

80 NASSAU STREET 15 DUTCH STREET



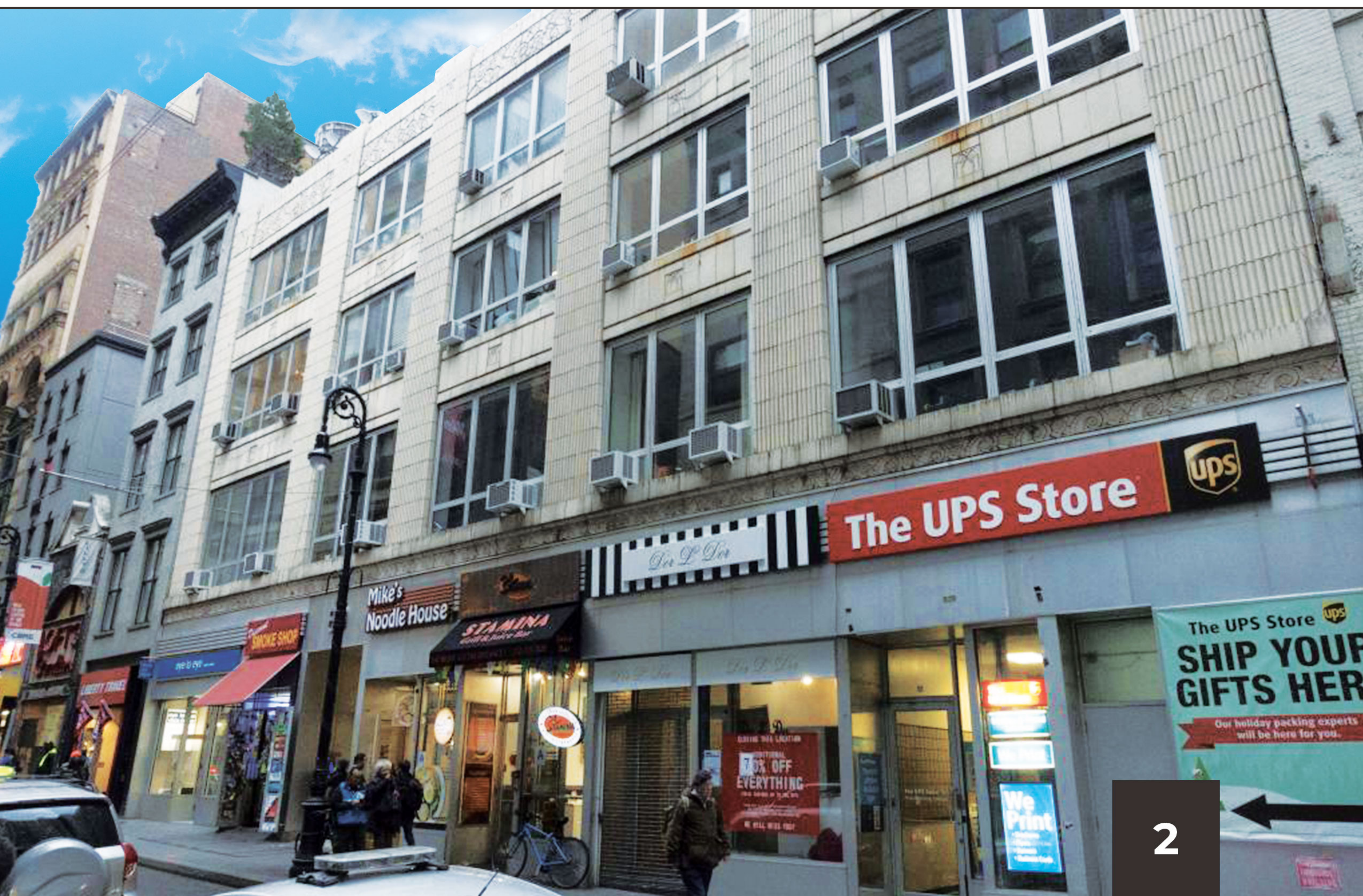
PROPERTY SUMMARY

ABOUT THE PROPERTY

80 Nassau Street and 15 Dutch Street are two mixed-used commercial and residential buildings with free market apartments in Downtown Manhattan attached via basement and ground floor.

AIR RIGHTS NOT INCLUDED - ALREADY SOLD

80 NASSAU STREET		15 DUTCH STREET
78-7503	BLOCK & LOT	78-7504
4 Story	HEIGHT	6 Story
85' x 100'	LOT SIZE	79' x 100'
Built Full	BUILDING	Built Full
11	RESIDENTIAL UNITS	18
7	COMMERCIAL UNITS	3
1 Passenger / 1 Freight	ELEVATORS	1 Passenger / 1 Freight
38,610 SF	SIZE	40,856 SF
\$3,433,500	AV	\$4,121,518.00
\$402,168	TAXES (21/22)	\$490,595.00
1998	RESIDENTIAL CONVERSION	1998
2	TAX LOTS	3



FINANCIAL OVERVIEW

INCOME AND EXPENSE SUMMARY

ANNUAL INCOME	
80 Nassau Residential Rent Income	\$685,499
15 Dutch Residential Rent Income	\$1,131,720
80 Nassau Commercial Rent (Contract)	\$675,086
80 Nassau Commercial Rent (Projected)	\$340,680
15 Dutch Commercial Rent (Contract)	\$264,260
80 Nassau Tax Pass Through	\$14,321
15 Dutch Tax Pass Through	\$43,840
Gas Income	\$4,150
TOTAL INCOME	\$3,159,555

ANNUAL EXPENSES	
80 Nassau Real Estate Taxes	\$402,168
15 Dutch Real Estate Taxes	\$490,595
Water & Sewer	\$40,000
Superintendent (Payroll)	\$32,000
Heat (ConEd Steam)	\$54,000
Common Area Electric + Super	\$20,000
Insurance	\$35,000
Repairs & Maintenance (\$1,500 per unit)	\$43,500
Management (2.5%)	\$78,989
Legal, Administrative, Miscellaneous	\$10,000
TOTAL EXPENSES	\$1,206,252
NET OPERATING INCOME	\$1,953,303

ASKING PRICE: \$65,000,000

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CONTACT INFORMATION

For more information about the building or to inquire about pricing, please contact:

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