

ESTATE SALE
Excellent User / Investment Opportunity
91 Avenue D, NYC for Sale
High Traffic Location, Corner Property



Property Indicators

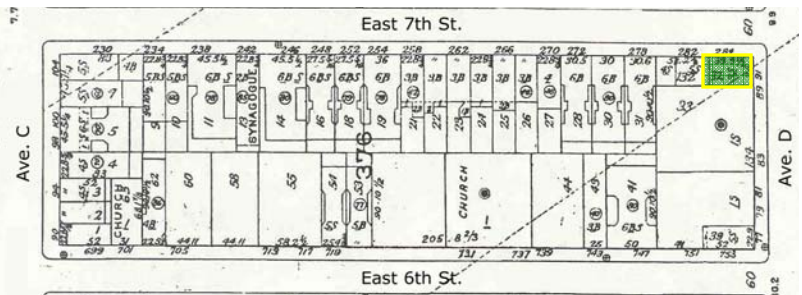
Location: Southwest corner of Ave D and 7th Street
Block/Lot: 376/32
Lot Area: 25' x 39.75' (approx.)
Footprint: 1,000 SF (approx.)
Building Area: 25' x 39.75'
Building SF: 2,982
Zoning: R8-A
FAR: 5.4 base up to 7.2 w/ inclusionary
Max Buildable: 5,400BSF, up to 7,200BSF
Air Rights: 2,418 SF (based on a 5.4 FAR)
(09/10) Assess/ Taxes: \$21,660/ \$3,636

Description

ESTATE SALE: 91 Avenue D is a 3 story mixed-use corner building. There is one store and two residential units. The 2 apartments are currently vacant while the lease on the ground floor expires in June of 2011. The store is currently paying well below market rent. It is perfect for a user looking for a space to run their business and expand in the future.

This is a tremendous opportunity to buy an investment property with future development potential on a prime corner in the East Village. It is located in one of the most densely populated areas in Manhattan and benefits from the heavy pedestrian traffic.

Asking Price: \$1,400,000



For Additional Information 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

Revenue and Expenses
91 Avenue D, NYC
As of 10/13/2009



Unit	S.F.	Status	Lease Exp	Projected Rent
Apt 2	994	Res.	n/a	\$2,400
Apt 3	994	Res.	n/a	\$2,400
Retail	994	Com.	Jun-11	\$2,600
Gross Monthly Revenue				\$7,400
Gross Annual Revenue				\$88,800

REVENUE:

Gross Monthly Income	\$	7,400
Gross Annual Income	\$	88,800

EXPENSES: (ESTIMATED)

R.E. Taxes 2009/2010		\$	3,636
Fuel	\$1.50	\$	4,473
Electricity	0.25	\$	746
Water/Sewer	0.5	\$	1,491
Insurance	1.25	\$	3,728
Repairs	550	\$	1,650
TOTAL		\$	15,723

Gross Annual Income:	\$	88,800
Less Expenses:	\$	15,723
Net Operating Income:	\$	73,077

Asking Price: \$1,400,000

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