FOR SALE

698 2nd Avenue New York, NY 10016

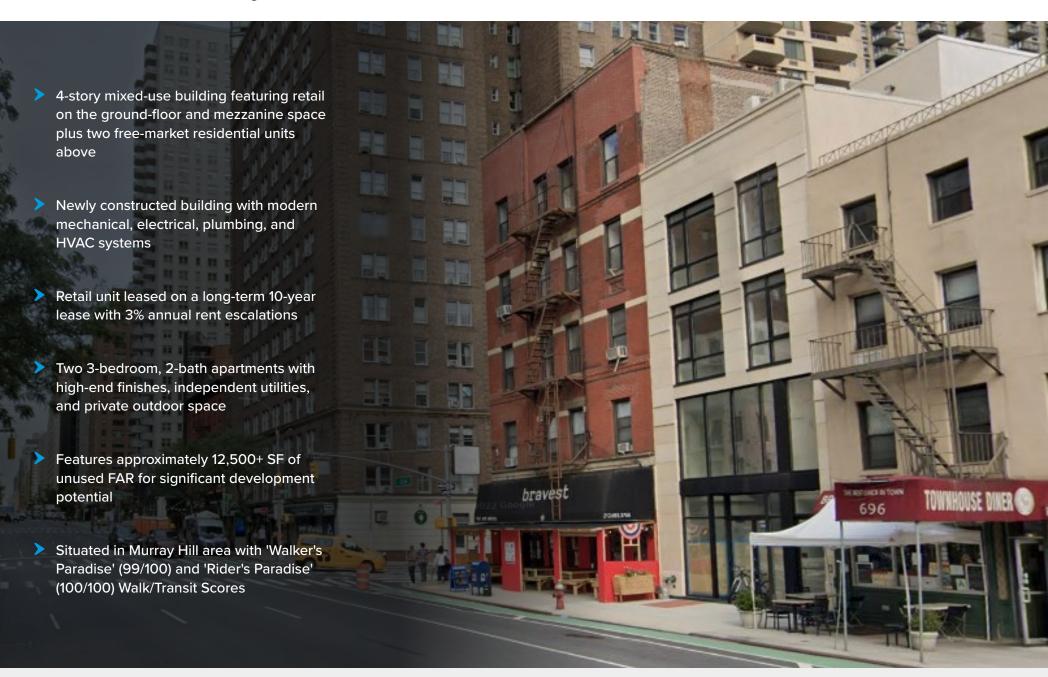
Free-Market Mixed-Use Building





Free-Market Mixed-Use Building | FOR SALE





Free-Market Mixed-Use Building | FOR SALE



Property Information

Block / Lot	943 / 60	
Lot Dimensions	21' x 80'	
Lot Sq. Ft.	1,680	
Building Dimensions	21' x 80' (floors 1 & 2); 21' x 50' (floors 3 & 4)	
Stories	4 (3 + mezz)	
Residential Units	2	
Commercial Units	1	
Total Units	3	
Building Sq. Ft.	4,980	
Zoning	C1-9; TA	
FAR	10.00	
Buildable Sq. Ft.	16,800	
Air Rights Sq. Ft.	11,820	
Tax Class	1	
Assessment (25/26)	\$254,424	
Real Estate Taxes (25/26)	\$51,101	
Il square footage/buildable area calculations are approximate		



^{*}All square footage/buildable area calculations are approximate

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Financial Summary

Residential Income:	\$166,200
Commercial Income:	\$312,000
Total Income:	\$478,200
Less Residential Vacancy Rate Reserve (2.00%):	(\$3,324)
Less Commercial Vacancy Rate Reserve (3.00%	5): (\$9,360)
Gross Operating Income:	\$465,516
Less Expenses:	(\$76,399) 16% of SGI
Net Operating Income:	\$389,117

Expenses (Estimated)

Real Estate Taxes (25/26)	\$51,101	Repairs & Maintenance	\$1,500
Water & Sewer	\$1,950	Payroll	\$750
Insurance	\$2,000	Legal/Miscellaneous	\$4,655
Electric	\$478	Management	\$13,965
Gross Operating Expenses	: \$76,399		

In-Place Income

Unit Status	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
3 BR	2	\$6,925	\$13,850	\$166,200
Comm	1	\$26,000	\$26,000	\$312,000
Total Income:	:		\$39,850	\$478,200

CONFIDENTIALITY AGREEMENT



Ownership Requests Proposals

Free-Market Mixed-Use Building | FOR SALE



