

# corcoran

corcoran group real estate



**615 E 6 St** New York, NY 10009  
**Multi-Family 9 Unit Rental** Block & Lot: 1389-44  
 Betw. Ave B and Avenue C  
 Lot Dimensions: 25' x 90.83  
 Building Dimensions: 25' x 62' Stories: 5  
 Gross Square Footage: 7,860 Zoning: R8B  
 Annual Income: \$357,858  
 Annual Expenses: \$47,200  
 \*NOI: \$310,658

**534 E 6 St** New York, NY 10009  
**Multi Family 9 Unit Rental** Block & Lot: 004010027  
 Betw. Ave A and Ave B  
 Lot Dimensions: 22.25 x 97.17  
 Building Dimensions: 22.25 x 54' Stories: 5  
 Gross Square Footage: 5,876 Zoning: R7B  
 Annual Income: \$274,200  
 Annual Expenses: \$45,000  
 \*NOI: \$229,200



## FOR SALE: PACKAGE DEAL ASKING PRICE

**\$14,000,000**

615 and 534 East 6th Street, are two brick façade buildings, located on a quiet tree lined street, steps away from Tompkins Square Park and all the charming, unique shops and nightlife the East Village has to offer. Both buildings are 5 story walk ups, nine apartments in each building, fully occupied with 17 free market rentals and 1 rent stabilized in total. They both have Ground Floor 2 bedroom apartments with private outdoor spaces and their own entrances. The Ground floor at 534 was previously used as a commercial space, and it can be returned as such. In addition, 534 E 6<sup>th</sup> St has 8 one bedroom apartments, and 615 E 6th St has 8 two bedroom apartments.

**COMBINED NET OPERATING INCOME (NOI): \$539,858**

**Sold as a package deal. Great opportunity!**

**SHOWN BY APPOINTMENT ONLY.**

**Marisa Dichne**

*Licensed RE Sales Agent*

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**Vanna Petry**

*Licensed RE Sales Agent*

(mobile) 917.861.0352 | vanna.petry@corcoran.com

### INCOME

615 E 6 St		534 E 6 St	
Ground	\$5,500	Ground	\$6,000
#2A	\$3,500	#1	\$2,400
#2B	\$3,450	#2	super
#3A	\$3,300	#3	\$2,400
#3B	\$3,300	#4	\$2,200
#4A	\$3,600	#5	\$2,050
#4B	\$3,300	#6	\$2,600
#5	\$2,600	#7	\$2,400
#6	\$1,171.50	#8	\$2,350

### EXPENSES

615 E 6 St		534 E 6 St	
RE Taxes	\$11,000		\$5,800
Insurance	\$6,000		\$5,200
Electric/Gas	\$4,800		\$3,600
Water/Sewer	\$8,600		\$13,600
Maintenance	\$6,000		\$6,000
Exterminator	\$800		\$800
Super	\$10,000		\$10,000

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**615 E 6 St and 534 E 6 St  
New York, NY 10009**

**Apartment Buildings**

**FOR SALE**



**BUILDINGS FEATURES**

**ADDRESS: 615 East 6<sup>th</sup> Street**

**Location:** The subject property is located on the north side of 6<sup>th</sup> Street, between Avenue B and Avenue C

**Block /Lot:** 00389-0053

**Lot Dimensions:** 25' x 90.83

**Building Dimensions:** 25' x 62'

**Stories:** 5

**Gross Square Footage:** 7,860

**Units:** 9

**Lot Square Footage:** 2,271

**Zoning:** R8B

**FAR:** 4

**FAR as built:** 3.46

**Maximum usable floor area:** 9,084

**Usable Floor Area:** 7,858

**Assessment (15/16):** \$93,133

**Taxes (15/16):** \$11,972.25



**ADDRESS: 534 East 6<sup>th</sup> Street**

**Location:** The subject property is located on the south side of 6<sup>th</sup> Street, between Avenue A and Avenue B

**Block /Lot:** 00401-0027

**Lot Dimensions:** 22.25ft x 97.17ft

**Building Dimensions:** 22.25 x 54'

**Stories:** 5

**Gross Square Footage:** 5,876

**Units:** 9

**Lot Square Footage:** 1,896

**Zoning:** R7B

**FAR:** 3

**FAR as built:** 3.1

**Maximum usable floor area:** 5,688

**Usable Floor Area:** 5,878

**Assessment (15/16):** \$48,562

**Taxes (15/16):** \$6,242.65

**PROPERTY DESCRIPTION**

615 and 534 East 6<sup>th</sup> Street, are two brick facade buildings, located on a quiet tree lined street, steps away from Tomkins Square Park and all the charming, unique shops and nightlife the East Village has to offer.

Both buildings are 5 story walk-ups, nine apartments in each building, fully occupied with market rent tenants and one rent stabilized unit.

They both have Ground floor 2 bedroom apartments with gardens and their own entrances. 534 E. 6<sup>th</sup> St. Ground Floor was previously in use as a commercial space, and it can be returned as such.

In addition, 534 E 6<sup>th</sup> St has 8 one bedroom apartments, and 615 E. 6<sup>th</sup> St has 8 two bedroom apartments.

Sold as a package deal.

**PACKAGE DEAL ASKING PRICE  
\$ 14,000,000**

**FOR MORE INFORMATION, PLEASE CONTACT:**

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Licensed Real Estate Agents

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**534 E 6 St**

**CURRENT INCOME**

Unit		Lease Expires
Ground	\$6,000	vacant
#1	\$2,400	7/31/2016
#2	super	
#3	\$2,400	9/1/2016
#4	\$2,200	7/31/2016
#5	\$2,050	1/31/2016
#6	\$2,600	7/31/2016
#7	\$2,400	11/30/2016
#8	\$2,350	10/31/2016

**CURRENT EXPENSES**

R.E. Taxes	\$5,800
Insurance	\$5,200
Electric/Gas	\$3,600
Water/Sewer	\$13,600
Maintenance	\$6,000
Exterminator	\$800
Super	\$10,000

**Annual Income** 534 E 6 St: \$274,200  
615 E 6 St: \$357,858

**Annual Expenses** 534 E 6 St: \$45,000  
615 E 6 St: \$47,200

**Annual Net Operating Income (NOI)** 534 E 6 St: \$ 229,200  
615 E 6 St: \$ 310,658  
**Combined NOI** \$539,858

**615 E 6 ST**

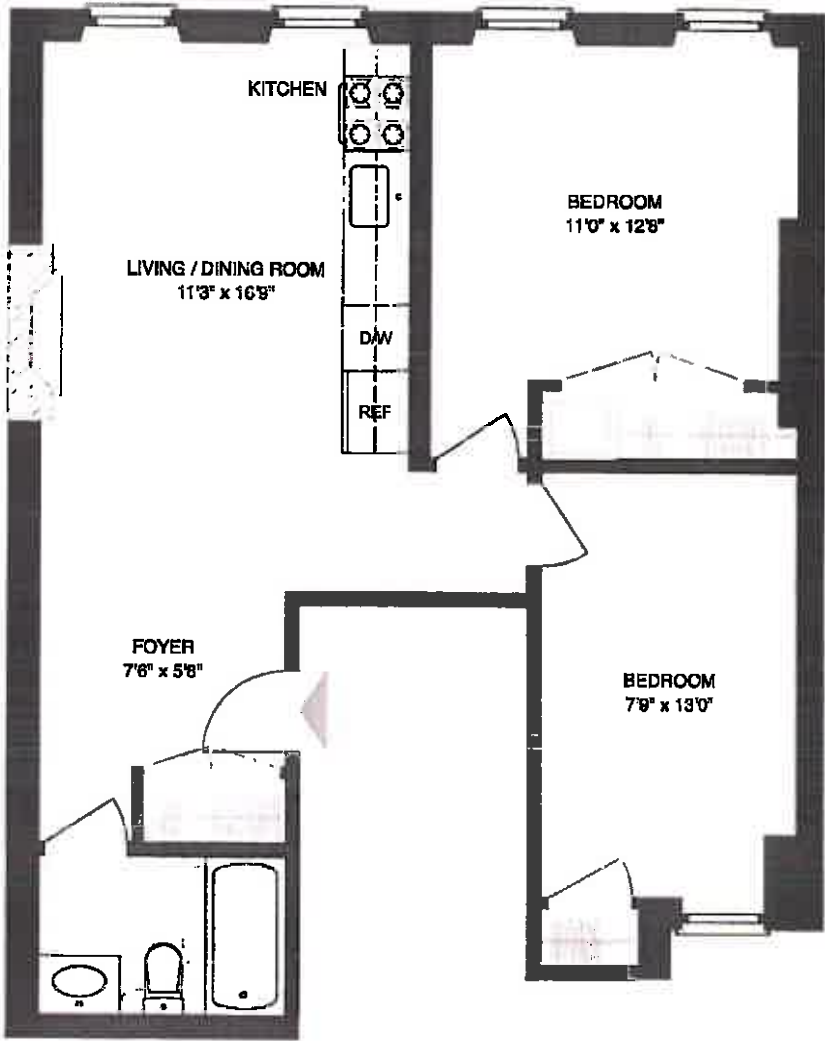
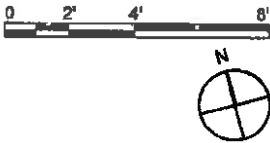
**CURRENT INCOME**

Unit		Lease Expires
Ground	\$5,500	7/31/2016
#2A	\$3,500	7/31/2016
#2B	\$3,450	7/31/2016
#3A	\$3,300	6/30/2016
#3B	\$3,300	8/31/2016
#4A	\$3,600	6/30/2016
#4B	\$3,300	vacant
#5	\$2,600	2/29/2016
#6	\$1,171.50	9/30/2016

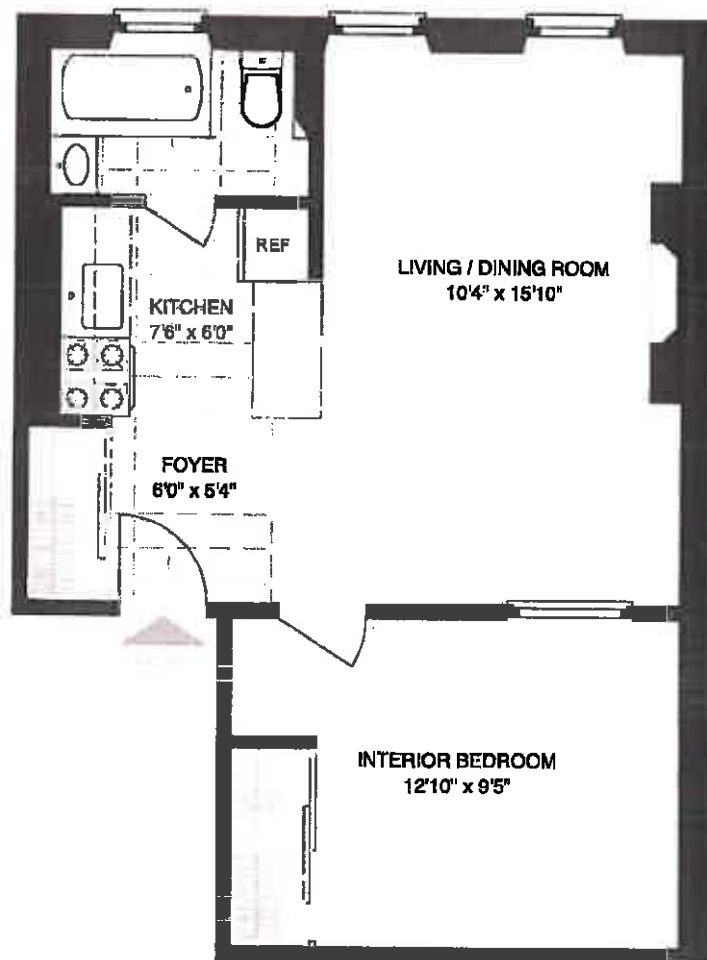
**CURRENT EXPENSES**

\$11,000
\$6,000
\$4,800
\$8,600
\$6,000
\$800
\$10,000

615 EAST 6TH STREET, APARTMENT 4B

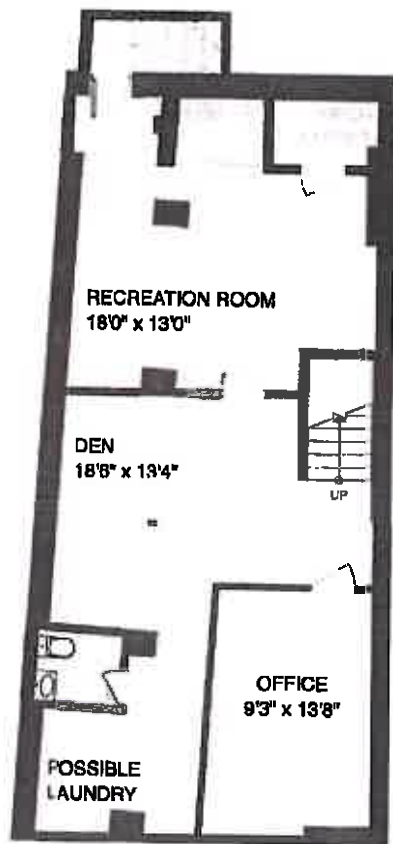


534 EAST 6TH STREET, APARTMENT 2

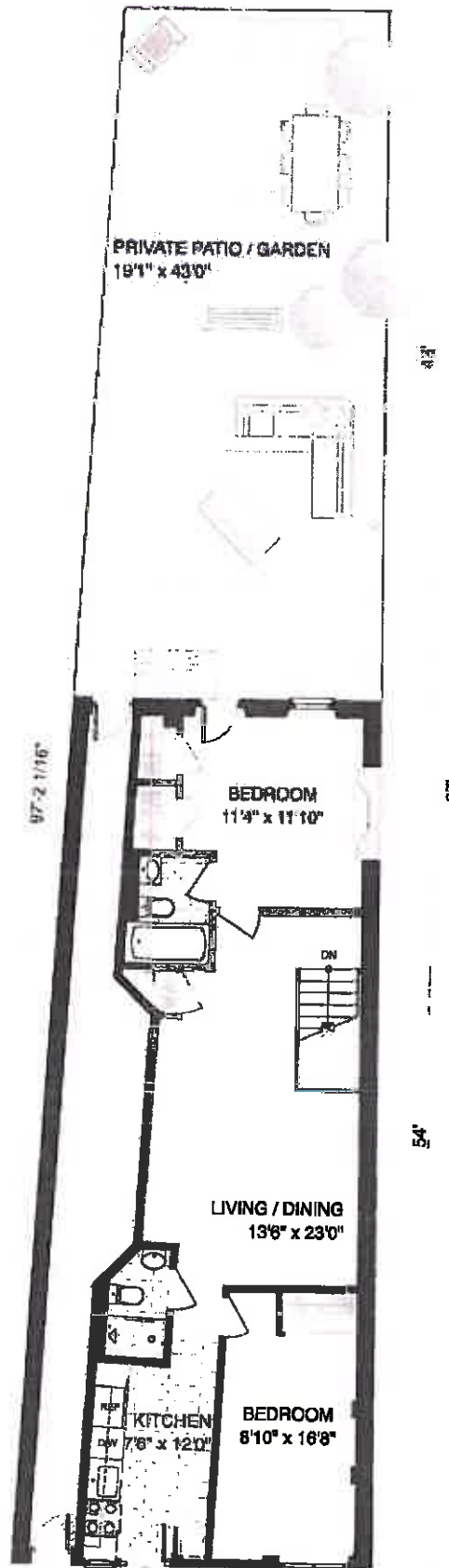


534 EAST 6TH STREET  
GARDEN APARTMENT

0 2' 4' 8'



< DUPLEX LOWER LEVEL >



< DUPLEX UPPER LEVEL >  
22'-3"