

724 SOUTH CAMERON STREET
HARRISBURG PENNSYLVANIA

*REAL ESTATE INVESTMENT
OFFERING*



712 & 724 South Cameron Street Harrisburg PA 17104

Mailing Address: P O Box 2289 West Chester PA 19380

Tel: (717) 233-4300 Fax: (717) 233-4302

www.uiponline.net e-mail: uip@uiponline.net

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HARRISBURG PENNSYLVANIA**

CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement is to be signed prior to the release of Evaluation Materials. The Evaluation Materials are intended solely for your limited use in presentation to prospective buyers interested in acquiring **724 South Cameron Street; (the "Property") located in Harrisburg, Commonwealth of Pennsylvania.**

The Evaluation Materials contain brief, selected information pertaining to the business and affairs of the Property and has been prepared by Owner. It does not, however, purport to be all-inclusive or to contain all of the information, which a prospective purchaser may desire. Neither Owner nor any of their officers, employees or agents make any representation or warranty, expressed or implied, as to the accuracy or completeness of these Evaluation Materials or any of its contents, and no legal liability is assumed to be implied with respect thereto.

By acknowledgment of your receipt of the Evaluation Materials, you agree that the Evaluation Materials and its contents are confidential, that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Evaluation Materials to any other person, firm, or entity, without prior written authorization of Owner and that you will not use or permit to be used the Evaluation Materials to be copied or used in any fashion or manner detrimental to the interest of Owner. Photocopy or other duplication is strictly prohibited.

OWNER EXPRESSLY RESERVES THE RIGHT AT OWNER'S DISCRETION TO REJECT ANY OR ALL PROPOSALS OR EXPRESSIONS OF INTEREST IN THIS PROPERTY AND TO TERMINATE DISCUSSIONS WITH ANY PARTY AT ANY TIME WITH OR WITHOUT NOTICE.

THE EVALUATION MATERIALS SHALL NOT BE DEEMED TO REPRESENT THE STATE OF AFFAIRS OF THE PROPERTY OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE BUSINESS OR AFFAIRS OF THE PROPERTY SINCE THE DATE OF PREPARATION OF THESE EVALUATION MATERIALS.

The information provided in the Evaluation Materials has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent that the information is true or correct. The Owner reserves the right to change the price, or any information in the Evaluation Materials or withdraw the property from the market at any time, without notice. The Evaluation Materials are not to be construed as an offer or as any part of a contract to sell the property.

ACKNOWLEDGED AND AGREED TO:

By: _____

Signature

Print: _____

Name and Title

Date: _____



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Disclaimer and Confidentiality Memorandum

This Investment Property Offering is presented by United Investment Properties representing a Trust. Disclosure of the specific owners names will be available to a prospective purchaser who is ready to purchase the property. Prior to submitting an offer to purchase the properties, interested parties should perform and rely upon their own investigations, analyses, estimates, and projections and otherwise satisfy any concerns regarding material aspects of the proposed transaction including, but not limited to, legal, municipal, environmental, operational, seismic, financial, and physical issues, and all other matters affecting or pertaining to the property or any of its tenants. The Seller will be offering the property solely on an "as-is" basis, with all "faults" basis, without representation or warranties. No person is authorized on behalf of the Seller to make any representations or warranties regarding the property. Any and all information regarding the property provided to any interested party by Seller, including all information contained in this investment property offering, is provided without any representation or assurance, expressed or implied, regarding the accuracy, completeness, or current status or applicability of such information. Each interested party is expected to undertake such reviews and investigations and make such inquiries as such party may believe to be necessary, appropriate or advisable for the purpose of forming a decision to make an offer to acquire the property. All requests for additional information should be directed to the attention of:

Nicholas G. Perakis
PO Box 2289, West Chester, PA 19380
Tel: (610) 594-7770, Fax: (610) 594-7771, Cell: (610) 692-7777
e-mail: uip@uiponline.net, web: www.uiponline.net

The material contained herein is confidential and is presented strictly as information for the exclusive use of the prospective purchaser. Receipt and review of this Investment Property Offering by the prospective purchaser constitutes an agreement not to divulge, share, or distribute the information to any other party, except the prospective purchaser's legal counsel and financial advisors, without the specific written authorization of the Seller. This Investment Property Offering is submitted subject to errors, changes, omissions, changes in price, market, and other conditions. It contains selected information pertaining to the property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that any and all market analyses, estimates, and projections contained in this Investment Property Offering are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, real estate market trends, and other factors beyond the control of the Seller. They are, therefore, subject to material variation, and may not be consistent with views or assumptions held by other real estate investors or professionals. The Seller expressly reserves the right, at its discretion, to reject any or all expressions of interest or offers to purchase the subject property, and/or terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing this brochure or making an offer to purchase the subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered, and approved by the seller and any conditions to the Seller's obligations therein have been satisfied or waived. In this brochure, certain documents, including leases or other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved. Interested parties are expected to review all such summaries and other documents of whatever nature independently



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Property Description

Location:	724 South Cameron Street City of Harrisburg Dauphin County, Pennsylvania
Street Improvements:	Asphalt, paved roadways, and concrete curbing
Construction:	One Story Driveway over brick with 15'-20' ceiling Asphalt roof
Mechanicals:	Gas heating and air conditioning systems
Interior:	Flex space, office, retail, warehouse. High grade rubber tile and vinyl floors, carpet, epoxy on concrete. Offices have drywall, drop ceiling, recessed fluorescent lighting. Warehouse has fluorescent and natural light from skylight.
Electric:	Phase I and Phase III
Utilities:	All Utilities, city water, and sewer, telephone are connected and in use. Tenants have separate meters
Access:	Access to the site is provided from Cameron Street and Hannah Street.
Parking:	Ample Off-street paved parking. Additional parking in rear.
Loading:	Three rear loading docks Drive-in doors ranging from 10' to 15' height
Zoning:	ML (Manufacturing, Limited) .. Which provides for Commercial, Retail, showroom, warehouse distribution and Industrial use.
Optional Space:	This building can be combined with 712 S. Cameron St., adjacent to it, containing 50,607 sq. ft. for a total of 71 ,467 sq. ft.



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Property Overview

Total Building Area: 20,860 square feet approximately
Lot Size: .72 of an acre approximately
Net Operating Income: \$ 87,098 when last leased ..
Market rents are from \$2.95 per sq. ft. warehouse
\$6.95 per sq. ft. office/showroom

<u>* Operating Expenses for 2009:</u>		<u>\$ / Sq Ft.</u>
Insurance	\$ 3,188	.15
Taxes	11,307	.54
Water/Sewer/Trash:	<u>3,960</u>	<u>.19</u>
	\$18,455	.885

* All operating expenses are passed through to the tenants.



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Market Overview

The subject property is located at 724 South Cameron Street, Harrisburg, Dauphin County, PA. This county is part of the tri-county region containing the following counties: Cumberland, Dauphin and Perry. The counties surround the city of Harrisburg which is the seat of state government. This city and the counties stated are crossed in a north/south direction by the Susquehanna River. Dauphin County was the first area to develop residentially and commercially. Such growth was also encouraged by the placement of the state capital in the city of Harrisburg, as well as military installations and an airport. As the area developed in a north/south direction along the river, growth spread westerly into Cumberland County. Perry County, to the north, is still rather sparsely developed.

Transportation

HIGHWAYS--Dauphin county is serviced by an excellent system of highways:

- 1) Pennsylvania turnpike-runs in an east/west direction through the tri-county area.
- 2) Interstate 83-runs northerly to New York and southerly through Maryland West Virginia and southerly routes
- 3) Interstate 83-runs north to J-81 and south to Baltimore/Washington, DC and southerly routes.

RAILWAY

Amtrak's rail system runs in an east/west direction, Pittsburgh to Philadelphia, going through the city of Harrisburg proper.

PUBLIC

Bus transportation and taxi cab service.

DISTANCES

5 minutes to turnpike on I-83	25 minutes to York
15 minutes to Hershey	25 minutes to Carlisle
3 minutes to downtown Harrisburg	90 minutes to Philadelphia

Local Merchants In The Immediate Area

Tenants in the local area are Sutliff Ford, Sutliff Chevrolet, Shore Diner, Exxon Station, Pennsy Building Supply, Toyota, Firestone Tire, Hardy's, Ave's Dodge, Faulkner Honda, Pontiac Nissan, Blockbuster Video, Dunkin Donuts, new McDonald's Restaurant and new Starbucks. The PA Department of Transportation has a new high rise just two blocks south of the site. Also in the local area is the redeveloped Harrisburg Mall with Bass Pro Shops, Macy's, Great Escape Theatre and many others.



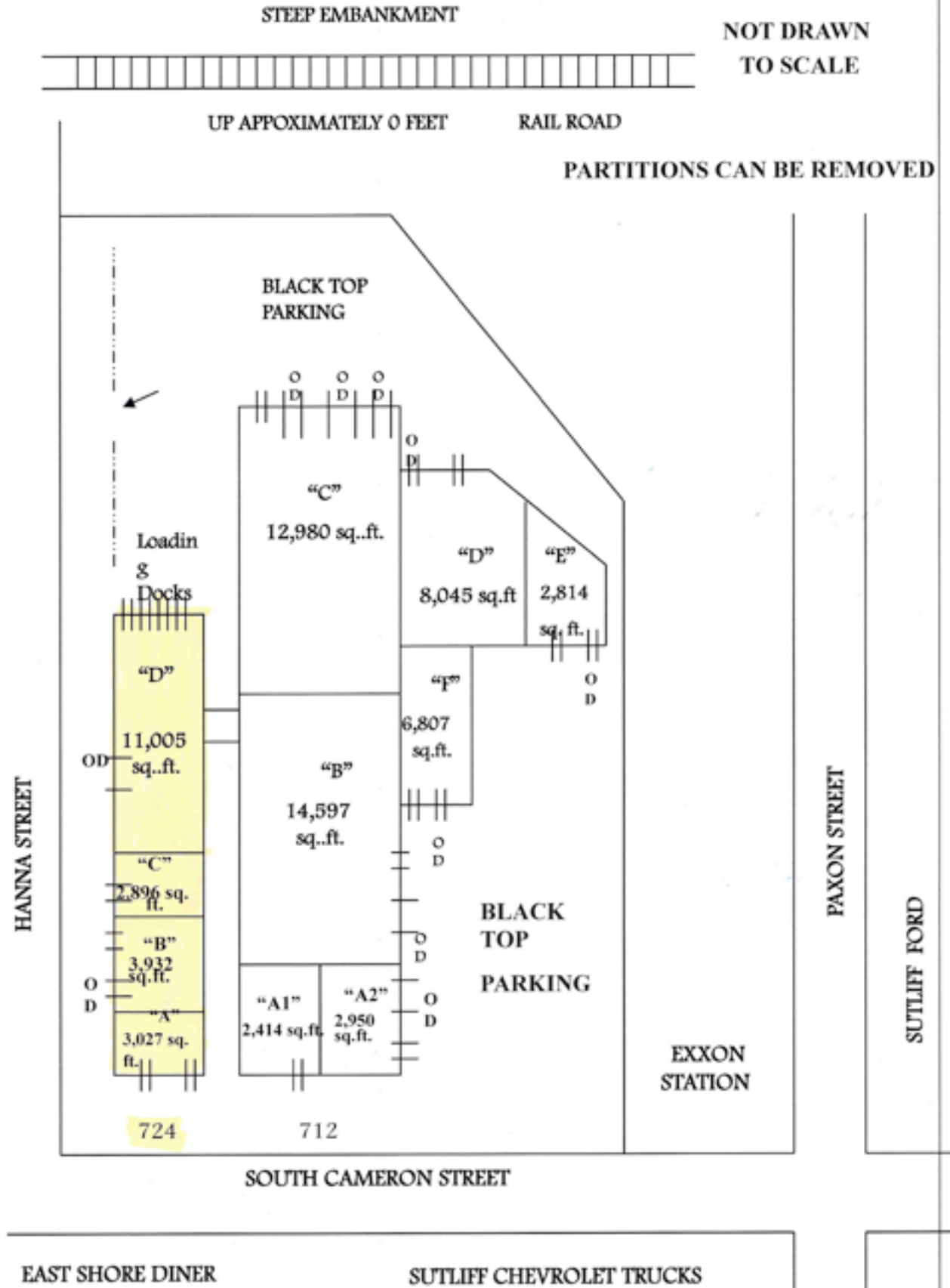
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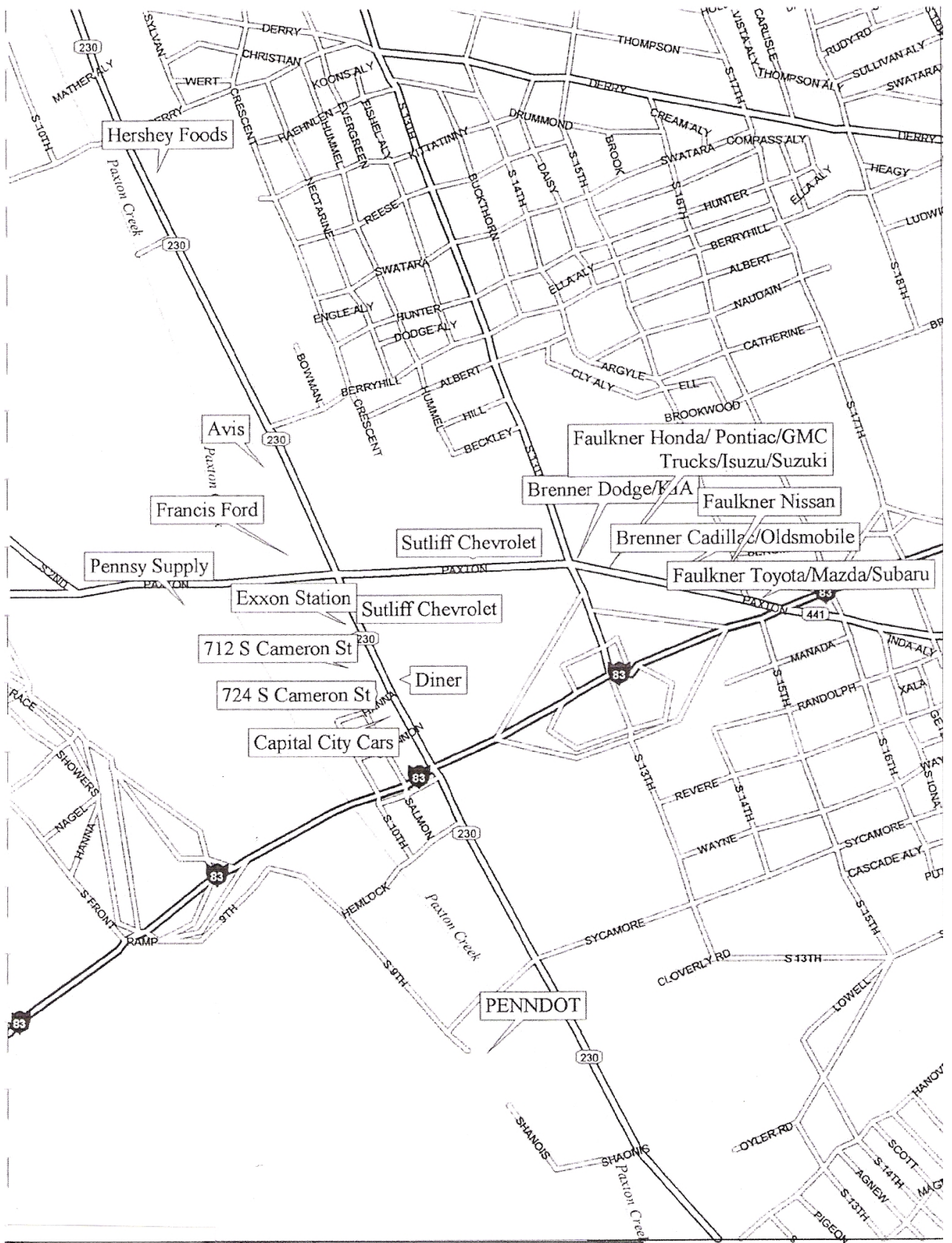
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EXHIBIT A





Hershey Foods

Avis

Francis Ford

Pennsy Supply

Exxon Station

Sutliff Chevrolet

712 S Cameron St

724 S Cameron St

Diner

Capital City Cars

Faulkner Honda/ Pontiac/GMC Trucks/Isuzu/Suzuki

Brenner Dodge/KIA

Faulkner Nissan

Brenner Cadillac/Oldsobile

Faulkner Toyota/Mazda/Subaru

PENNDOT

