

322

East 90th



BUILDING INFORMATION



ADDRESS

322 East 90th Street, New York, NY 10128

LOCATION

South side of E 90th Street between First and Second Avenues

BLOCK / LOT

1552 / 38

LOT DIMENSIONS

25' x 100.71'

LOT SQUARE FOOTAGE

2,518

ZONING / FAR

R8B / 4.00

BUILDING DIMENSIONS

25' x 80'

STORIES

5 (Plus Basement)

GROSS SF

9,005 (Per DOF)

TOTAL BSF

10,071 (Subject to Verification)

HISTORIC DISTRICT

N/A

ADDITIONAL AIR RIGHTS

1,066

RESIDENTIAL UNITS

16

ASSESSMENT / PROJECTED TAXES

\$1,005,470 / \$125,070.44 - Tax Class 2

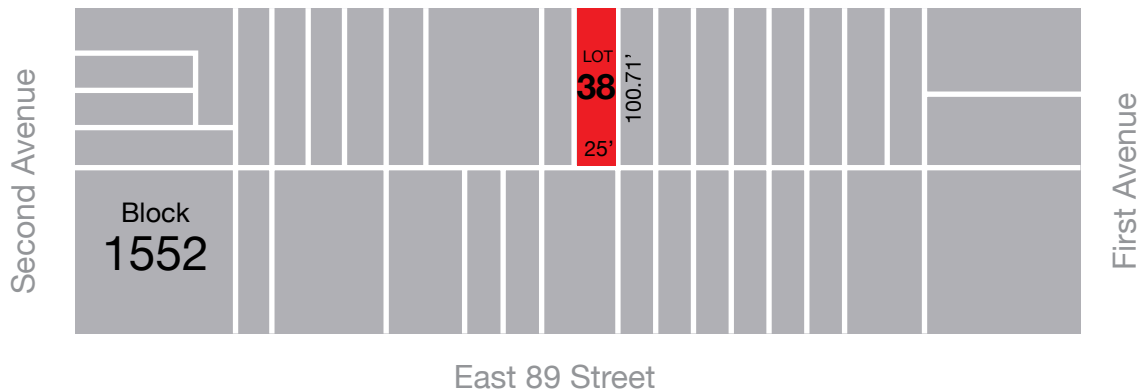
Note: All SF measurements are approximate

ASKING PRICE: \$7,700,000



TAX MAP

East 90 Street





322 East 90th Street



PROPERTY DESCRIPTION

JLL has been retained on an exclusive basis to arrange for the sale of 322 East 90th Street, a 25' wide, 5-story walk-up apartment building located on the south side of East 90th Street between 1st and 2nd Avenues. Comprised of approximately 9,005 gross square feet above grade, the property is configured as 16 total apartments. The well-located property is only a 5-minute walk from the 86th Street  subway station and a 10-minute walk from the 86th Street  subway station, both of which offer quick and convenient access throughout Midtown and Downtown Manhattan.

Of the 16 residential units 10 are Free Market (63%) and 6 are Rent Stabilized. The units are currently configured as two studios, three 1-bedrooms, nine 2-bedrooms and two 3-bedroom apartment. The ground floor contains 4 total apartments and Floors 2-5 contain 3 apartments each. The property's Free Market units have all been recently renovated and feature both high-end finishes and in-unit washer/dryers.

Due to its mostly Free Market status, high quality renovations and proximity to the     trains, the property is set to capitalize on surging rental

growth. The property also features high-end technology upgrades including Latch locking systems and a Butterfly virtual doorman.

Nestled between both Carl Shurz Park to the east and Central Park to the west, 322 East 90th offers exceptional access to green space. The smaller Ruppert Park is also located just steps away across 2nd Avenue. Given the property's access to outdoor spaces and superior condition relative to comparable product in the submarket, 322 East 90th Street represents an attractive living option for the neighborhood's target rental demographic of young professionals. Additionally, the building is ideally situated just a short distance from the world-class retail corridors of 3rd, Lexington, Park and Madison Avenues.

322 East 90th Street will appeal to investors looking for an easy to maintain, mostly Free Market building with both short and long-term rental upside. The property represents an opportunity to own a recently renovated asset with access to outdoor space that is well serviced by public transportation. The property will be sold on an as-is where-is basis.

PROPERTY HIGHLIGHTS



Mostly Free Market



High End Apartment Renovations



Rental Rates on the Rise



Equipped with Latest Smart Devices



Proximity to
    **Trains**



Walking Distance to Ruppert, Carl Shurz & Central Parks



Superior Condition Relative to Competing Supply

SAMPLE UNIT PHOTOS



SAMPLE UNIT PHOTOS



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