

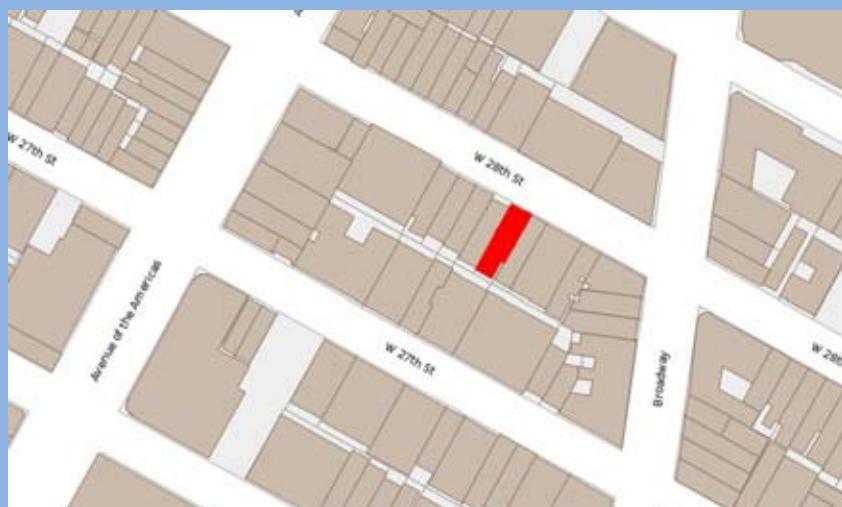
# 34 West 28<sup>th</sup> Street New York, NY 10001

## Building Income and Expenses

Unit	Rent
Retail	\$25,000
2 <sup>nd</sup> Floor	\$4,800
3 <sup>rd</sup> Floor	\$4,000
4 <sup>th</sup> Floor IMD Tenant	\$500
5 <sup>th</sup> Floor IMD Tenant	\$545
6 <sup>th</sup> Floor	\$4,500
<b>Total Monthly</b>	<b>\$39,345</b>
<b>Total Annual</b>	<b>\$472,140</b>

Approximate Expenses	
Annual Real Estate Taxes	\$76,000
Annual Expenses (Super, Gas, Insurance, Water, Sewer)	\$75,000
<b>Total</b>	<b>\$151,000</b>

<b>TOTAL ANNUAL INCOME</b>	<b>\$472,140</b>
<b>TOTAL ANNUAL EXPENSES</b>	<b>\$151,000</b>
<b>NET OPERATING INCOME</b>	<b>\$321,140</b>



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# 34 West 28<sup>th</sup> Street New York, NY 10001

Asking \$7,000,000



Year Built	1910
Block/Lot	829/63
Bldg. Class	L8 (Loft with Retail Stores)
Lot Dimension	27.5 x 98.75
Bldg. Dimensions	28 x 96
Stories	6
FAR	10
FAR As Built	5.28
Usable Floor Area	14,612 SF
Maximum Usable Floor Area	27,160 SF

34 West 28th Street, located on the south side of West 28th Street between Broadway and 6th Ave, A free standing 6 Story 14,606 SF commercial loft building . This is an ideal redevelopment opportunity for a hotel/retail/Office or a single user, located in a re-emerging FLATIRON/CHELSEA/Madison Square Park location. This building consists of 6 Stories including a retail space. The building is fully occupied and generates about 5% in annual returns. There is 12,554 additional buildable SF. Permitted Uses include Commercial,Industrial,Retail,Hotel, M1-6 zoning. The property is located in a central location within a short walking distance to multiple subway lines including the N-R Line on Broadway and 28th Street(half a block), 1 train on 28th and 7th Ave( less than two blocks), 6 train at 28th Street and Park Avenue. 34 West 28th Street building is being offered for sale separately or as a combination with the adjacent 36 West 28th Street property, both buildings combined will constitute a development site with approximately 50,000 buildable square foot.