

		floors	width	lot	depth	sq ft	Condition	Use
Subject Property:	123 West 119th Street, New York, NY 10026	5	20	101	65	5,700	great	3 family

Listing Price: **\$4,275,000**

CURRENT MARKET SNAPSHOT

SOLD		Sold Price	Sold Date	Floors	Width	Lot	Bld Depth	Sq Ft	Condition	\$/sq ft	Use
202 Lenox Ave	w/ extension	\$3,780,000	3/8/2016	5	20	80	64	5,100	good	\$741	3 family
6 W 122 ST	w/deck, fireplace, elevator	\$4,000,000	8/5/2015	4	20	101	52	4,160	great	\$962	1 family
133 W 119 ST	w/ extension	\$3,300,000	1/12/2016	4	20	101	69	5,520	gut reno	\$598	SRO
135 W 120 ST	SRO to 2 fam	\$3,350,000	5/19/2015	4	20	101	65	5,200	gut reno	\$644	SRO
AVG:		\$3,607,500		4	20	96	63	4,995		\$736	

ON THE MARKET		Asking Price	DOM	Floors	Width	Lot	Bld Depth	Sq Ft	Condition	\$/sq ft	Use
58 W 120 ST		\$4,595,000	101	4.5	19	101	67	5,729	good	\$802	1 family
21 W 121 St	w/2 fireplaces & elev (in contract) renovated and restored.	\$4,695,000	295	5	21	100	56	5,880	v good	\$798	4 Family
154 W 120 ST	w/office space, garden & deck	\$4,795,000	122	4	17	101	67	4,556	great	\$1,052	3 family
AVG:		\$4,695,000	518		19	101	63	5,388		\$884	

PROJECTED SUBJECT PROPERTY INCOME AND EXPENSE DETAIL

INCOME DETAIL				EXPENSES DETAIL				
Unit	Market Rents	Monthly		Yearly		Yearly		
	sq ft	Low	High	Low	High			
Garden Triplex	2,280	\$7,500	\$7,900	\$90,000	\$94,800	RE Taxes	\$8,325	
Apartment #2	1,140	\$3,800	\$4,500	\$45,600	\$54,000	Insurance	\$7,000	
Penthouse Duplex	2,280	\$5,500	\$6,000	\$66,000	\$72,000	Water/Sewer	\$3,200	
	5,700					Repairs	\$1,600	
		Gross Income:	\$16,800	\$18,400	\$201,600	\$220,800	0% management	\$0
		Expenses:			(\$30,205)	(\$30,205)	5% vacancy	\$10,080
				NOI:	\$171,395	\$190,595	Total:	\$30,205

ESTIMATED MARKET PRICE DETAIL

X Rent Roll	Price		Cap Rate		Price per sq ft	
	Low	High	Low	High	Low	High
11	\$2,217,600	\$2,428,800	7.73%	7.85%	\$389	\$426
16	\$3,225,600	\$3,532,800	5.31%	5.40%	\$566	\$620
20	\$4,032,000	\$4,416,000	4.25%	4.32%	\$707	\$775

PROJECTED VALUE	\$/sq ft	Price	
Average	\$736	100%	\$4,196,300
Moderate	\$773	105%	\$4,406,115
Aggressive	\$810	110%	\$4,615,930

CAP **LOW** **HIGH**
4.01% 4.46%