



18 & 20 West 33rd Street

Empire State Office Condominium Opportunity

20 | **W 33RD STREET** **NYC**
OFFICE CONDOMINIUMS



Rendering

The office condominiums at 18 & 20 West 33rd Street are located on the upper levels of two newly renovated buildings on 33rd Street between Fifth Avenue and Broadway in the heart of Midtown Manhattan. These first-class office condominiums offer businesses the rare opportunity to reap the long-term benefits of real estate ownership. Alternatively, this is a chance for investors to capitalize on some units with in-place income in one of the best office markets in the world. The offering includes 15 office condominiums which can be sold individually or combined.

Address:	18-28 West 33rd Street, New York, NY 10001
Location:	Between Fifth Avenue and Broadway in the Penn Plaza/Herald Square Submarkets
Zoning:	C6-4
Building Size:	20 West 33 rd : 176,746 RSF 18 West 33 rd : 18,234 RSF
Floor Size:	20 West 33 rd : 14,000 RSF 18 West 33 rd : 2,811 RSF
Ceiling Heights:	Approximately 11'8"
Transportation:	Steps to Penn Station, Herald Square, Port Authority, Grand Central Terminal, PATH and 16 subway lines



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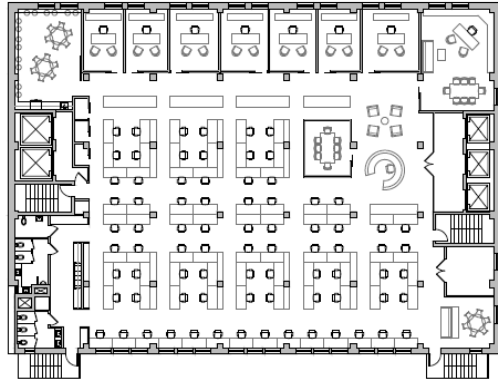
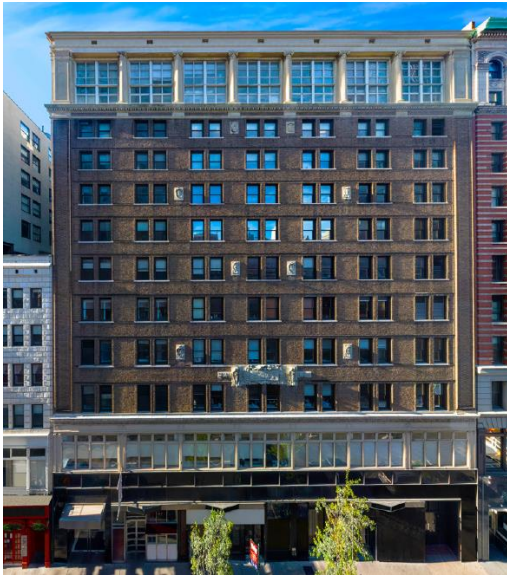
Ryan Carlson
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The complete offering terms are in an Offering Plan available from Sponsor. File No. CD16-0129. Sponsor: 20 West 33rd Street Property Owner, LLC, c/o 60 Guilders, LLC, 370 7th Avenue, Suite 1400, New York, New York 10001. Property Address: 18 & 20-28 West 33rd Street, New York, New York 10001. Finishes, interior decorations, furniture, partitions and other items depicted in any photo, artist's rendering and/or layout shown hereon are for artistic representation purposes only and are not necessarily indicative of what is specified in the Offering Plan. Only those items which are described in the Offering Plan as being included in the Unit are included in the sale of the Unit. Further, the layout shown hereon represents an approximation of the layout of a typical Unit, the actual layout of a particular Unit may vary and/or may have been altered by tenants thereof or others, and no representation is made as to the accuracy the layout. Units are being offered in their "as is" condition as of the date of the closing thereof. All renderings of views and exposure to light are for representational purposes only and subject to variances. Actual views and exposures to light for a particular Unit may vary depending upon the floor on which such Unit is located and the direction in which such Unit faces. Ceiling height calculations provided herein are only approximations and may not be relied upon by any prospective or actual purchaser of a Unit. Portions of the Units may have dropped ceilings, and ceiling heights of those spaces may be smaller than the overall ceiling heights provided herein. Each Unit shall be inspected by the prospective or actual purchaser thereof prior to purchase and again prior to closing to determine its actual layout and physical condition. Sponsor makes no representation regarding the accuracy of the existing lease terms set forth herein, whether a particular existing lease will be in effect at the time a purchaser closes on a unit, or with respect to a purchaser's potential return on investment with respect to any particular Unit. The figures provided herein are for illustration purposes only and should not be relied upon except to the extent set forth in the Offering Plan. Sponsor makes no representations or warranties with respect to the Units, except as may be set forth in the Offering Plan.



20 West 33rd Street

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18 West 33 rd Street									
Unit	Tenant	Approx. SF	Lease Exp.	Rent \$/SF	Annual Rent	Proj. Common Charges 2018	Proj. RE Taxes 2018	NOI ⁽¹⁾	Sales Price ⁽²⁾
1802	Sky Realty Management	2,811				Under Contract			
1803	Zoe International, Inc.	2,811	Feb-19	\$34.48	\$96,924	\$16,240	\$21,906	\$58,778	\$2,670,411
1804	Vacant	2,811				Under Contract			
1805	Armouth Intl.	2,811	May-20	\$35.54	\$99,900	\$16,240	\$21,906	\$61,754	\$2,670,411
1806	Armouth Intl.	2,811	May-20	\$35.54	\$99,900	\$16,240	\$21,906	\$61,754	\$2,670,411

20 West 33 rd Street									
Unit	Tenant	Approx. SF	Lease Exp.	Rent \$/SF	Annual Rent	Common Charges	RE Taxes	NOI ⁽¹⁾	Sales Price ⁽²⁾
2002	Empire Enterprise Holdings	13,998	Dec-19	\$30.51	\$427,140	\$80,869	\$109,085	\$237,186	\$12,947,719
2003-1	Empire Enterprises Holdings	9,798	Dec-19	\$30.51	\$298,980	\$57,541	\$77,617	\$163,822	\$9,102,000
2003-2	NES Jewelry	4,200	Aug-18	\$37.41	\$157,115	\$23,328	\$31,468	\$102,319	\$3,846,150
2004	Vacant	13,947	N/A	N/A	N/A	\$80,575	\$108,689	N/A	\$12,900,709
2005	Best Brands	13,998	Dec-23	\$29.87	\$418,649	\$80,869	\$109,085	\$228,695	\$12,947,719
2006	NES Jewelry	13,966	Aug-18	\$37.41	\$522,438	\$80,687	\$108,841	\$332,910	\$13,267,856
2007	Vacant	13,998	N/A	N/A	N/A	\$80,869	\$109,085	N/A	\$13,297,658
2008	Vacant	13,966	N/A	N/A	N/A	\$80,687	\$108,841	N/A	\$13,267,856
2009	MIM Group	13,998	Nov-19	\$29.23	\$409,200	\$80,869	\$109,085	\$219,246	\$13,647,586
2010	Stretch-O-Rama	13,966	Dec-17	\$27.73	\$387,264	\$80,687	\$108,841	\$197,736	\$13,617,010
2011	Q4 Designs	13,966	Jul-24	\$34.62	\$484,063	\$80,687	\$108,841	\$294,535	\$14,664,473
2012/2013	Q4 Designs	20,014	Jul-24	\$34.62	\$692,200	\$115,629	\$155,974	\$420,597	\$21,014,959

(1) Does not include utilities, management, repairs, and other ancillary costs

(2) As per Schedule A, Buyer to pay transfer taxes

Condominium Offering Plan: <http://bit.ly/2wWJ0mH>

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