

Address:	143-145 West 4th Street	285 West 12th Street	121 West 92nd Street	Totals
<b>Location:</b>	North side of West 4th Street between 6th Avenue & MacDougal Street	The north side of West 12th street between Hudson and West 4th Streets	The north side of West 92nd Street between Amsterdam & Columbus Avenues	N/A
<b>Block / Lot:</b>	552 / 33	625 / 63	1223 / 122	N/A
<b>Approx. Lot Size:</b>	46.67' x 96.25'	32' x 65'	18' x 100.71'	N/A
<b>Lot Area <sup>(1)</sup>:</b>	4,492	2,080	1,813	18,032
<b>Building Size <sup>(1)</sup>:</b>	46.67' x 85' (Irr.)	32' x 32' (Irr.)	18' x 65' (Irr.)	N/A
<b>Stories:</b>	6	5	5 1/2	N/A
<b>Total SF <sup>(1)</sup>:</b>	21,364	5,648	6,426	33,438
<b>Zoning:</b>	R7-2	C1-6	R7-2	N/A
<b>FAR:</b>	3.44 (Res.)	3.44 (Res.) 2.0 (Com.)	3.44 (Res.)	N/A
<b>Buildable SF <sup>(2)</sup>:</b>	15,452	7,155	6,236	28,843
<b>Available Air Rights <sup>(2)</sup>:</b>	None	1,507	None	1,507
<b>Historic District:</b>	Greenwich Village	Greenwich Village	None	N/A
<b>Assessment (11/12):</b>	\$1,436,290	\$710,280	\$691,200	\$2,837,770
<b>RE Taxes (11/12):</b>	\$191,788	\$95,412	\$92,296	\$379,645

	143-145 West 4th Street	285 West 12th Street	121 West 92nd Street	Total
<b>Residential Units</b>	26	12	7	45
<b>Studio</b>	0	4	3	7
<b>2 Room Studio</b>	0	8	0	8
<b>1 Bedrooms</b>	15	0	2	17
<b>2 Bedrooms</b>	9	0	2	11
<b>3 Bedrooms</b>	1	0	0	1
<b>4 Bedrooms</b>	1	0	0	1
<b>Rent Controlled</b>	0	1	0	1
<b>Rent Stabilized</b>	6	4	0	10

	143-145 West 4th Street	285 West 12th Street	121 West 92nd Street	Total
<b>Residential Income</b>	\$784,363	\$253,619	\$235,560	\$1,273,542
<b>Average \$/SF</b>	\$46	\$75	\$40	\$53
<b>Retail Income</b>	N/A	\$159,000	N/A	\$159,000
<b>Average Retail \$/SF</b>	N/A	\$125	N/A	\$125
<b>Gross Income</b>	\$784,363	\$412,619	\$235,560	\$1,432,542
<b>Expenses</b>	\$302,173	\$138,019	\$90,483	\$530,675
<b>NOI</b>	\$482,190	\$274,600	\$145,077	\$901,867

# 143-145 West 4<sup>th</sup> Street

## New York, NY

### 46' Wide Multi Family Building For Sale



#### Property Information:

**Location:** North side of West 4th Street between 6th Avenue and MacDougal Street

**Block/Lots:** 552 / 33 & 34

**Combined Lot Size:** 46.67' X 96.25' (Approx)

**Combined Lot Area:** 4,492 SF (Approx.)

**Stories:** 5 Plus Lower Level

#### Building Information:

**Building Dim:** 29.67' x 85' Irr. (Approx) 143 West 4th Street  
17' x 85' Irr. (Approx) 145 West 4th Street

**Building SF:** 13,506 SF Irr.(Approx.) 143 West 4th Street  
7,858 SF Irr.(Approx.) 145 West 4th Street

**Total SF:** 21,364 Includes Lc (Approx)

**Zoning:** R7-2

**FAR:** 3.44

**Air Rights:** None

**Historic District:** Greenwich Village

**Assessment:** \$1,436,290 (11/12)

**RE Taxes:** \$191,788 (11/12)



#### Description:

A pair of Transitional Style, 6 story plus lower level walk-up buildings, between 6th Avenue and MacDougal Street only a 1/2 block to Washington Square Park in the heart of Greenwich Village. The buildings consist of 26 units with 15 one-bedrooms, 9 two bedrooms, 1 three-bedroom and 1 four bedroom apartment. There are 6 rent stabilized apartments, which have an average rent of \$969/month. The average rent per SF for the building is \$45/SF, which is almost half of market. This is an excellent opportunity for an investor looking for strong in-place cash flow and long term upside in the below market rent stabilized rents. Massey Knakal is also selling on behalf of ownership 285 West 12th Street and 121 West 92nd Street for \$5,950,000 and \$4,500,000 respectively.

## Asking Price: \$11,950,000

For further information or inspection please contact Exclusive Agents:

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THE BRONX BROOKLYN MANHATTAN NASSAU NEW JERSEY QUEENS STATEN ISLAND WESTCHESTER

# 143-145 West 4<sup>th</sup> Street

## New York, NY

### 46' Wide Multi Family Building For Sale



143 West 4th Street Rent Roll						
FLR	UNIT	SIZE	LXP	TENANT/STATUS	MONTHLY RENT	ANNUAL RENT
B	B2	1 Br	8/31/12	FM	\$2,300	\$ 27,600
B	B3 <sup>(2)</sup>	1 Br	mo-mo	FM	\$2,100	\$ 25,200
1	1E	1 Br	5/31/12	FM	\$3,800	\$ 45,600
1	1F	1 Br	4/30/12	FM	\$2,450	\$ 29,400
1	1R	2 Br	1/31/12	FM	\$2,500	\$ 30,000
2	2F	2 Br	5/31/13	RS	\$1,760	\$ 21,118
2	2R	2 Br	10/31/12	FM	\$3,150	\$ 37,800
3	3FE	2 Br	8/31/12	FM	\$3,500	\$ 42,000
3	3FW	2 Br	7/31/12	FM	\$2,200	\$ 26,400
3	3R	2 Br	8/31/12	FM	\$3,143	\$ 37,710
4	4F	2 Br	7/31/12	FM	\$6,650	\$ 79,800
4	4R	2 Br	10/31/12	FM	\$2,950	\$ 35,400
5	5R	2 Br	7/31/12	FM	\$2,593	\$ 31,110
5	5FE <sup>(1)</sup>	1 Br	11/30/12	FM	\$2,300	\$ 27,600
5	5FW	2 Br	12/31/12	FM	\$2,310	\$ 27,720
Monthly Income					\$43,705	
Annual Income						\$ 524,458

Yellow indicates rent is projected at market

(1) Unit 5FE has prepaid through lease which expires 11/30/2012

(2) Unit B3 is a holdover, no lease, and has not paid January or February's rent.

145 West 4th Street Rent Roll						
FLR	UNIT	SIZE	LXP	TENANT/STATUS	MONTHLY RENT	ANNUAL RENT
B	B1	2 Br	5/31/12	FM	\$4,100	\$ 49,200
1	1	1 Br	2/28/12	FM	\$2,000	\$ 24,000
1	2 <sup>(3)</sup>	1 Br	1/31/12	FM	\$2,000	\$ 24,000
2	3	1 Br	8/31/13	RS	\$1,449	\$ 17,384
2	4	1 Br	8/31/13	RS	\$679	\$ 8,149
3	5	1 Br	7/31/11	FM	\$3,300	\$ 39,600
3	6	1 Br	5/31/13	RS	\$608	\$ 7,292
4	7	1 Br	6/30/12	FM	\$2,800	\$ 33,600
4	8	1 Br	5/31/13	RS	\$608	\$ 7,292
5	9	1 Br	8/31/12	FM	\$2,713	\$ 32,550
5	10	1 Br	5/31/13	RS	\$708	\$ 8,497
Monthly Income					\$20,964	
Annual Income						\$ 251,565

(3) Apt #2 has a 1 year lease extension and does not expire until 2014

#### REVENUE:

Combined Gross Monthly Income	\$	64,669
Combined Gross Annual Income	\$	776,023

#### EXPENSES:

BASIS			
Real Estate Taxes (11/12)	Actual	\$	191,788
Insurance	Projected @ \$1.00/SF	\$	21,364
Electric (Common Areas)	Projected @ \$1.00/SF	\$	3,844
Heat- Gas	Projected @ \$1.50/SF	\$	32,046
Super	Projected @ \$300/Month	\$	3,600
Water & Sewer	Projected @ \$500/Unit	\$	13,000
Repairs and Maintenance	Projected @ \$500/Unit	\$	13,000
Management	Projected @ 3% of Gross Income	\$	23,281
Total:		\$	301,923

Gross Annual Income:	\$	776,023
Less Expenses:	\$	(301,923)
Net Operating Income:	\$	474,100

## Asking Price: \$11,950,000

For further information or inspection please contact Exclusive Agents:

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THE BRONX BROOKLYN MANHATTAN NASSAU NEW JERSEY QUEENS STATEN ISLAND WESTCHESTER



# 285 West 12<sup>th</sup> Street

## New York, NY

### Restaurant and Apartment Building For Sale



#### Property Information:

<b>Location:</b>	The north side of West 12th street between Hudson and West 4th Streets		
<b>Block/Lot:</b>	625 / 63		
<b>Lot Size:</b>	32' X 65'	(Approx)	
<b>Lot Area:</b>	2,080	SF (Approx.)	
<b>Stories:</b>	4	Plus Lower Level	

#### Building Information:

Building Dim:	32' x 32'	(Approx)	Lower Level
	32' x 65'	Irr. (Approx)	Ground Floor
	32' x 32'	(Approx)	2nd-4th Floor
Total SF:	5,648	Includes LL	SF Irr.(Approx.)
Zoning:	C1-6		
FAR:	3.44		
Air Rights:	1,507	(Approx)	
Historic District:	Greenwich Village		
Assessment:	\$710,280	(11/12)	
RE Taxes:	\$95,412	(11/12)	



#### Description:

Originally built as two separate buildings in 1841 and combined in 1928, this 4 story plus lower level walk-up building is located on West 12th Street between Hudson and West 4th Streets. The building is configured with a restaurant on the lower level and 12 apartments above, of which 5 are rent stabilized and 7 are fair market. The average monthly rent for the rent stabilized apartments is only \$1,525/month, and the average monthly rent for the fair market apartments is \$1,982/month.

A new 10 year lease was just signed for \$13,250/month or \$125/NSF. According to Eater, Graydon Carter is a minority partner in the 90 seat comfort food restaurant. The name is still to be determined. This is an excellent opportunity for an investor who is looking for strong in-place cash flow with long term upside potential from the below market rent stabilized rents. Massey Knakal is also selling on behalf of ownership 143-145 West 4th Street and 121 West 92nd Street for \$11,950,000 and \$4,500,000 respectively.

**Asking Price: \$5,950,000**

For further information or inspection please contact Exclusive Agents:

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THE BRONX BROOKLYN MANHATTAN NASSAU NEW JERSEY QUEENS STATEN ISLAND WESTCHESTER

# 285 West 12<sup>th</sup> Street

## New York, NY

### Restaurant and Apartment Building For Sale



Commercial Rent Roll						
Floor	Tenant	NSF	LXP	\$/NSF	MONTHLY RENT	ANNUAL RENT
Lower Level plus cellar	Restaurant	1,273	2021	\$125	\$13,250	\$ 159,000

The restaurant lease has 5% increase annually and pays 40% over the base year 2011/2012 real estate taxes.

Residential Rent Roll						
Floor	Unit	SIZE	STATUS	LXP	MONTHLY RENT	ANNUAL RENT
1	1	2 Room Studio	FM	6/30/13	\$1,777	\$ 21,318
1	2	Studio	FM	12/31/12	\$2,250	\$ 27,000
1	3	2 Room Studio	FM	7/31/12	\$2,100	\$ 25,200
2	4	Studio	FM	3/31/13	\$1,500	\$ 18,000
2	5	2 Room Studio	RS	1/31/13	\$935	\$ 11,218
2	6	2 Room Studio	TBD	Vacant	\$2,400	\$ 28,800
3	7	Studio	RS	5/31/12	\$1,397	\$ 16,764
3	8	2 Room Studio	FM	10/31/12	\$2,250	\$ 27,000
3	9	2 Room Studio	FM	mo-mo	\$2,015	\$ 24,186
4	10	Studio	RC	N/A	\$743	\$ 8,911
4	11	2 Room Studio	RS	2/28/12	\$2,181	\$ 26,168
4	12	2 Room Studio	RS	2/28/12	\$1,588	\$ 19,054
Monthly Income					\$21,135	
Annual Income						\$ 253,619

Yellow indicates rents are projected at market

#### REVENUE:

Gross Monthly Income	\$	34,385
Gross Annual Income	\$	412,619

#### EXPENSES:

#### BASIS

Real Estate Taxes (11/12)	Actual	\$ 95,412
Insurance	Projected @ \$1.00/SF	\$ 5,648
Electric (Common Areas)	Projected @ \$.50/SF	\$ 508
Heat- Gas	Projected @ \$1.50/SF	\$ 8,472
Super	Projected @ \$300/Month	\$ 3,600
Water & Sewer	Projected @ \$500/Unit	\$ 6,000
Repairs and Maintenance	Projected @ \$500/Unit	\$ 6,000
Management	Projected @ 3% of Gross Income	\$ 12,379
<b>Total:</b>		<b>\$ 138,019</b>

Gross Annual Income:	\$	412,619
Less Expenses:	\$	(138,019)
Net Operating Income:	\$	274,600

## Asking Price: \$5,950,000

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THE BRONX BROOKLYN MANHATTAN NASSAU NEW JERSEY QUEENS STATEN ISLAND WESTCHESTER



# 121 West 92<sup>nd</sup> Street

## New York, NY

### Townhouse For Sale



#### Property Information:

Location:	The north side of West 92nd Street between Amsterdam & Columbus Avenues	
Block/Lot:	1223 / 122	
Lot Size:	18' X 100.71' (Approx)	
Lot Area:	1,813	SF (Approx.)
Stories:	5 1/2	Plus Lower Level

#### Building Information:

Building Dim:	18' x 65'	Irr. (Approx)
Total SF:	6,426	SF Irr.(Approx.)
Zoning:	R7-2	
FAR:	3.44	
Air Rights:	None	
Historic District:	No	
Assessment:	\$422,604	(11/12)
RE Taxes:	\$56,430	(11/12)

#### Description:

An 18' wide, 5 ½ story townhouse with a two story extension and a useable basement. The property is in excellent condition and is currently configured as 7 Fair Market apartments with an average monthly rent of \$2,522, which is under market at \$40/SF. The entire third floor and front of the 4th floor has been configured into a spacious two bedroom duplex apartment with luxury finishes. The remaining apartments consists of 3 studios, 2 one bedrooms, and a two bedroom floor-through on the parlor floor. The property is located on the North side of West 92nd Street directly across from an athletic field which provides unobstructed air and sun light to the front of the building. 121 West 92nd Street is a great opportunity for a buyer looking to create a single family home or to take an owners unit and hold the remaining apartments for investment income. Massey Knakal is also selling on behalf of ownership 143-145 West 4th Street and 285 West 12th Street for \$11,950,000 and \$5,950,000 respectively.

**Asking Price: \$4,500,000 (Approx. \$700/SF)**



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THE BRONX BROOKLYN MANHATTAN NASSAU NEW JERSEY QUEENS STATEN ISLAND WESTCHESTER

# 121 West 92<sup>nd</sup> Street

## New York, NY

### Townhouse For Sale



Residential Rent Roll								
UNIT	FLR	SIZE	TENANT/STATUS	LXP	ACTUAL MONTHLY RENT	PROJECTED MONTHLY RENT	ANNUAL PROJECTED RENT	
GF	1St	Studio Duplex	FM	10/31/12	\$1,680	\$1,680	\$20,160	
GR	1St + LL	1 Br & 1 /12 Bath Duplex w/ Garden	FM	Vacant	N/A	\$2,850	\$34,200	
1	2nd	2 Br Floor Through w/ Garden	FM	mo-mo	\$3,350	\$3,800	\$45,600	
2	3rd + 4th	2 Br 2 Bth Duplex	FM	mo-mo	\$4,700	\$5,500	\$66,000	
3R	4th	Studio Loft	FM	12/31/12	\$1,600	\$1,600	\$19,200	
4F	5th	1 Br 1.5 Bth Duplex w/ Roof Top	FM	mo-mo	\$2,100	\$2,500	\$30,000	
4R	5th	Studio w/ Deck	FM	6/30/12	\$1,700	\$1,700	\$20,400	
<b>Monthly Income</b>					<b>\$13,450</b>	<b>\$19,630</b>		
<b>Annual Income</b>					<b>\$161,400</b>		<b>\$235,560</b>	

*Yellow indicates rents are projected at market*

EXPENSES:	BASIS	
Real Estate Taxes (11/12)	Actual	\$56,430
Insurance	Projected @ \$1.00/SF	\$6,426
Electric	Projected @ \$.25/SF	\$321
Heat- Gas	Projected @ \$1.50/SF	\$9,639
Super	Projected @ \$300/Month	\$3,600
Water & Sewer	Projected @ \$500/Unit	\$3,500
Repairs and Maintenance	Projected @ \$500/Unit	\$3,500
Management	Projected @ 3% of Gross Income	\$7,067
<b>Total:</b>		<b>\$90,483</b>

<b>Projected Gross Annual Income:</b>	<b>\$235,560</b>
<b>Less Projected Expenses:</b>	<b>(\$90,483)</b>
<b>Projected Net Operating Income:</b>	<b>\$145,077</b>

## Asking Price: \$4,500,000 (Approx. \$700/SF)

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