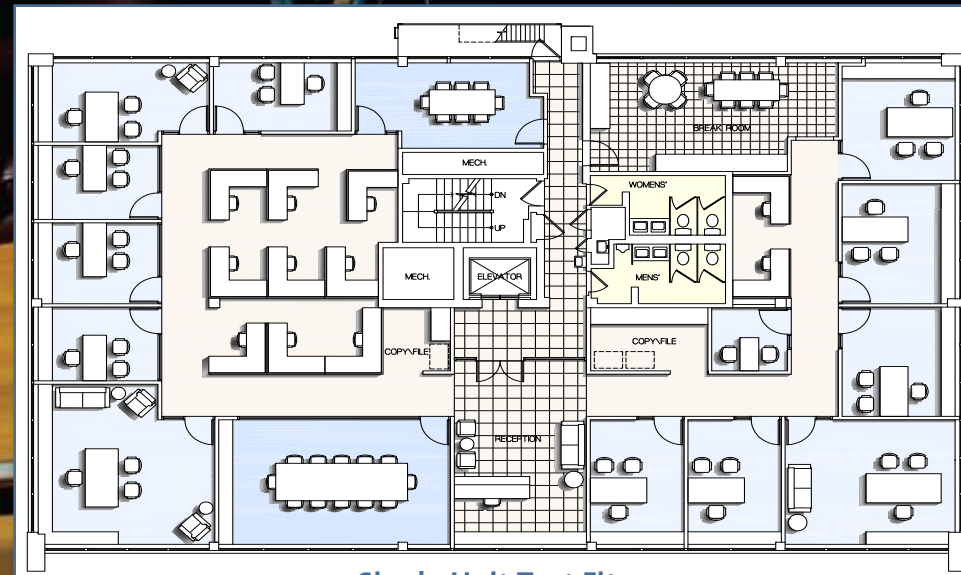
Office suites range from 1,000 sf to full floors of 7,486 sf per floor. Multiple floors available too.

Whether you're a growing business or looking for a new investment, 99 Office Condominiums gives you the power of ownership. You hold the title as you see fit. You decide whether to occupy or lease your space.

You can purchase the space that you require, build-out and furnish it to suit your needs. Or, lock in a prime location larger than what you currently require, with an eye toward future expansion. In the meantime, you can collect rental income on the excess space. Only ownership gives you such complete control.



Two Unit Test Fit



Single Unit Test Fit



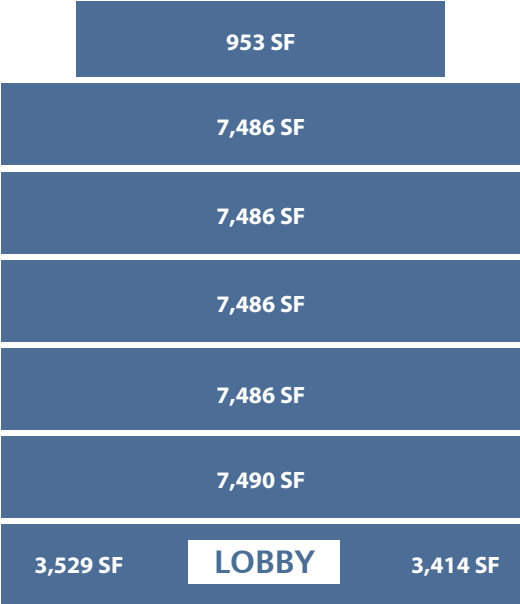
This advertisement is not an offering. No offering can be made until an offering plan is filed with the Department of Law of the State of New York. This advertisement is made pursuant to Cooperative Policy Statement No. 1 issued by New York State Attorney General. File No. CP08-0065.

This advertisement is not an offering. No offering can be made until an offering plan is filed with the Department of Law of the State of New York. This advertisement is made pursuant to Cooperative Policy Statement No. 1 issued by New York State Attorney General. File No. CP08-0065.

ESTABLISHED PRESENCE. MODERN CONVENIENCE.

In addition to your office condominium, you will share ownership of the entire building at 99 Office Condominiums.

- General Description
- Owner: 99 Hawthorne LLC
 - Managing Agent: Philips International
 - Year Completed: 1962 (Renovations 2008/2009)
 - Gross Building Area: 45,330 SF
 - Number of Floors: 7
 - Typical Floor Size: 7,486 SF
 - Elevator: 1
 - HVAC: Central
 - Superintendent: Live-in



Stacking Plan



Artistic renderings, final results may vary.



Artistic renderings, final results may vary.



This advertisement is not an offering. No offering can be made until an offering plan is filed with the Department of Law of the State of New York. This advertisement is made pursuant to Cooperative Policy Statement No. 1 issued by New York State Attorney General. File No. CP08-0065.

This advertisement is not an offering. No offering can be made until an offering plan is filed with the Department of Law of the State of New York. This advertisement is made pursuant to Cooperative Policy Statement No. 1 issued by New York State Attorney General. File No. CP08-0065.

OFFICE



CONDOMINIUMS

99 WEST HAWTHORNE AVENUE
VALLEY STREAM, NY 11580

99OFFICECONDOS.COM



PHILIPS INTERNATIONAL

Mark Dunbrack
212.951.3828
mdunbrack@pihc.com

Sponsor:
99 Hawthorne LLC
295 Madison Avenue, 2nd floor
New York, NY 10017

The information contained in this brochure has been obtained from sources believed to be reliable. While we do not doubt the accuracy of any of the information contained herein we have not independently verified it and make no guarantee, warranty or representation, whether express or implied, as to its accuracy or completeness. It is your responsibility to independently confirm the accuracy and completeness of the information contained herein with your independent advisors and to determine in your sole discretion whether the subject matter hereof is suitable for your needs.

This advertisement is not an offering. No offering can be made until an offering plan is filed with the Department of Law of the State of New York. This advertisement is made pursuant to Cooperative Policy Statement No. 1 issued by New York State Attorney General. File No. CP08-0065.