

**FIVE STORY 5-UNIT BROWN STONE BUILDING FOR SALE**  
**EXCELLENT USER/INVESTMENT OPPORTUNITY**  
**159 EAST 107<sup>TH</sup> STREET**  
**NEW YORK, NEW YORK**

Location:	North side of East 107 <sup>th</sup> Street between Lexington and Third Avenues
Block:	1635
Lot:	26
Lot Size:	17' x 92'
Building Size:	Basement: 17' x 60' = 1,020 sq. ft. Ground Floor: 17' x 60' = 1,020 sq. ft. 2 <sup>nd</sup> Floor: 17' x 60' = 1,020 sq. ft. 3 <sup>rd</sup> Floor: 17' x 60' = 1,020 sq. ft. 4 <sup>th</sup> Floor: 17' x 60' = 1,020 sq. ft. 5 <sup>th</sup> Floor: 17' x 60' = 1,020 sq. ft.
Stories:	Five (4) Plus Basement
Gross Square Feet:	5,100 (Approximately)
Zoning: (FAR)	R7A: (4.0) Height Limit 80'
Total Buildable Sq. Ft:	6,256
Total Available Air Rights:	1,156
Real Estate Taxes:	\$4,337.64

**Description:** A 17' wide 5-unit five story brownstone apartment building. The first floor is a one-bedroom floor-through garden apartment. Floors two through five each are one-bedroom floor through apartments. The hallways have nice tiled floors, great lighting, 10' ceilings. The foyer has exposed brick, glass front entrance door. The property is individually metered for gas and electric, there is a gas boiler and water heater in the basement. All the units get great sunlight.

**First Floor:** This is floor is the one-bedroom garden apartment. The unit has a big bedroom along with a dining room, full kitchen and bathroom. This unit has access to the back yard.

**Second Floor:** The second floor is a one-bedroom floor through loft apartment. The front of the unit is the kitchen, the middle has the living/dining room. The bedroom and full bathroom is to the back. The unit has nice wood floors, exposed brick throughout the apartment. The unit gets great sunlight.

**Third floor:** The third floor is a one-bedroom floor-through apartment. To the front is the bedroom along with a smaller room which can be used as an office. There is a living room in the middle, to the back is the dining room along with the full kitchen and bathroom.

**Fourth Floor:**

The fourth floor is a one-bedroom floor-through apartment. To the front is the bedroom along with a smaller room which can be used as an office. There is a living room in the middle, to the back is the dining room along with the full kitchen and bathroom.

**Fifth Floor:**

The fifth floor is a one-bedroom floor-through apartment. To the front is the bedroom along with a smaller room which can be used as an office. There is a living room in the middle, to the back is the dining room along with the full kitchen and bathroom.

The property is a **great user opportunity**, a user can live in one of the units and use the others for rental income.

The building is also a **great investment opportunity**, since all the units are free market, they can always be rented at full market value. The air rights can be used to duplex the top floor, the garden unit can be duplexed with the basement to add value.

The property is close to the 6 train which gives easy access to Midtown and the outer boroughs. **Note:** The owner bought the building from the first floor tenant and the deal is they do not pay rent.

Revenue:

	<u>Unit</u>	<u>Description</u>	<u>Unit Type</u>	<u>Revenue</u>	<u>LXP</u>
First Floor:	1	One Bedroom Apt	Free Market	\$2,800 proj	Mo-Mo
Second Floor:	2	One Bedroom Apt	Free Market	\$2,500	Mo-Mo
Third Floor:	3	One Bedroom Apt	Free Market	\$2,500	Mo-Mo
Fourth Floor	4	One Bedroom Apt	Free Market	\$2,500	Mo-Mo
Fifth Floor:	5	One Bedroom Apt	Free Market	<u>\$2,500</u>	Mo-Mo
Monthly Inc:				\$12,800	
Annual Inc:				\$153,600	

Expenses:

Real Estate Taxes:	\$4,337.64
Water & Sewer:	\$2,500.00
Insurance:	\$3,500.00
Heat (Gas):	\$3,200.00
Electric: (common areas)	\$1,200.00
Repairs & Maintenance:	<u>\$1,800.00</u>
Total Annual Expenses	\$16,537.64

Net Operating Income: \$137,062.36

ASKING PRICE: \$4,500,000

For Further Information or Inspection, Please Contact  
Sales Agent:  
Kervin Vales (212) 396-8244 Or Cell 917-564-5242











