

United Victor Realty, LLC

B''H

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

Email: Jack.elmann@gmail.com **Best way to contact**

- **GREAT INVESTMENT PROPERTY ACROSS FROM CENTRAL PARK!!!**
- **TWO MIXED USE BUILDINGS**
- **PRIME AREA FOR POSSIBLE HIGH PRICED CONVERSIONS**
- **UPPER WEST SIDE**
- **COLUMBUS AVENUE**

Two 5 ½ story mixed use walk-up apartment buildings with penthouse duplexes and full basements. The buildings contain 2 commercial units and 20 apartments total.

Buildings constructed in 1900's total GLA 19,260 sf.

- **Building 1: Four 5 Bedroom And Six 4 Bedroom Apts.**
- **Building 2: Four 5 Bedroom And Six 4 Bedroom Apts.**
- **Both building Lot size = 25' x 85'**

Gross Profit = \$686,728 Net Profit Est. = \$667,595



Both buildings have separate heat, hot water, and sewer in basement. 8 of the apartments have been fully renovated and buildings have new roof, chimney, furnace, windows, and water heater.

Priced to sell at \$8,700,000

Combined Income 2009: \$627kk approx Combined Expenses: \$125kk

Has J51 Tax Abatement approx 2 more year Combine RE Tax; \$46k Cap Rate 7% approx.

ABSOLUTELY NO INSPECTION WITHOUT AN APPOINTMET

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**

MTE & MEA COLUMBUS AVENUE RR & Exp

New York, NY EXPENSES:

Water & Sewer \$46,000
 Payroll \$12,000
 Fuel \$25,000
 Insurance \$13,500
 Utilities \$4,000
 Repairs & Misc Maintenance \$25,000
TOTAL EXP \$125,500
 RE Taxes EACH: \$22,706 (10) \$26,432 (11) approx
 J51 Tax abatement has 2 more years



2009 INCOME:

MTE Columbus

Unit	Tenant	Collected	Actual/Pref	DHCR	Lease Exp		Comments
B	Liam Hanley		\$4,200.00		8/12/2010		
1	Kirsten		\$2,200.00		10/1/2010		
2	Divanna		\$3,200.00	\$2,882.00	12/1/2011		
3	Jordan		\$2,150.00		12/1/2010		
4	Maria Mendoza		\$2,100.00	\$2,160.42	8/31/2010		SCRIE
5	VACANT		\$2,000.00				Projected
6	Carlos & Martha Ayala		\$2,512.00	\$2,512.67	12/31/2009		
7	Alison Lee / Jennifer Dare		\$2,425.00		6/30/2010		
8	Michelle Choy / Flora		\$3,715.00		5/31/2010		
9	Michael Andrews		\$2,150.00		11/1/2010		
10	Jim Ettore		\$ 655.00	\$2,334.30	12/14/2010		
	TOTAL MONTHLY		\$27,307.00				
	TOTAL ANNUALLY		\$327,684.00				

MEA Columbus

Unit	Tenant	Collected	Actual/Pref	DHCR	Lease Exp		Comments
ST1	Laundromat		\$6,830.00		12/31/2019		
B	Casey		\$2,100.00		9/30/2010		
1	Julie David		\$582.00	\$1,457.26	7/31/2009		
2	Michael Nunez		\$2,700.00	\$3,596.69	9/1/2010		
3	Cynthia Jenra		\$1,800.00		3/1/2011		SCRIE
4	Britney		\$2,300.00		3/1/2011		Projected
5	Richard Colon		\$635.00	\$1,591.33	12/31/2009		
6	Carozoa Palogwacia		\$1,076.00	\$2,260.87	3/31/2011		
7	Charles Sinoe		\$2,300.00		11/1/2010		
8	Janine Bryan		\$2,378.00	\$2,378.75	2/28/2010		
9	Rohit		\$ 2,300.00	\$2,627.72	11/1/2010		
	TOTAL MONTHLY		\$25,001.00				
	TOTAL ANNUALLY		\$300,012.00				

	Combined Annual Income		\$627,696.00				
	Expenses		-\$125,500.00				
	Combined NOI		\$502,186				