



Presents an Investment Opportunity

145 Greene Street

New York, NY 10012

145 Greene Street

New York, NY

OFFERING MEMORANDUM

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SPUR HOUSE
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DISCLAIMER: Spur House Partners presents the exclusive opportunity of 145 Greene Street ("Property") for your acquisition. Spur House Partners and owner provides the material presented herein without representation or warranty. A substantial portion of information must be obtained from sources other than actual knowledge and not all sources can be absolutely confirmed. Moreover, all information is subject to changes by the parties involved as to price or terms before sale, to withdrawal of the Property from the market, and to other events beyond the control of Spur House Partners or owner. No representation is made as to the value of this possible investment other than hypothetical scenarios. It is encouraged that you or any of your affiliates consult your business, tax and legal advisors before making a final determination of value or suitability of the Property for acquisition. As a condition of Spur House Partners consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by Spur House Partners, owner or agents of either of these parties regarding the Property—it is required that you agree to treat all such information confidentially.



EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

LOCATION MAP

PROPERTY LAYOUT

145

FELIX
ROASTING CO.

Greene St.



INVESTMENT OVERVIEW

LOCATION

145 Greene Street,
New York, NY 10012

PRICE

\$5,900,000

CAP RATE

6.44%

BUILDING SIZE

2,134 SF

ZONING

M1-5/R7X

Built

2003

PRICE / SF

\$2,765

TOTAL UNITS

Commercial – 3

TAX CLASS

2



Buyer should verify with its own due diligence any financial assumptions, underwriting assumptions, rent assumptions (actual or in the future), Property related diligence and/or overall due diligence related to the viability, financial or otherwise, of the Property relative to its suitability for Buyer's intended purposes.

LOCATION MAP

THOMPSON STREET

W BROADWAY

WOOSTER STREET

BROOME STREET

W HOUSTON STREET

PRINCE STREET

GREENE STREET

MERCER STREET

NEW YORK UNIVERSITY

NYU BRAND NEW CAMPUS

BoConcept

cappellini

Dior

adidas

CLUB MONACO

W HOU

BoConcept

FLOS MOROSO

MARNI

D&G

ZADIG & VOLTAIRE

BRUNELLO CUCINELLI

TORY BURCH

HUGO BOSS

BALENCIAGA

Apple

MICHAEL KORS

J.CREW

MONCLER

swatch

MUSETTE

VILEBREQUIN

D&G

MAXSTUDIO

DKNY JEANS

MISSONI

DKNY

DIESEL

EMPORIO ARMANI

FRENCH CONNECTION

BIRCHBOX

ALEX AND ANI

SEE Barbour

WOOLRICH

TED BAKER

ELIE TAHARI

stuart moore

BCBGMAXAZRIA

OSKLEN

sunglass hut

one kings lane

NARS

Ray-Ban

Joie

KAREN MILLEN

JIMMY CHOO

LINDA FARROW

TASCHEN

Dior

SONOS

TIFFANY & Co.

FENDI

BALMAIN

HERNO

Chloé

CHANEL

DIESEL

BURBERRY

LOUIS VUITTON

Stella McCartney

Colvin Klein

CELINE

MCM

APC

Mackage

rag & bone

REBECCA MINKOFF

Y-3

BO

D&G

SOLSTICE

john varvatos

SAINT LAURENT PARIS

VERONICA BEARD

VINCE

patagonia

UGG

KOCCA

WATCHES OF SWITZERLAND

ORIGINAL BTC

golden goose

kate spade

LOEWE

Alexander McQUEEN

BURTON

UNIVERSAL STANDARD

HERMÈS PARIS

MARC JACOBS

ESMOOD

TEDEN FINEART

LONGCHAMP

MOLTON BROWN

J LINDENBERG

KENDRA SCOTT

LESPRESSÉ

ORIGINS

KEE'S

LINKS OF LONDON

for all mankind

LENSCRAFTERS

SUBWAY

TOMMY HILFINGER

kenney

Chloé x Paris

BREIL

EILEEN FISHER

REISS

LA BOY FURNITURE GALLERIES

MORGANE LE FAY

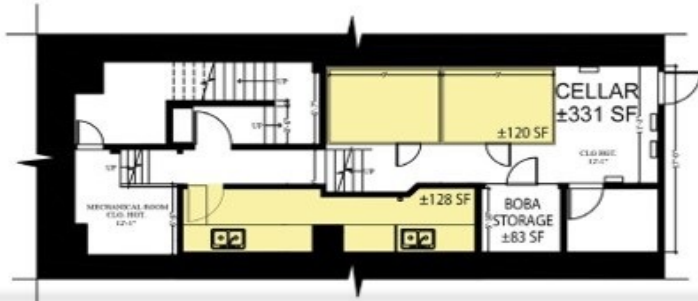
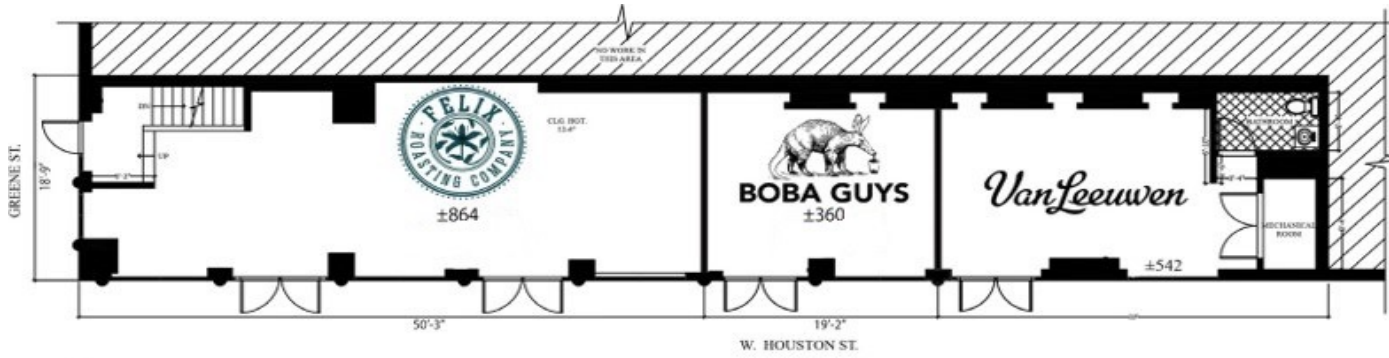
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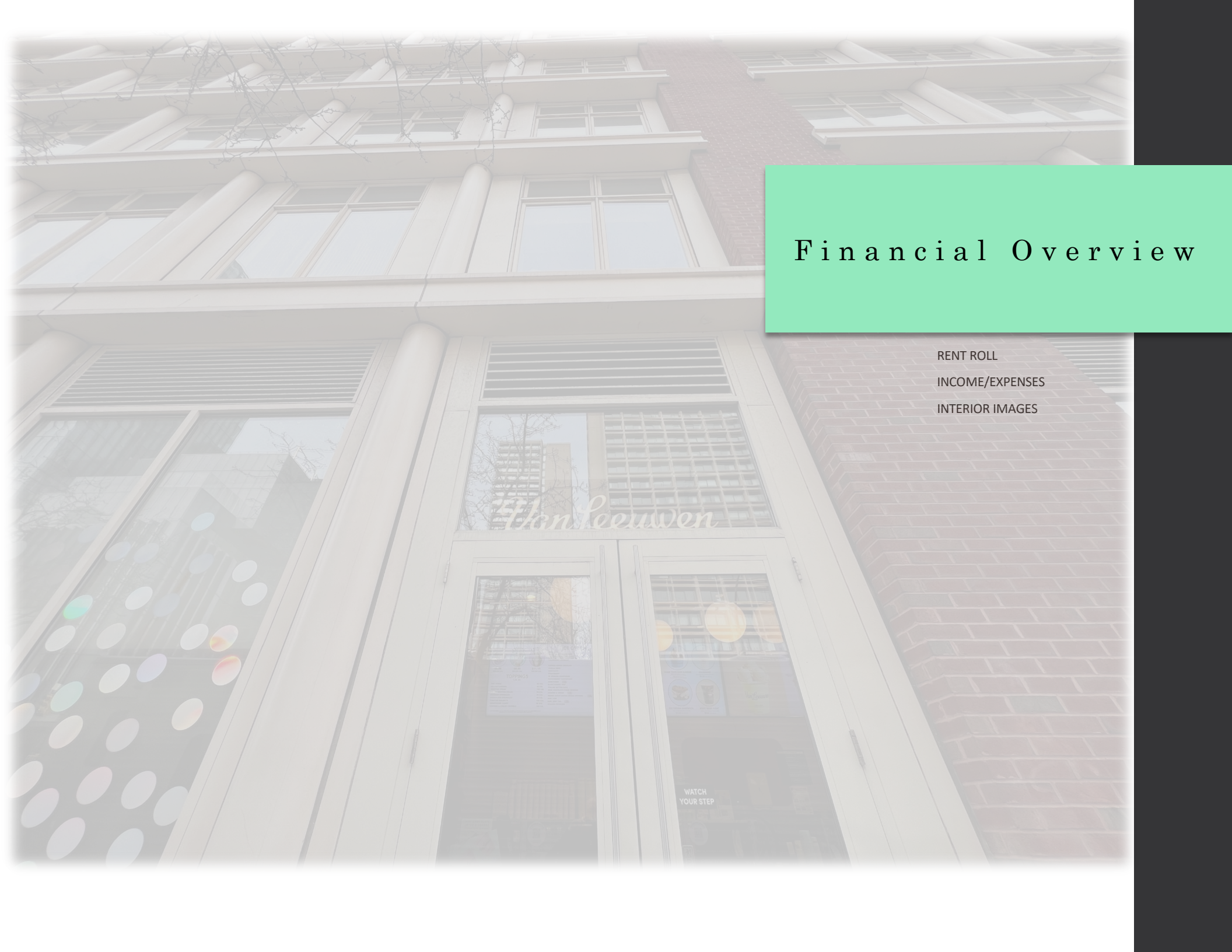
MARIEBELLE

DOMENICO VACCA

PROPERTY LAYOUT

GROUND PLAN:





Financial Overview

RENT ROLL

INCOME/EXPENSES

INTERIOR IMAGES

FINANCIAL OVERVIEW

RENT ROLL

Tenant	GLA	On-Grade SF	Below-Grade SF	Annual Rent	Lease Expiration	Rent Bump %	Annual Proforma
Felix Coffee	1,112	864	248	\$180,000	October-30	15% of Sales (M2M)	\$204,000
Boba Guys	480	360	120	\$93,984	April-32	2.5% (Yearly)	\$102,000
Van Leeuwen	542	542	-	\$213,007	May-28	3% (Yearly)	\$222,000
TOTAL				\$486,991			\$528,000



Reimbursements	Monthly	Pro Forma
Expense Recovery	\$2,078	\$3,000
CAM & Insurance	\$209	\$350
RE Tax Recovery	\$603	\$1,000
TOTAL	\$2,890	\$4,350

FINANCIAL OVERVIEW

INCOME & EXPENSES

FINANCIAL SUMMARY

PRICE	\$5,900,000
PRICE PER SQUARE FOOT	\$2,765
CURRENT NOI	\$380,086
Current CAP RATE	6.44%
PROFORMA NOI	\$439,603
PROFORMA CAP RATE	7.45%



Felix Roasting Co

INCOME

	Current	Proforma	Proforma PSF
Retail Rent	\$486,991	\$528,000	\$247.42
% Sales Collections	\$26,604	\$36,000	\$16.87
Expense Reimbursements	\$34,679	\$52,200	\$24.46
GROSS INCOME	\$548,274	\$616,200	\$288.75

EXPENSES

	Current	Current PSF
Real Estate Taxes	\$107,803	\$50.52
Insurance	\$10,450	\$4.90
CAM	\$24,935	\$11.68
Repair & Maintenance	\$15,000	\$7.03
Management Fee	\$10,000	\$4.69
TOTAL EXPENSES	\$168,188	\$78.81

NOI

	Current	Proforma	Proforma PSF
Income	\$548,274	\$616,200	\$288.75
Expenses	\$168,188	\$176,597	\$82.75
NET OPERATING INCOME	\$380,086	\$439,603	\$206.00



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