



Building

Sq.ft.	5,011
Building dimensions	23 ft x 90 ft
Stories	4

Lot

Lot sq.ft	2,340
Lot dimensions	23.33 ft x 100 ft
Corner lot	No

Floor Area ratio (FAR)

Max allowed FAR	10
FAR as built	2.14
Maximum usable floor area	23,400
Usable floor area	5,008

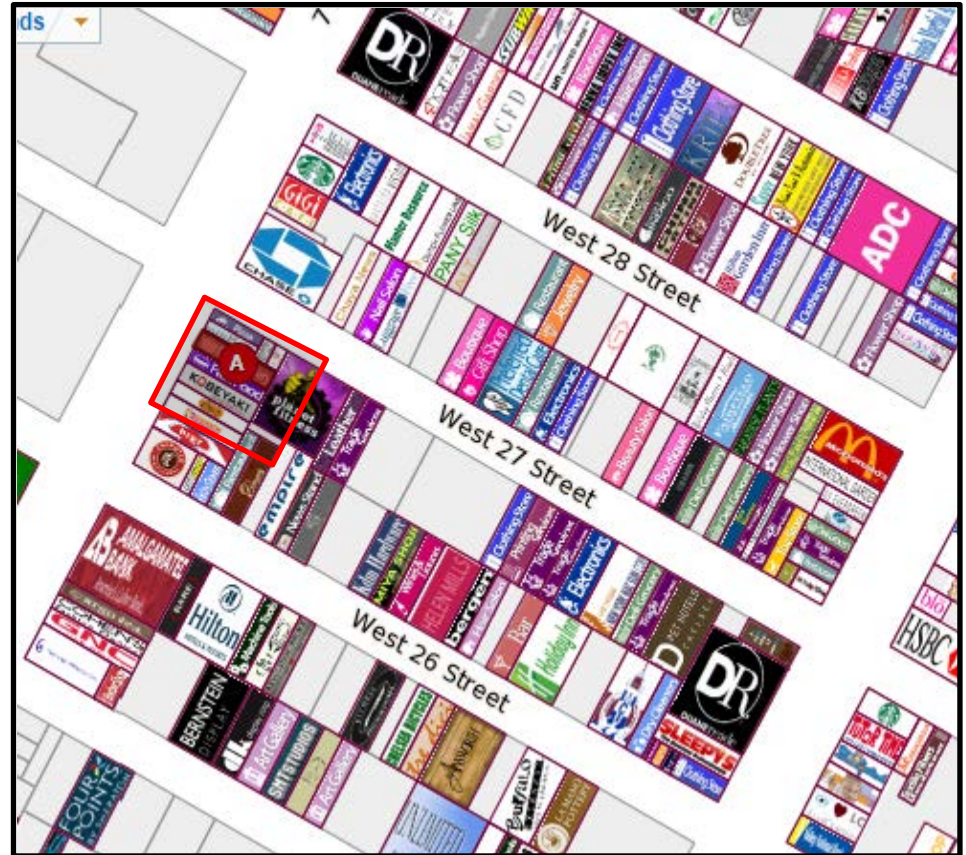
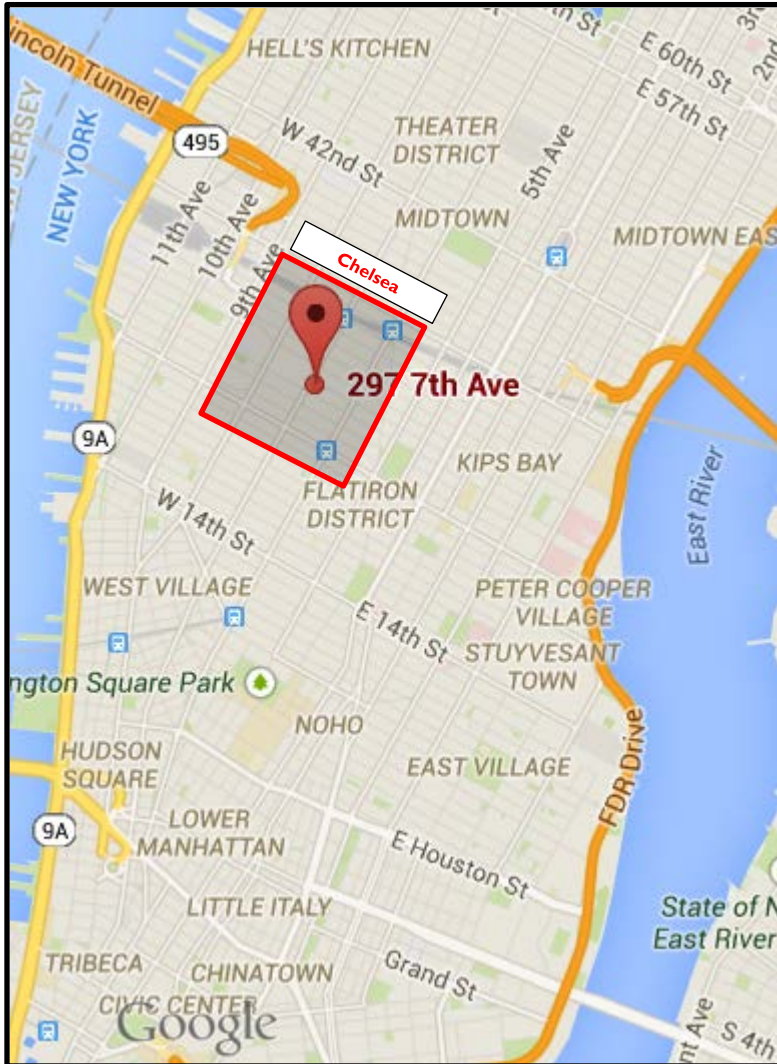
Use

Commercial units	4
Retail sq.ft	1,200
Storage sq.ft	3,811

Exclusively represented by PD Properties, LLC

38 WEST 32nd STREET, SUITE 500 NEW YORK, NY 10001

Location - Neighborhood



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Financial Analysis

Rent-roll		
Floor	Monthly Rent	Annual Rent
Retail	\$26,800	\$321,600
2F	\$4,500 (Projected)	\$54,000
3F	\$4,500 (Projected)	\$54,000
4F	\$4,500 (Projected)	\$54,000
Total	\$40,300	\$483,600

Annual Expense	
Item	Amount
Tax	\$58,000
Insurance	\$5,200
Electricity	\$1,300
Total Expense	\$64,500

Total Gross Income	483,600
Total Expense	64,500
Net Operating Income	419,100

Price	13,500,000
Cap	3.1%

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