

# United Victor Realty, LLC

**Looking** for Income Producing Real Estate Investments? Call today 917 251 3834

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**40 Units Manhattan Apartment  
With four (4) Stores Buildings**

UAM-UUA East 23rd St

## Financial Overview Annualized Operating Data

## Offering Data



INCOME	%	Current
Gross Potential Income		\$1,272,086.00
Actual Income		\$1,272,086.00
Vacancy (Actual)	0.00%	\$0.00
Potential Gross Income		\$1,272,086.00
Less: Expenses		\$168,302.00
Net Operating Income		\$1,103,784.00
Debt Service		\$819,000.00
Net Cash Flow After Debt Service		\$284,784.00
Total Return Cash on Cash	5.84%	\$284,784.00

OFFERING SUMMARY	%	Price
Price		\$16,250,000.00
Assumable Loan	70%	<b>\$11,375,000.00</b>
Seller hold second Mtg	30%	\$4,875,000.00
Loan Type		Posed New
Interest Rate/Amortization	6%	\$68,250.00
Units Commercial		4
Units Residential		40
Price Per Unit		\$369,318.18
Price Per SF		\$810.88
Year Built estimated		1900
Lot Size sf		4,820
Building SF (GLA)		20,040
Stories		6
Cap Rate Actual		6.79%
GIM		12.77
Ownership		Fee simple
Cap Rate Potential		6.79%

EXPENSES	Current
Real Estate Taxes	\$103,379.00
Retail pass through	<b>-\$3,619.00</b>
<b>J51 Tax Abatement exemption</b>	<b>-\$7,758.00</b>
Electricity (common Area Only)	\$4,000.00
<b>Fuel (Oil #6)</b>	\$42,000.00
Insurance	\$16,800.00
Payroll (Visiting Super)	\$8,500.00
Repair & Maintenance	\$5,000.00
Total Expenses	\$168,302.00
Expenses per Unit	\$3,825.05
Expenses per SF	\$8.40

## Description

**Two (2) six-story walk-up buildings with four (4) Stores. Total Apartments: 40 (7 apartments are duplexes) Most apartments have state-of-the-art upgrades.**

**Call for set-up**

**SELLER WILL HOLD SECOND MORTGAGE**

The information contain herein has either 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, building footage and uses must be independently verified, Vacancy factors use only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is depend 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**