



320 EAST 11TH STREET

Two 4-Story SRO Buildings in Prime East Village Delivered Mostly Vacant

±6,585 SF
GROSS SF

3.6%
CAP RATE

\$369,842
NOI

PROPERTY INFORMATION

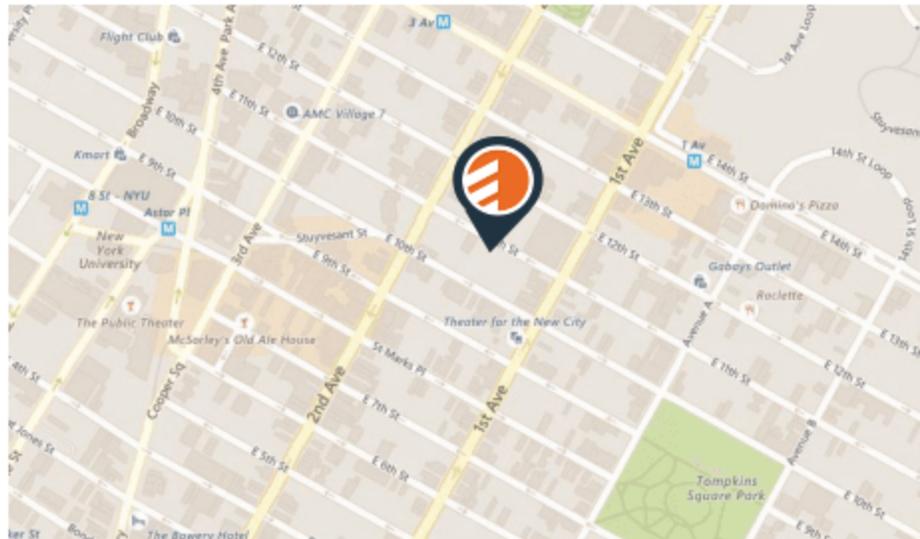
ADDRESS	320 East 11th Street, New York, New York 10003		
LOCATION	Between First & Second Avenues		
BOROUGH	Manhattan	BLOCK/LOT	452/23
LOT SIZE	25' x 94.75'	LOT SF	± 2,369 SF
BUILDING SIZE	Front building: 25' x 35' Rear building: 25' x 44'	BUILDING SF	± 6,585 SF
FAR AS BUILT	2.78	MAX FAR	4
ZONING	R8B	AIR RIGHTS	± 2,890 SF
DESCRIPTION	Two 4-story SRO buildings front and rear on the same lot containing 28 single room units plus one store. Both buildings share a common courtyard. 19 of the units have private toilets, and 8 have private showers. Building can be delivered vacant except for 3 permanent tenants, and the store which expires 1/31/2020.		



FINANCIAL INFORMATION

	<i>Projected</i>
GROSS INCOME	\$498,504
EXPENSES	\$128,662
NOI	\$369,842
CAP RATE	3.6%

- REMARKS**
- Prime East Village location
 - Short walk to subway
 - Walk to shopping/restaurants/nightlife



ASKING PRICE: \$10,250,000



355 Lexington Avenue | New York, NY 10017 | 212.499.7700 | Facsimile 212.499.7718 |

Information contained herein is from sources deemed reliable but is subject to errors, omissions, change of price or terms, and withdrawal without prior notice at any time. (APP/12518)



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PROJECTED INCOME

PROJECTED RESIDENTIAL INCOME	\$445,032
COMMERCIAL INCOME	\$53,472
TOTAL INCOME	\$498,504

EXPENSES

R.E. TAXES (17/18)	\$62,562
WATER & SEWER	\$5,100
FUEL - OIL BURNER	\$16,000
INSURANCE	\$20,000
ELECTRIC	\$16,000
REPAIRS & MAINTENANCE	\$9,000
TOTAL EXPENSES	\$128,662

NET OPERATING INCOME

PROJECTED NOI	\$369,842
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PLOT PLAN



HALLWAY BATHROOMS - FRONT BUILDING

2ND FLOOR	3 pc Bathroom
3RD FLOOR	Toilet, Sink, Separate Shower
4TH FLOOR	None

HALLWAY BATHROOMS - REAR BUILDING

1ST FLOOR	3 pc Bathroom
2ND FLOOR	Shower
3RD FLOOR	Shower
4TH FLOOR	Toilet, Sink, Separate Shower

ASKING PRICE: \$10,250,000



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RENT ROLL

BUILDING	ROOM #	MONTHLY RENT	LEASE END	LAYOUT
Front	1A	\$3,200	10/30/2018	2 Bdrm, 3 pc Bath, Kitchen, Living Room
Rear	101	\$925		Single room, Sink
Rear	102	\$1,400	Vacant - Projected	Single room, Toilet/Sink
Rear	103	\$1,150		Single room, Toilet/Sink
Rear	104	\$900		Single Room, Sink
Front	201	\$2,250	Vacant - Projected	1 Bdrm, 3 pc Bath, Kitchen, Living Room
Front	204	\$300	Perm	Studio, Toilet/Sink
Rear	205	\$1,600	Vacant - Projected	Single Room, 3 pc Bathroom
Rear	206	\$2,100		Single room, Toilet/Sink
Rear	207	\$1,300		Single Room, 3 pc Bathroom
Rear	208	\$1,200		Single Room, 3 pc Bathroom
Front	301	\$900		Single Room, Sink
Front	302	\$200	Perm	Single Room, Sink
Front	303	\$1,300		Single Room, Toilet, Sink, Kitchenette
Front	304	\$216	Perm	Studio, Toilet, Sink, Kitchenette
Front	305	\$1,300	Vacant - Projected	Single Room
Front	306	\$900		Single Room
Rear	307	\$1,300	7/16/2018	Single Room, Toilet, Sink
Rear	308	\$1,200		Single Room, 3 pc Bathroom
Rear	309	\$2,100		Single Room, Toilet
Rear	310	\$1,400	Vacant - Projected	Single Room, Toilet/Sink
Front	401	\$800		Single Room
Front	402	\$2,195		Studio, 3 pc Bathroom, Kitchenette
Front	403	\$2,600		1 Bedroom, 3 pc Bath, Living Room, Kitchen
Rear	406	\$1,250		Single Room, 3 pc Bathroom
Rear	407	\$1,000		Single Room, Sink
Rear	408	\$900		Single Room, Toilet/Sink
Rear	409	\$1,200	Vacant - Projected	Single Room, Sink
Front	Jewelry Store	\$4,456	1/31/2020	
Total		\$41,542		

ASKING PRICE: \$10,250,000



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