

343 EAST 21st STREET, NY, NY, 10010

Block: 927

Lot: 124

Description:

4 storey building plus cellar. Lot: 28' x 24', Built: 28' x 24'. Lots of Upside potential by renovating true 3BRs with high end finishes. Tenants pay for their own heat and billed directly. Total building square footage is approx. 3200sqft plus cellar. All bedrooms have windows and closets and fit queen beds comfortably.

343 East 21st Street Income/Expense

Rental Income					
Unit	Lease Exp	Approx. SF	Current Rent/SF	Actual Rent	Proforma
Basement	Vacant	675	-	-	
Barber Shop	06/01/21	300	112	\$2,800	\$2,800
Laundry Dropoff **	10/01/22	300	112	\$2,800	\$2,800
Apt 2 - 3BR/1Bath	07/31/15	675	75	\$4,200	\$5,500
Apt 3 - 3BR/1Bath	08/31/15	675	75	\$4,200	\$5,500
Apt 4 - 3BR/1Bath	06/31/15	675	75	\$4,200	\$5,500
Total Monthly Income:				\$18,200	\$25,600
Gross Annual Income:				\$218,400	\$307,200

Expenses:	
Real Estate Taxes (13/13)	\$31,157
Insurance	\$2,000
Gas/Electric (Common Areas/HW)	\$1,000
Management (\$4000 flat)	\$4,000
Repairs (building is fully renovated)	\$500
Water & Sewer Charges	\$800
Cleaning/Supplies	\$600
Total/year:	\$40,057

Gross Annual Income:	\$218,400	
Less Expenses:	\$40,057	Cap Rate:
Actual Annual Net Operating Income:	\$178,343	3.92%

Proforma NOI:	\$267,143	5.87%
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Asking Price: \$4,550,000.00