

Elevated Apartment Building For Sale

147 East 30th Street

New York, NY 10016

**MASSEY
KNAKAL**
Realty Services

Block / Lot:	886 / 38
Location:	North side of East 30 th Street between Lexington and Third Avenues.
Property Type:	(D9) Elevator Apt. Miscellaneous
Lot Dimensions:	26.67' x 98.75'
Lot Size:	2,634 SF (Approx)
Building Dimensions:	26.67' x 89' (Approx.)
Stories:	Five (5) Plus Basement
Units:	Twenty (20)
Building Square Footage:	10,070 (Approx.)
Zoning/ F.A.R.:	R8B / 4.00
Air-Rights:	466 SF (Approx.)
Assessment (09/10):	\$567,000
R.E. Taxes (09/10):	\$77,588
Year Built:	1920 (Circa); 1967 Altered



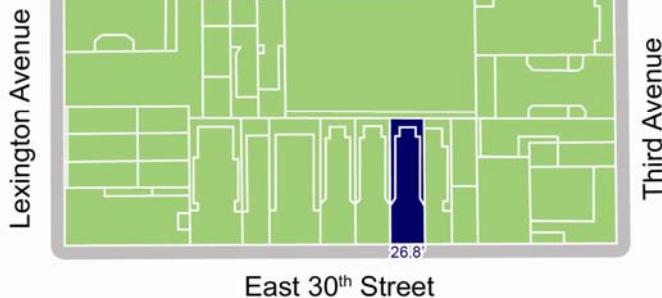
Property Description:

147 East 30th Street is a 5 story, approximately 10,070 square foot, elevated apartment building located on the north side of East 30th Street between Lexington and Third Avenues. The building consists of twenty (20) residential units of which ten (10) are rent stabilized, nine (9) are free market and one (1) is occupied by the superintendent. The building has four apartments per floor and is comprised of five (5) studio apartments, ten (10) one bedroom apartments and five (5) two bedroom apartments.

Reduced Asking Price:

\$5,250,000

East 31st Street



Economic Snapshot

Gross Free Market Income	\$ 186,400
Gross Rent Regulated Income:	\$ 155,600
Total Annual Income:	\$ 342,000
Real Estate Taxes: (09/10)	\$ 77,588
Operating Expenses: (Projected)	\$ 56,280
Total Expenses:	\$ 133,868
Net Operating Income:	\$ 208,132

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

Robert A. Knakal
Chairman
rknakal@masseyknakal.com
212-696-2500 x7777

John F. Ciraulo
Vice Chairman
jciraulo@masseyknakal.com
212-696-2500 x7700

Jonathan Hageman
Sales Team Manager
jhageman@masseyknakal.com
212-696-2500 x7773

Michael A. Azarian
Associate Director of Sales
mazarian@masseyknakal.com
212-696-2500 x7721

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.

275 Madison Avenue • Third Floor • New York, NY 10016 • 212.696.2500 • Fax 212.696.0333

www.masseyknakal.com

THE BRONX BROOKLYN MANHATTAN NASSAU QUEENS STATEN ISLAND WESTCHESTER

Elevated Apartment Building For Sale

147 East 30th Street

New York, NY 10016



Actual / Projected Revenue:

Unit	Type	Status	Lease Exp.	Monthly Rent	Annual Rent
1A	1 BR	TE	SUPER	\$2,000.00	\$24,000
1B	STD	FM	3/31/10	\$1,468.00	\$17,616
1C	1 BR	RS	4/30/10	\$1,318.23	\$15,819
1D	2 BR	FM	6/30/10	\$2,000.00	\$24,000
2A	1 BR	FM	7/31/10	\$1,450.00	\$17,400
2B	STD	FM	11/30/10	\$1,265.00	\$15,180
2C	1 BR	RS	11/30/11	\$1,400.00	\$16,800
2D	2 BR	RS	3/31/10	\$1,525.00	\$18,300
3A	1 BR	FM	8/31/10	\$1,450.00	\$17,400
3B	STD	FM	6/30/10	\$1,468.00	\$17,616
3C	1 BR	RS	2/28/10	\$1,427.86	\$17,134
3D	2 BR	RS	5/31/10	\$1,750.00	\$21,000
4A	1 BR	FM	8/31/10	\$1,600.00	\$19,200
4B	STD	RS	11/30/11	\$964.35	\$11,572
4C	1 BR	RS	1/31/10	\$1,316.64	\$15,800
4D	2 BR	FM	3/31/10	\$2,096.00	\$25,152
5A	1 BR	FM	6/30/10	\$736.33	\$8,836
5B	STD	RS	8/31/09	\$1,295.11	\$15,541
5C	1 BR	RS	10/31/09	\$1,002.73	\$12,033
5D	2 BR	RS	7/31/11	\$966.72	\$11,601
Total Income:				\$28,499.97	\$342,000

 Units NOT included as actual rents, but rather projected due to free market status, leases having expired or Super's apartment.

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