



AGENT: Barbara Wilson, Lic. Assoc. R.E. Broker, Halstead Property, (212) 381-3257

DATE: 03/04/2015

EXCLUSIVE
163 EAST 62ND STREET

LOT SIZE: 16.00 x 99.80

BUILDING SIZE: 16.00 x 51.00

BLOCK/LOT: 1397 / 29

SALES PRICE: \$6,880,000.00

EXCLUSIVE OF: Halstead Property, LLC

DESCRIPTION: Located on a tree lined block in a prime location on the Upper East Side this 4 story multi family limestone townhouse ca be easily converted to a single family house. Presently configured as 4 studio apartments (one with a glass enclosed atrium) and a 2 bedroom duplex with a beautifully landscaped garden & wood burning fireplace. All units are fair market rentals making it an ideal investment opportunity. Maximum FAR 4 currently built at 2.23.

LAYOUT: Garden: 2 bedroom duplex with landscaped garden, newly renovated kitchen separate dining room, central air.

Third: 2 Studio apartment one with a glass enclosed solarium over extension, thru wall A/C

Fourth 2 Studio Apartment, thru wall A/C

GROSS INCOME: **\$228,600.00**

<u>EXPENSES:</u>	
Real Estate Taxes	\$58,675.00
Water & Sewer	\$1,436.00
Heat	\$6,714.00
Electric	\$493.00
Insurance	\$4,500.00
Superintendent	\$3,300.00
Other	\$6,900.00

All information is from sources deemed reliable but is subject to errors, omissions, changes in price, prior sales or withdrawal without notice. No representation is made as to the accuracy of any description. All measurements and square footages are approximate and all information should be confirmed by customer. All rights to content, photographs and graphics reserved to Halstead. Customer should consult with its counsel regarding all closing costs, including without limitation the New York State 1% tax paid by buyers on residential properties over \$1 million.

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<u>TOTAL EXPENSES:</u>	\$82,018.00
<u>NET INCOME:</u>	\$146,582.00

ASSESSMENT: **\$0.00**

SALES PRICE: **\$6,880,000.00**

RENT ROLL

<u>Apartment</u>	<u>Apartment Type</u>	<u>Rooms</u>	<u>Baths</u>	<u>Lease Type</u>	<u>Lease Exp.</u>	<u>Rent/Month</u>
1AB		4.0	2.0	OTHER	9/1/15	\$10,500.00
3C		2.0	1.0	OTHER	3/31/15	\$1,950.00
3D		2.0	1.0	OTHER	5/31/15	\$2,600.00
4E		2.0	1.0	OTHER	9/30/15	\$1,975.00
4F		2.0	1.0	OTHER	6/30/15	\$2,025.00

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