

Mixed-Use Building for Sale

102 East 30th Street
New York, NY 10016

**MASSEY
KNAKAL**
Realty Services

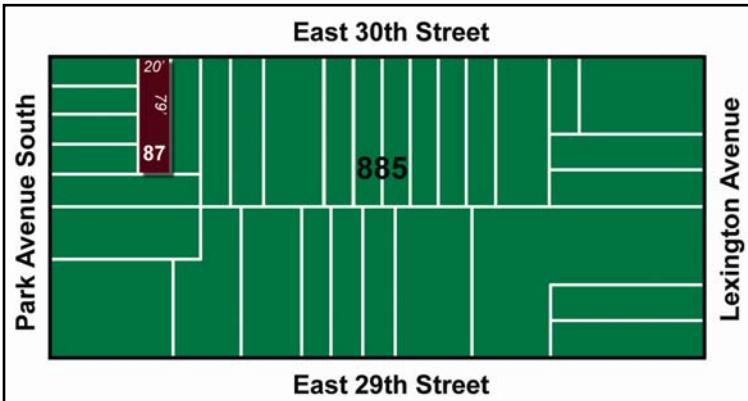
Block / Lot:	885 / 87
Location:	South side of East 30 th Street between Park Avenue South and Lexington Avenue.
Property Type:	(C7) Walk-Up, Over 6 Families w/ Stores
Lot Dimensions:	20' x 79'
Lot Size:	1,580 SF (Approx.)
Building Dimensions:	20' x 55'
Stories:	Five (5) plus English Basement
Building Square Footage:	5,500 (Approx. - Above Grade)
Basement Sq. Ft.:	1,100 (Approx. – English Basement)
Zoning / F.A.R.:	C6-4A (R10A Residential Equivalent) / 10.0
Total Buildable SF:	15,800 (Approx.)
Available Air-Rights:	10,300 SF (Approx.)
Assessment (09/10):	\$336,901
R.E. Taxes (09/10):	\$46,102
Landmark Status:	None
Year Built:	1920 (Approx.); 1988 Altered



Property Description:

A 20' wide, 5-story plus English basement, approximately 6,600 square foot, walk-up, mixed-use building located in the heart of the Murray Hill neighborhood. The building consists of a medical office, 5 free-market apartments and 2 rent stabilized apartments. The medical office occupies the ground floor as well as approximately 1,100 square feet of space in the English Basement. The building is situated in a C6-4A (R10A Equivalent) zoning district, yielding approximately 15,800 buildable square feet or 10,300 square feet of unused air rights.

Reduced Asking Price: \$3,650,000



*For further information or inspection,
please contact Exclusive Agents:*

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.

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THE BRONX BROOKLYN MANHATTAN NASSAU QUEENS STATEN ISLAND WESTCHESTER

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Revenue:

Unit	Tenant Status	Type	Lease Expiration	Sq. ft.	P.P.S.F. ⁽¹⁾	Monthly Rent	Annual Tax Pass-Thru	Annual Revenue
Bsmt.	Comm.	Medical	3/14/09	1,100	-	-	-	-
1st Floor	Comm.	Medical	3/14/09	1,100	\$29.45	\$5,400 ⁽²⁾	\$5,031 ⁽³⁾	\$64,800
2 Front	RS	Residential	-	550	\$28.60	\$1,311	-	\$15,732
2 Rear	FM	Residential	7/29/10	550	\$41.45	\$1,900	-	\$22,800
3 Front	FM	Residential	Mo.-Mo.	550	\$44.73	\$2,050	-	\$24,600
3 Rear	RS	Residential	-	550	\$16.06	\$736	-	\$8,832
4 Front	FM	Residential	6/30/10	550	\$46.91	\$2,150	-	\$25,800
4 Rear	FM	Residential	7/31/10	550	\$40.36	\$1,850	-	\$22,200
5th Fl	FM	Residential	8/31/10	1,100	\$31.09	\$2,850	-	\$34,200
Total				6,600⁽⁴⁾	\$33.18	\$18,247		\$218,964

(1) P.P.S.F. = Price Per Square Foot.

(2) Rent is set to increase to \$5,850 in March 2010, then increase to \$6,000 in March 2011. The lease expires March 14, 2012, but there is a 7 month cancellation clause for both the Tenant and Owner.

(3) Tenant pays pass-through for 20% of all real estate tax increases above the base year of 1996/1997(\$20,946).

(4) Gross Approximate Square Foot which includes English Basement.

Expenses:

Real Estate Taxes (09/10)	\$	46,102
Water/Sewer	\$	4,000
Insurance	\$	4,000
Fuel	\$	6,500
Electric (Common Areas)	\$	1,600
Repairs & Maintenance	\$	4,500
Super	\$	2,400
Management (4%)	\$	8,759
Total:	\$	77,860

Net Operating Income:

Gross Annual Income:	\$	218,964
Less Expenses:	\$	77,860
Net Operating Income:	\$	141,104

Reduced Asking Price: \$3,650,000

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