

313-333 Halstead Assemblage

provided by Mary Stetson - Stetson Real Estate 914.882.8442

RENT ROLL - All Modified Gross, tenants pay utilities only

Spaces	Security Deposit	Monthly Rents		
		2026	2027	2028
426 Union #1 (month to month) 3br		\$3,100		
426 Union #2 (month to month) 2nd/3rd fl 4br		\$3,236		
333 Halstead #1 Dentist (3 year + Options thru 1/31/38, 1200sf)	\$6,722	\$4,257	\$4,385	\$4,517
333 Halstead #LL Dentist bldg Lower Level (vacant)	\$0	\$0	\$0	\$0
333 Halstead #LL (est value \$20/sf, 700sf)		\$1,167		
313 Halstead #2 Warehouse/Gym (2300 sf) & Balcony (300 sf)		\$5,518		
313 Halstead #1 6270 sf Fenimore Plumbing Supply (owner)		\$0		
313 Halstead #1 6270 Doggie Daycare (Proposed)	\$25,097	\$12,548		
313 Halstead #3 1st floor office (month to month)	\$600	\$700		
313 Halstead #4 1st floor office (vacant)		\$0		
313 Halstead #4 1st floor office (estimated rent)		\$700		
313 Halstead #5 2nd fl apartment 3 br	\$2,600	\$2,600		
313 Halstead #6 2nd fl apartment large 2 br	\$2,250	\$2,250		
313 Halstead #7 Basement 3552 sf (owner)		\$0		
313 Halstead #6 Basement 3552 sf (est value \$12/sf)	\$3,352	\$3,352		
311 Halstead 1162 sf (vacant)		\$0		
311 Halstead 1162 sf (est value \$27/sf)	\$2,615	\$2,615		
	Current Mthly Total	\$22,828		
	Estimated Mthly Total	\$42,043		
			\$504,515.00 annual income	
			\$378,314.00 annual expenses	

Taxes & Lease	Annual	Monthly	
311 Halstead - village lease (original as of 2002, no CPI adj)	\$2,500	\$208	
311 Halstead - taxes	\$4,263	\$355	
313 Halstead - taxes	\$38,703	\$3,225	
333 Halstead (incl 333 Halstead & 426 Union)	\$32,316	\$2,693	
	<u>\$77,782</u>	<u>\$6,482</u>	\$126,201.00 net income

Expenses:

INSURANCE			
26 approx \$2000	2000		
333 approx \$3000	3000		
313 Halstead insurance on the building is wrapped up in our liability policy for C. Cohen Plumbing and Heating policy(I would approximate it at \$5000)	5000		
Insurance Total:	<u>10000</u>		
CONED (monthly)			
Basement approx \$200 month	2400	200	
Con Ed 426- 1st floor Approx \$300	3600	300	
2nd floor pays his own-i dont know the numbers			
313-approx \$2000 for all meters-higher in summer - (tenants pay according to their meter)	24000	2000	
	<u>30000</u>		
WJWW-			
426--water and sewer approx \$250	3000	250	
333--water and sewer approx \$85	1020	85	
313-Water and sewer approx \$200	2400	200	
	<u>6420</u>		
SNOW PLOW	1000		
INCIDENTALS -this is a pure guess--general maintenance items	<u>1000</u>		
	2000		

SPACE Notes

333 Halstead:

Dentist

Original Lease Term

More Options to Renew

square footage

1900 leases

2/1/2001 - 1/31/2006

3 additional 5 year option periods ending on 1/31/2023

3 additional 5 year option periods ending 1/31/2038

Dentist

1200 sf

main floor office + 200 sqft lower level -Union Ave side of the building

Vacant Basement

700 sf

333 Halstead Building Area

1900 sf

Parking Spaces

8 in the parking area on the south side of the building

426 Union

2460 realist

Unit #1 - Main floor/basement - 3 br

Unit #2 - 2nd +3rd floor - 4br

313 Halstead

15072 realist

Fenimore Plumbing incl showroom, storage and loading dock

Shared facilities - hallways, stairs, elevators

Apartment #2 Left - 3 br, kitchen/LR, Bathroom

Apartment #2 Right - 2 large rooms, kitchenette, bathroom

311 Halstead

Unit 1

1162 cubicasa

20594