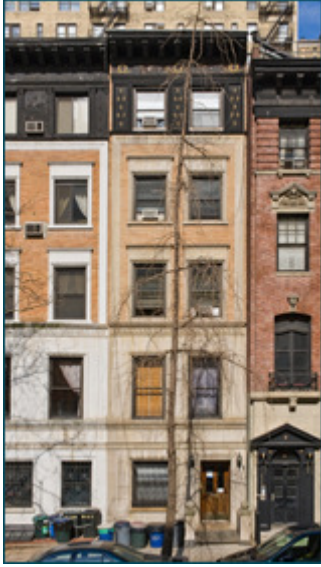


307 West 71st Street



SIZE: 16' x 102'

BUILT: 16' x 63' plus three-story 9' x 16' extension

LOCATION: Between West End Avenue and Riverside Drive

BLOCK: 1183

LOT: 127

ZONING: R8B

LANDMARK: Yes

SIZE: 5,000 sq. ft. (approx.)

ASKING PRICE: \$2,950,000

RE TAXES (12/13): \$55,862

DESCRIPTION: Located on the quiet cul-de-sac landmark block off Riverside Drive, this 5-story Renaissance Revival brick and limestone townhouse is configured as nine apartments, of which four are stabilized. Many apartments are currently paying below-market rents on month-to-month

leases, creating substantial upside for a user or investor. All fair market apartments have been renovated, and original period detail can be found throughout the house. A user could collect income from eight apartments while living in the cellar/garden duplex which has 1 bedroom plus a full-floor home office, two full marble baths, a large private garden, renovated kitchen, and washer-dryer. 307 West 71st Street is also being offered for sale with 311 and 313 West 71st Street.

EXCLUSIVE BROKER:

WOLF JAKUBOWSKI

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BROWN HARRIS STEVENS RESIDENTIAL SALES LLC

Information contained herein is from sources deemed reliable. No representation is made as to the accuracy thereof. Subject to withdrawal from market, prior sale or change in price, all without notice



Garden duplex apartment



Garden duplex 2

Rent Roll: 307 West 71st Street

Unit	Description	Status	Rent	Lease Expiration	Projected Rents***
1	Studio / 1 Bath	FM	\$1,075	Month-to-month	\$1,250
2	Duplex 1 Bedroom + home office / 2 Bath; washer-dryer	FM	\$3,400	Exp. 3/31/12 (lease has a 120 day vacate clause upon sale)	\$3,600
3	Studio / 1 Bath	RS	\$723.04	Exp. 11/30/13	\$723.04
4	1 Bedroom / 1 Bath	FM	\$2,200	Month-to-month	\$2,200
5	Studio / 1 Bath	RS	\$1,081.92	Exp. 4/30/12	\$1,081.92
6	1 Bedroom/ 1 Bath	FM	\$1,500*	Month-to-month	\$2,200
7	Studio / 1 Bath	FM	\$1,695	07/31/12	\$1,695
8	Studio / 1 Bath w/ terrace	RS	\$1,278	Exp. 4/30/12	\$1,278
9	Studio / 1 Bath w/ roof terrace	RS	\$1,164	Exp. 11/30/13	\$1,164

*Tenant is paying a preferential rent. Lease is for \$2,500 monthly.

**Tenant is paying a preferential rent.

***Many tenants are being charged well below market-rate for deregulated apartments. Therefore we have provided reasonable rental projections on new leases written today in the far right column.

Total Current Rents: \$14,117 Monthly \$169,404 Annually

Total Projected Rents: \$15,192 Monthly \$182,304 Annually

Estimated Expenses.

Real Estate Taxes (11/12): \$52,400
Water/Sewer: \$2,500
Insurance: \$6,000
Heat (gas): \$8,500
Electric (Halls): \$2,000
Super: \$3,000

Total: \$74,400

Current NOI: \$95,004
Projected NOI: \$107,904