



Alpha Realty

Investment Sales

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148 East 98th Street, New York, NY 10029

Six-Story Building | 11 Apartments + Community Facility | 11,000 SF

Upper East Side

Condominium Offering Plan Approved and in Effect

148 East 98th Street, New York, NY 10029

Between 3rd Avenue & Lexington Avenue

Six-Story Elevator Building | 11 Apartments & Community Facility | 11,000

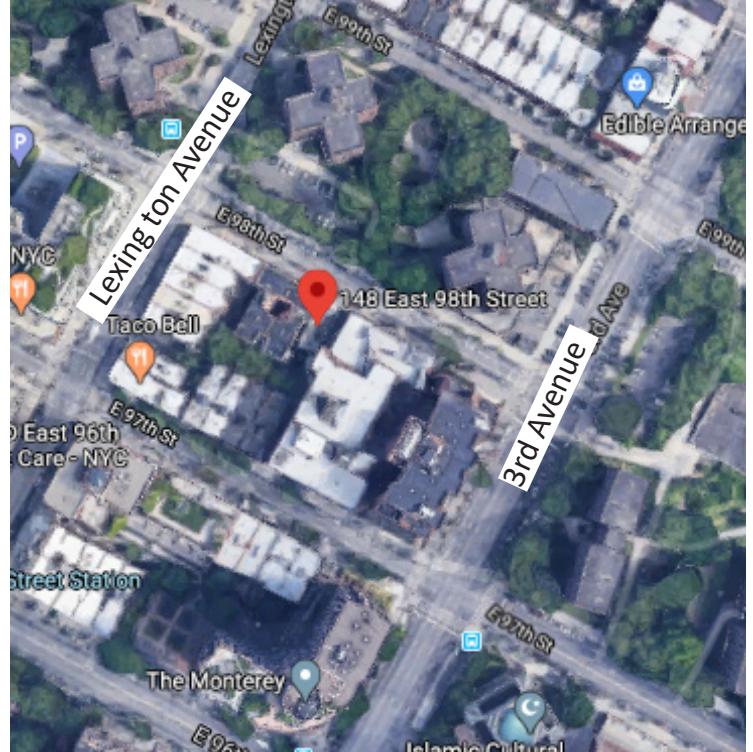
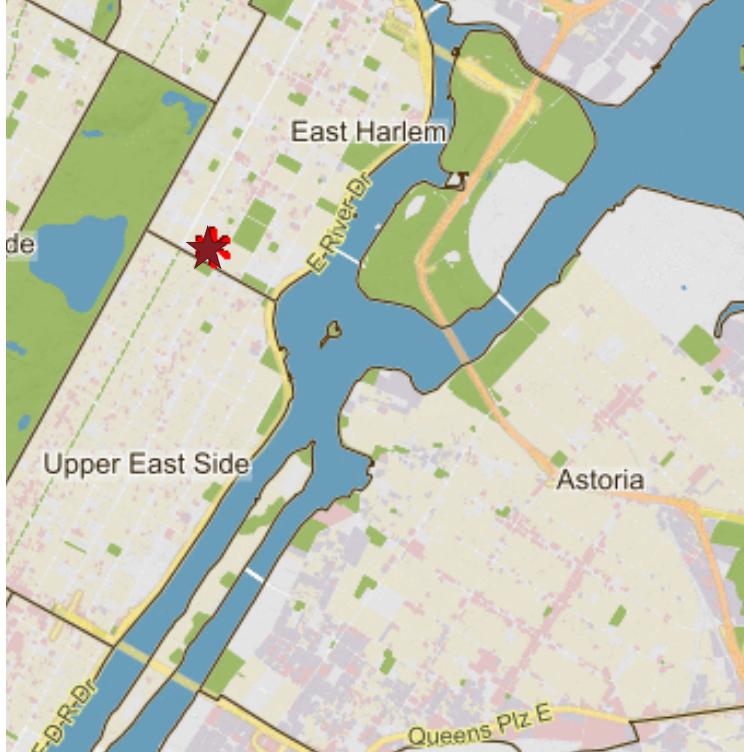
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PROPERTY OVERVIEW

Neighborhood	Carnegie Hill/UES
Block/Lot	01625-0046
Lot Size	25' X 100.92'
Building Size	25' X 66'
Building SF	11,000 SF
Building Type	6-Story/Elevator
Total Apartments	11
Layouts	11/3
Total Rooms	33
Total Commercial	1
Zoning	R7-2
FAR (built/allowed)	3.92/3.44
Taxes (25/26)	\$133,313
HPD Violations	2/A, 3/B, 1/C



Contact us for more information:

www.alpharealtyny.com | (212)658-0955

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Realty

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FINANCIAL OVERVIEW

INCOME:

APARTMENTS (11 units)*	\$	562,200
COMMUNITY FACILITY	\$	33,000
VACANCY/CREDIT LOSS	\$	(8,928)
EFFECTIVE GROSS INCOME	\$	586,272

EXPENSES:

TAXES (25/26)	\$	133,313
WATER & SEWER	\$	6,150
PAYROLL/SERVICE CONTRACTS	\$	9,000
FUEL (GAS)	\$	TENANTS PAY
MANAGEMENT FEE (3%)	\$	17,856
ELECTRIC	\$	3,067
INSURANCE	\$	10,240
REPAIRS, MAINTENANCE & MISC	\$	5,000
TOTAL EXPENSES	\$	184,626
NET OPERATING INCOME	\$	401,646

DEBT SERVICE*	\$	203,398
NET CASH FLOW	\$	198,248

*Rent Roll available upon request

**Seller Financing Available at 4.5% interest-only, 60% LTV 36-month term

INVESTMENT HIGHLIGHTS

- 6-story elevator building with a total of 11 apartments and a community facility approximately 11,000 SF
- Seller financing available at 4.5% interest-only, 60% LTV, 36-month term
- Fully-approved condo plan in effect, to be delivered with 12 separate deeds
- All units are large, with high-end finishes, terraces, and balconies
- Within walking distance of the 96th Street subway stations (6 7 trains)

\$8,250,000 | \$750 | 14.1X | 5.0%
ASKING PRICE \$/SF GRM CAP RATE