

318 W102

*Upper West Side
Delivered Vacant
Approved DOB & LPC Plans*



PROPERTY INFORMATION



318 West 102nd Street Upper West Side - Riverside Park Block

20' WIDE VACANT TOWNHOUSE FOR SALE

ADDRESS	318 West 102nd Street (Renaissance Revival Townhouse)
LOCATION	South side of West 102nd Street between West End Avenue and Riverside Drive
BLOCK / LOT	1889 / 169
LOT DIMENSIONS	20' x 100.92' (Approx.)
LOT AREA	2,018 SF (Approx.)
ZONING / FAR	R8B / 4.00 (Riverside - West End Historic District Ext II)
TOTAL BSF	8,074 BSF (Approx.)
AIR-RIGHTS	1,734
HISTORIC DISTRICT	Yes
STORIES	5 (plus Basement)
SQUARE FEET	6,340
BUILDABLE SF	8,074
AIR RIGHTS	1,734
RESIDENTIAL UNITS	5
TAXES (24/25)	\$34,784 (Tax Class 1)

* All square footages are approximate

ASKING PRICE: \$4,450,000

Property Description

JLL has been retained on an exclusive basis to arrange for the sale of 318 West 102nd Street, an 20' wide Renaissance Revival townhouse located on the south side of West 102nd Street between West End Avenue and Riverside Drive.

Originally constructed in 1889-1897, the house was most recently configured as an owner's garden duplex with three floor through apartments above. The property is now vacant and poised for conversion to a single-family home or renovation into a live plus income opportunity. Current ownership has approved plans from DOB & LPC to create a luxury three family townhouse.

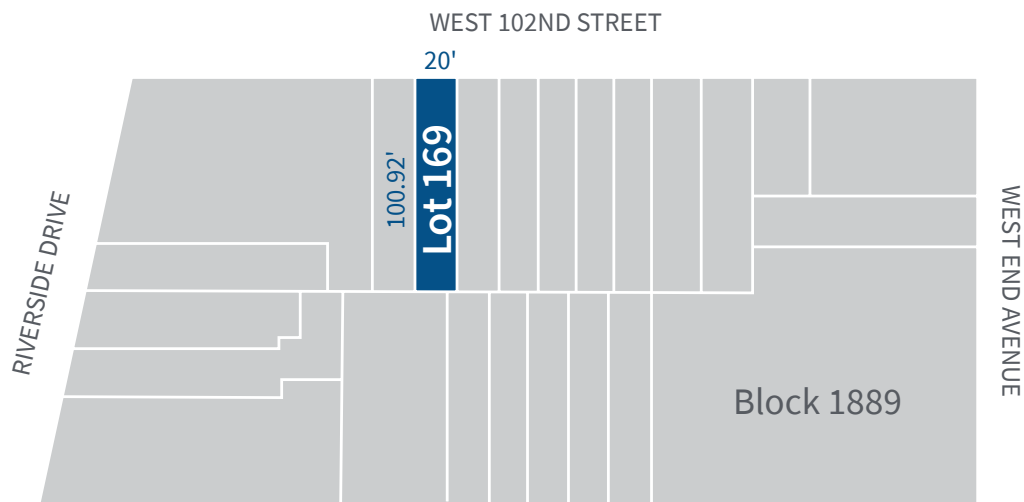
Features include tall ceilings peaking at 11' on the parlor level, a generous sized south facing garden, ample light and air throughout, a basement with 8' ceiling height and favorable 2024/2025 taxes of \$34,784.

The property possesses approximately 1,734 SF of excess air-rights which could be used to expand the overall square footage by squaring off the rear extension or adding a partial 6th story. Any plans for use of the excess air-rights will be subject to Landmarks Preservation Commission approval as the property lies within the Riverside – West End Historic District Extension II.

318 West 102nd Street will appeal to an array of purchasers interested in acquiring a vacant townhouse on a prime Riverside – West End Park block. With vacant delivery purchasers will have the flexibility of operating the house as an investment property, creating a spacious owner's unit while deriving supplemental income from the remaining rentals, or undertaking a complete renovation to a single-family home. The property will be sold on an as-is where-is basis.

318 W 102

TAX & RETAIL MAPS



318 W 102

PROJECTED RENT ROLL

					PROJECTED RENT*	
Unit	Status	Type	Approx. Net SF	\$/SF	Rent	Annual Rent
1	FM	Duplex	2,000	\$85	\$14,167	\$170,000
2	FM	Floor Thru	1,120	\$80	\$7,467	\$89,600
3	FM	Floor Thru	1,020	\$80	\$6,800	\$81,600
4	FM	Floor Thru	1,020	\$80	\$6,800	\$81,600
Total			5,160	\$81	\$35,233	\$422,800

**Projected rent assumes renovation*



318 W 102

PROJECTED INCOME & EXPENSE

Residential Potential Gross Income:		\$422,800
-------------------------------------	--	-----------

Vacancy & Credit Loss:	3.0%	(\$12,684)
------------------------	------	------------

Effective Gross Income:		\$410,116
--------------------------------	--	------------------

Real Estate Taxes (24/25)		(\$34,784)
---------------------------	--	------------

Insurance	\$2.00 / GSF	(\$12,680)
-----------	--------------	------------

Water & Sewer	\$1,250 / Unit	(\$5,000)
---------------	----------------	-----------

Heating Fuel*		-
---------------	--	---

Electric	\$0.35 / GSF	(\$2,219)
----------	--------------	-----------

Repairs & Maintenance	\$1,000 / Unit	(\$4,000)
-----------------------	----------------	-----------

Super	\$600 / Month	(\$7,200)
-------	---------------	-----------

Management	3.0% of EGI	(\$12,303)
------------	-------------	------------

Total:		(\$78,187)
---------------	--	-------------------

*Assumes individual heating systems

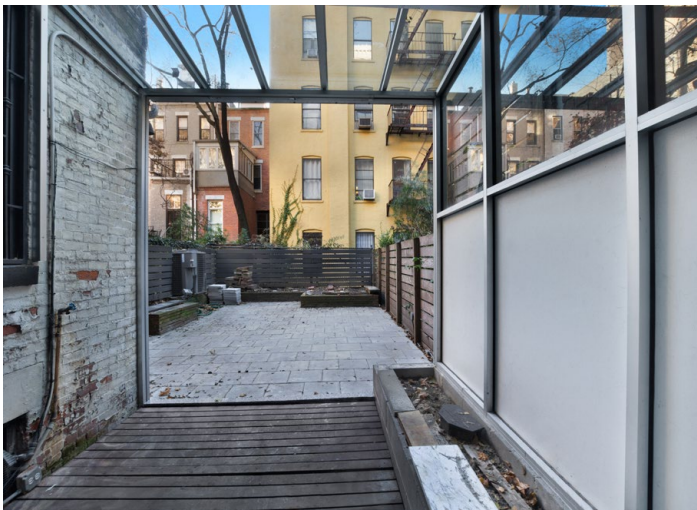
Effective Gross Income:		\$410,116
-------------------------	--	-----------

Less Expenses:		(\$78,187)
----------------	--	------------

Net Operating Income:		\$331,929
------------------------------	--	------------------

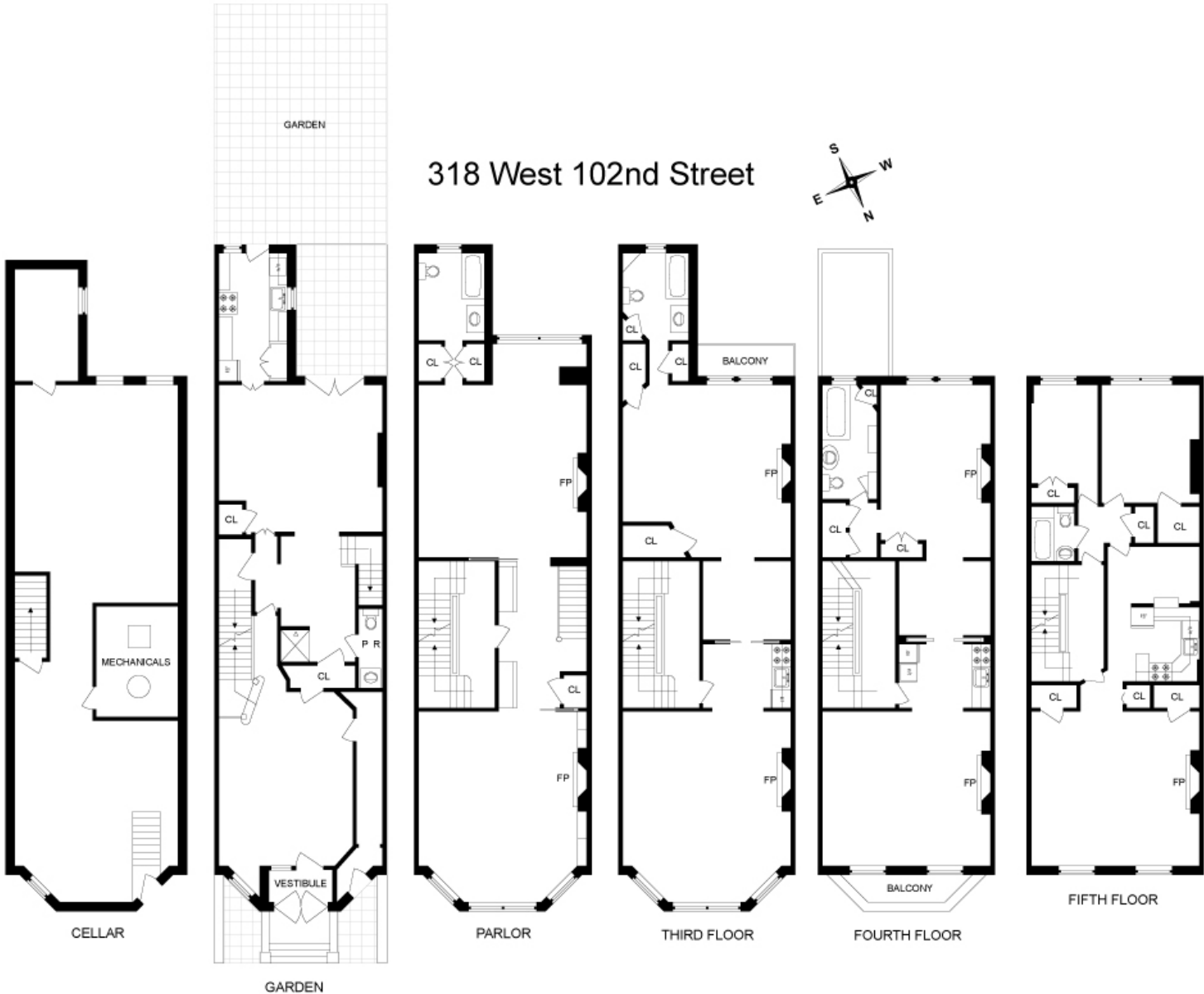
318 W 102

PHOTOS



318 W 102

FLOOR PLANS



318 W 102

318 W102

For more information, please contact:

Hall Oster

Managing Director
(212) 377 2136
Hall.Oster@jll.com

Paul Smadbeck

Managing Director
(212) 377 2278
Paul.Smadbeck@jll.com

Teddy Galligan

Vice President
(212) 377 2519
Teddy.Galligan@jll.com

Conrad Martin

Vice President
(212) 377 2902
Conrad.Martin@jll.com

Braedon Gait

Associate
(212) 812 5992
Braedon.Gait@jll.com



DISCLAIMER

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2018. Jones Lang LaSalle IP, Inc. All rights reserved