

LISTING INFORMATION  
53 East 64<sup>th</sup> Street  
Townhouse  
Neighborhood: Lenox Hill  
8 BR – 7 BATH  
Square Feet: 7,228 sq. ft.  
Asking: \$9,750,000  
Yearly taxes: \$152,120    Monthly Taxes: \$12,676

Income & Expenses

Apt.	Description	Monthly rent	Status
-Triplex 1:	3 Bed/2baths	\$18,000	Rented til 5-24
-Duplex2:	3 bedrooms	\$12,500	Rented til 9-23
-Apt.3B:	1 bed + terrace	\$4,500	Rented til 9-23
-Duplex PH:	PH Duplex	\$9,750	Rented til 9-23

Total Gross Annual Income:        \$537,000

Expenses:






Insurance:	\$8,900
Gas and Electricity:	\$10,200
Tax:	\$152,120
Repairs:	\$6,500
Cleaning/super:	\$2,400
Water and sewage:	\$4,500
Maintenance:	\$6,500
Total expenses:	\$191,120

Total net income: \$345,880

Building Information

Since the late 19<sup>th</sup> & early 20<sup>th</sup> centuries, and once known as the “silk stocking district”. The Upper East Side has been home to the city’s most prosperous residents. This part of the Upper East Side hosts some of the most well-known designer fashion boutiques, world class international dining, and NY City’s most prestigious hotels.

Transportation

 at Lexington Av	0.13 miles
 at 68th St	0.21 miles
 at 63rd Street	0.23 miles
 at Lexington Av-59 St	0.24 miles
 at 5th Av	0.25 miles

All information regarding property for sale, rental, or financing is from sources deemed reliable. No representation is made to the accuracy, commissions, change of price, rental, commissions, or other conditions, prior to sale, lease financing, or withdrawal without notice. All dimensions are approximate. For exact dimensions, please consult your own architect or engineer.



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REAL ESTATE

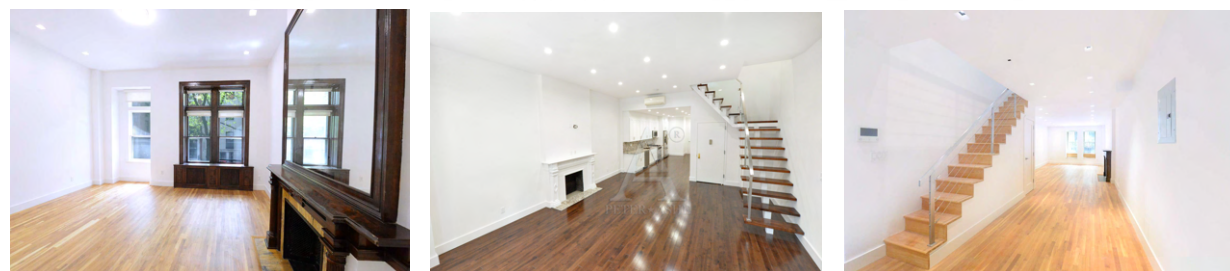


53 East 64<sup>th</sup> Street  
TOWNHOUSE



# 53 East 64<sup>th</sup> Street Townhouse

8 Bed – 7 Baths



## FOR SALE: \$9,750,000

At present, this property is configured as four rental units.

The building holds 4 free market units and rises 6 stories. Spread across those levels are 8 bathrooms (7 full and 2 half-baths), 8 bedrooms, 4 kitchens (each one on a different floor), 6 wood burning fireplaces, a bar, an outdoor garden, and 2 roof decks.

- Triplex 1: Fully renovated, the triplex garden unit is configured as a 3bed/3bath with 3,200sf. of living space and 600sf garden.

Starting at the bottom, the lower level contains a large bedroom with its own closet, an attached bathroom, and a washer/dryer.

Delivered vacant (can be rented for \$22,000/month).

- Duplex 2: The third and front half floor fourth is a 3 bedroom duplex. The floor third features a spacious master bedroom with a large closet, 1 full bathroom, 1 fireplace, and kitchen, living/dining area anchored by a bay window with a south view of the street. The fourth half floor is comprised of 2 bedrooms, 1 full bathroom.

Currently rented for \$12,500/month.

- Apt 3-B: The fourth level is a large 1 bedroom with a balcony, open new a kitchen/dining room/living room that flows openly across gray hardwood floors. It has 1 fireplace, 1 full bathroom and washer and dryer.

Rented for \$4,500/month.

- PH Duplex: Designed with a thought for contemporary flare, the fifth level is a 2 bed/2 full baths with roof terrace ,boasts a kitchen/dining room/living room that flows openly across gray hardwood floors and a fireplace.

The kitchen features white lacquer cabinets, stainless steel appliances, and a sleek counter top and backsplash. Up a flight of floating stairs and nestled between a brace of outdoor decks, the rooftop bedroom comes with its own closet space and a full bathroom with clean, white-tiled walls and a double vanity sink. While both can be considered typical of city living, each roof deck has a unique atmosphere: a front south facing green house and 2 large roof terraces.

Rented for \$9,750.

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*"We know what you need!"*

