

65 THOMPSON

ASKING PRICE: **\$1,400,000**
PRICE / SF (ON GRADE): **\$1,074**



INVESTMENT HIGHLIGHTS

1,303 SF OCCUPIED RETAIL CONDOMINIUM IN THE HEART OF SOHO

Prime retail with frontage along Thompson Street positioned between Broome & Spring Streets in the SoHo neighborhood of Manhattan.

HIGH END TENANCY LEASED TO ART + AUTONOMY SALON WITH 3.5 YEARS WALT REMAINING

Art & Autonomy hair salon has been a SoHo neighborhood staple since its opening at the location in 2015. The luxury hair salon provides best in class beauty services and has received many acclaimed reviews including a feature on Jimmy Fallon.

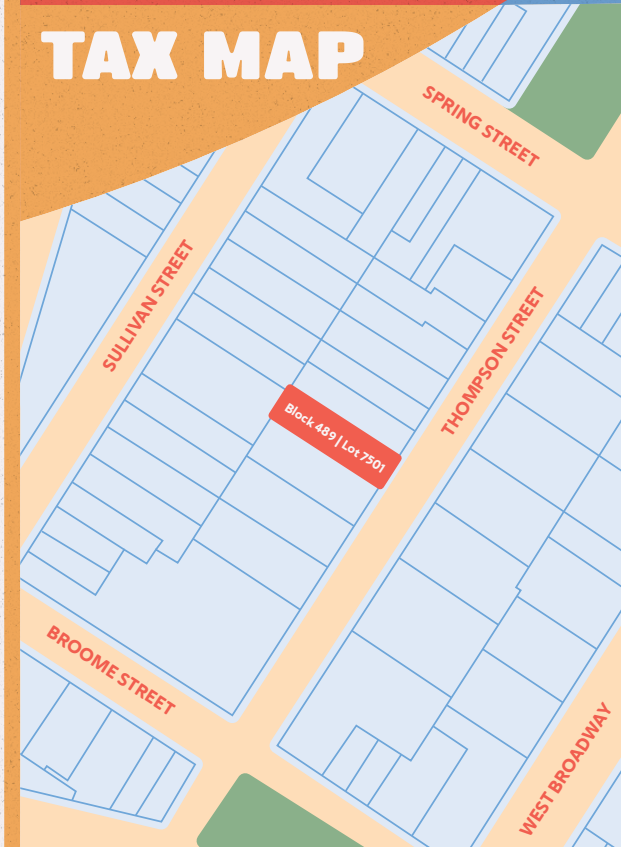
WELL POSITIONED ON THOMPSON BETWEEN BROOME AND SPRING STREETS

Near Multiple Subway Stations and Within a 5 Minute Walk to the **C**, **E** and **1** Trains.

HIGH FOOT TRAFFIC WITH OVER 250,000 PEDESTRIANS PASSING THROUGH DAILY

SoHo is a true mixed-use neighborhood with 2.5 million square feet of retail space and a population of 20,000 residents. With a high employee-to-resident ratio, the area benefits from a steady flow of both locals and workers, creating a vibrant environment for businesses.

TAX MAP



PROPERTY SUMMARY

PROPERTY INFORMATION

ADDRESS	65 Thompson St
SUBMARKET	SoHo
BLOCK & LOT	489-1001

BUILDING INFORMATION

PROPERTY TYPE	Retail Condo
YEAR BUILT / LAST ALTERED	1999
ABOVE GRADE BUILDING GROSS SF	1,303 SF (approx.)
TOTAL GROSS SF	1,303 SF (approx.)

NYC FINANCIAL INFORMATION

	1001
TOTAL ASSESSMENT	\$394,345
ANNUAL PROPERTY TAX	\$49,293
TAX RATE	12.5000%
TAX CLASS	2

INCOME & EXPENSES ANALYSIS

PROJECTED COMMERCIAL REVENUE

	SF	\$ / SF	ANNUAL INCOME
Gross Annual Income	1,303	\$109.09	\$142,140
Tax Contribution		\$3.15	\$4,100
EFFECTIVE GROSS ANNUAL INCOME	1,303	\$112.23	\$146,240

EXPENSES

TYPE	PROJECTION	% OF EGI	\$ / SF	PROJECTED
Property Taxes	Actual	33.71%	\$37.83	\$49,293
Condo Charges	Provided	9.84%	\$11.04	\$14,388
Insurance	\$1.50/ GSF	1.34%	\$1.50	\$1,955
Management Fee	2.0% / EGI	2.00%	\$2.24	\$2,925
TOTAL EXPENSES		46.88%	\$52.62	\$68,560
NET OPERATING INCOME				\$77,680

PROJECTED REVENUE

COMMERCIAL REVENUE

UNIT	TENANT	SF	LEASE EXP.	BASE RENT			SHARE OF TAXES	TAX CONTRIB.	TOTAL ANNUAL REVENUE	
				MONTHLY	ANNUAL	\$ / SF				\$ / SF
1A	Art & Autonomy	1,303	Mar-29	\$11,845	\$142,140	\$109	100.00%	\$4,100	\$146,240	\$112
TOTAL	100% Occupied	1,303	3.5 Yr. WALT	\$11,845	\$142,140	\$109		\$4,100	\$146,240	\$112

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