

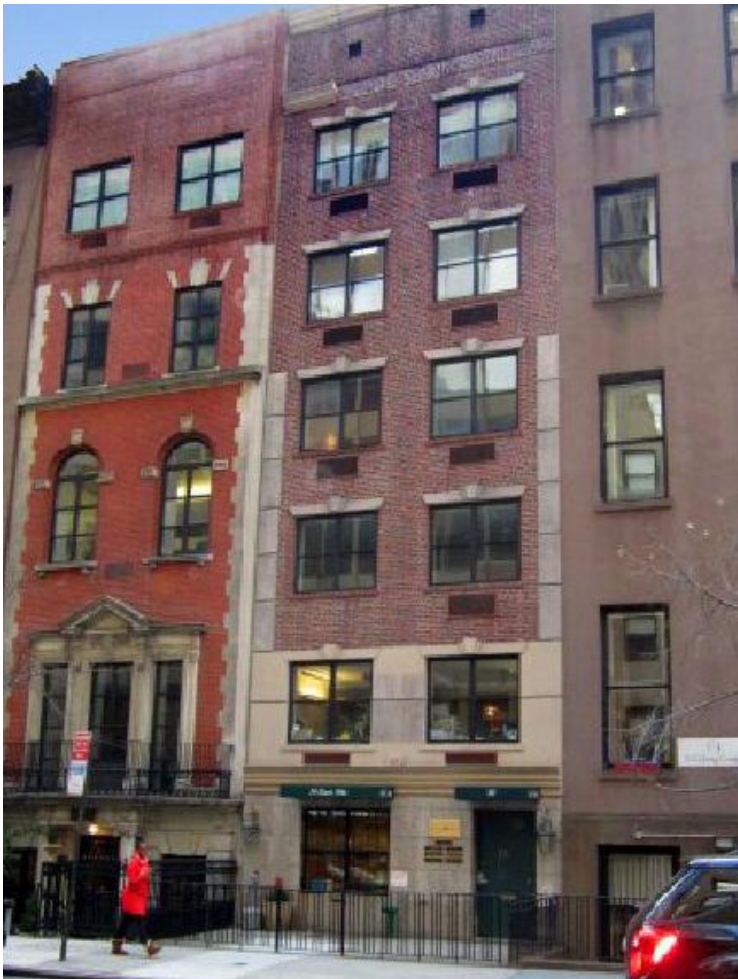
30 EAST 39TH STREET NEW YORK, NY 10016

Office Building

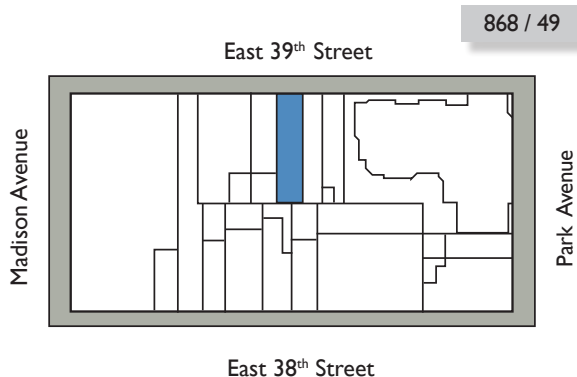


**CUSHMAN &
WAKEFIELD®**

FOR SALE



TAX MAP



BUILDING FEATURES

Location:	Between Madison and Park Avenues
Block / Lot:	868 / 49
Lot Size:	20' x 98.75' Approximately
Lot Area:	1,975 SF Approximately
Stories:	6 Plus Cellar
Building Size:	20' x 78' (w/ 10' x 10' extension)
Gross SF:	9,960 Approximately
Zoning:	R8B
FAR:	4.0
Air Rights:	None
Total Buildable SF:	7,900 Approximately
Historic District:	None
Year Built:	1908
Assessment (15/16):	\$ 988,080
Taxes (15/16):	\$ 105,566

(All square footages should be independently verified)

PROPERTY DESCRIPTION

A 20' wide, 6-story, approximately 9,960 square foot above grade, elevated commercial building, located in Murray Hill. Originally built in 1908, the building was completely rebuilt in 1953 and renovated again in 1998. At the front of each floor the building has either one or two private offices which are mostly hardwood flooring. Stairways are metal pan with concrete-filled treads and the landings are covered with vinyl tiles or rubber treads. The entire building is sprinklered, and is heated by baseboard radiators. All the windows have been replaced with double-glazed sash in anodized aluminum frames. The central air conditioning unit is located on the roof. The building's heat is supplied from a Weil McLain sectional boiler fired by a Carlin burner using #2 oil. Two 275-gallon oil storage tanks are joined with siamese couplings nearby in the cellar boiler room. Each floor also has several heat pumps for additional heating or cooling. Hot water for lavatories is furnished from a 40-gallon Lochinvar gas-fired water heating unit. The building is completely renovated as a commercial office building with a commercial certificate of occupancy that has to be renewed every 10 years. The ground floor can be delivered vacant.

REDUCED ASKING PRICE

\$9,350,000

FOR MORE INFORMATION, PLEASE CONTACT:

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CUSHMAN & WAKEFIELD

275 Madison Avenue 3rd Floor
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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. 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.

30 East 39th Street

Office Building for Sale

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REVENUE

Unit	Status	Type	Lease Exp.	Gross Sq. ft.	Actual P.P.S.F.	(1) Actual Monthly Rent	Expense Pass Throughs	Actual Annual Rent
1	Owner	Office	NA	1,660	\$46.99	(2) \$6,500	\$0	\$78,000
2	Occupied	Office	4/30/2016	1,660	\$39.76	(3) \$5,500	\$0	\$66,000
3	Occupied	Office	1/31/2015	1,660	\$51.50	\$7,124	\$0	\$85,490
4	Occupied	Office	2/2/2017	1,660	\$47.00	\$6,017	\$5,810	\$78,020
5	Occupied	Office	12/31/2016	1,660	\$48.40	\$6,695	\$0	\$80,340
6	Occupied	Office	12/31/2016	1,660	\$50.60	\$7,000	\$0	\$84,000
Total				9,960	\$47.37	\$38,836		\$471,850

(1) P.P.S.F. - Price Per Square Foot

(2) Ground Floor unit is Owner Occupied and has been projected at market rate

(3) Rent for the Second Floor increases to \$6,500 per mth on April 30th, 2016

EXPENSES:

Real Estate Tax	(2015/2016)	\$105,566
Water/Sewer	(Projected)	\$3,486
Insurance	(Projected)	\$9,960
Fuel	(Projected)	\$15,936
Electric	(Projected)	\$10,000
Repairs & Maintenance	(Projected)	\$9,960
Super	(\$400 / Mo.)	\$4,800
Management	(3% of Gross Income)	\$13,945
Miscellaneous	(2% of Gross Income)	\$9,297
Total:		\$182,950

INCOME / EXPENSE SUMMARY

Gross Annual Income:	\$471,850
Less Expenses:	\$182,950
Net Operating Income:	\$288,900

*Net Operating Income through April 30th, 2015

Gross Annual Income:	\$483,850
Less Expenses:	\$182,950
Net Operating Income:	\$300,900

*Net Operating Income from April 30th, 2015 through April 30th, 2016

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