

# Outstanding Investment Building For Sale 217 East Houston Street



## 217 E. Houston Street

Location:	South side of E. Houston, between Ludlow and Essex		
Block/Lot:	412/58		
Stories:	5		
Gross SF:	9,600 SF (30'x 86' GF, 30' x 56' Floors 2-5)		
Lot Area:	30' x 100' (Approximately)		
Footprint:	3,000 SF (Approximately)		
Existing SF:	9,600 SF, (Air Rights Intact)		
Zoning (New):	C6-2A, Commercial FAR: 6.0, Residential FAR:5.4, 7.2 w/ inclusionary housing, Comm. Facility FAR: 6.5		
Max. Floor Area:	Commercial:	18,000 BSF	
	Residential (w/ Inclusionary):	21,600 BSF	
	Residential (w/out Inclusionary):	16,200 BSF	
	Community Facility:	19,500 BSF	
Assessment:	\$151,058 x 13.053% (2008/2009)		
Taxes (08/09):	\$19,717.60		

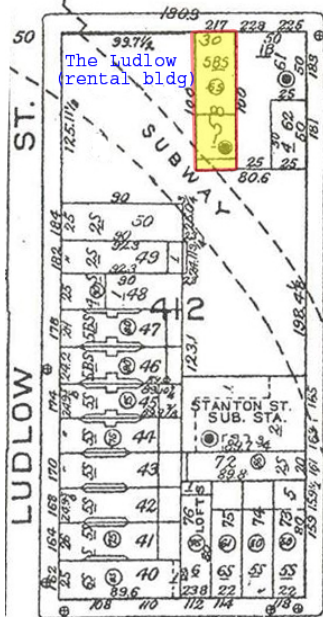
## Description

217 East Houston Street is a 5 story walk-up mixed-use building with 6 stabilized, 2 free market apartments, 1 ground floor commercial space and 1 billboard. Building dimensions are 30' x 85' on the ground floor, and 30' x 56' on the upper floors. It is approximately 9,600 SF above grade. The zoning classification is C6-2A with a total Buildable Square Footage of approximately 18,000 SF for Commercial use, 21,000 for Residential use (with Inclusionary Housing), and 16,200 SF for Residential use (w/out Inclusionary). With the world famous Mercury Lounge as the anchor tenant, this is a stable income producing property perfect for any investor. Tenant also pays one third of the property tax increases from base year 2008/2009. Annually, actual gross rents are approximately \$415,000 per year with an actual net operating income of \$350,000.

E. Houston

Ludlow Street

Essex Street



Stanton Street

**Asking Price: ~~\$6,500,000~~ \$5,800,000**

**Asking Cap Rate: 6% Bid Deadline May 1st**

For additional information, 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 NEW JERSEY QUEENS STATEN ISLAND WESTCHESTER

# 217 East Houston Street Revenue and Expenses 1/15/09



Apt.#	Type	LXP	Actual	
			Monthly Rent	Annual Rent
2E	Rent Stabilized		\$ 2,009.00	\$ 24,108.00
2W	Rent Stabilized		\$ 1,210.00	\$ 14,520.00
3E	Rent Stabilized		\$ 1,928.48	\$ 23,141.76
3W	Rent Stabilized		\$ 663.13	\$ 7,957.56
4E	Rent Stabilized		\$ 1,693.46	\$ 20,321.52
4W	Free Market		\$ 2,000.00	\$ 24,000.00
5E	Rent Stabilized		\$ 1,791.92	\$ 21,503.04
5W	Free Market		\$ 2,400.00	\$ 28,800.00
East Wall	Billboard	12/31/2010	\$ 850.00	\$ 10,200.00
Ground FL	Mercury Lounge*	12/31/2018	\$ 20,000.00	\$ 240,000.00
Basement	Mercury Lounge*	12/31/2018	\$ -	\$ -
<b>Totals:</b>			<b>\$ 34,545.99</b>	<b>\$ 414,551.88</b>

\*Ground floor tenant's lease expires in 2018 with 3.5% annual rent increase and 5-year option to renew at fair market value.

Tenant also pays approx. 1/3 of annual RE tax increases from base year 2008/2009.

#### EXPENSES: (ESTIMATED)

Real Estate Taxes	\$19,717.60	\$19,717.60
Water/Sewer	\$0.50	\$ 4,800.00
Insurance	\$1.00	\$ 9,600.00
Gas and Electric	\$1.50	\$ 14,400.00
Capital Reserves		\$ -
Cleaning and Maintenance	\$300 per month	\$ 3,600.00
Repairs	\$400 per unit	\$ 3,200.00
Management	3.00%	\$ 12,436.54
<b>Total:</b>		<b>\$ 67,754.14</b>
<b>Gross Annual Income:</b>		<b>\$ 414,551</b>
<b>Less Expenses:</b>		<b>\$ 67,754</b>
<b>Net Operating Income:</b>		<b>\$ 346,797</b>

**Asking Price: ~~\$6,500,000~~ \$5,800,000**

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