

302
MOTT
STREET

NEW YORK, NY



EXCLUSIVE

MULTI-FAMILY BUILDING
FOR SALE IN NOHO
\$21,500,000



RENT ROLL

Unit	Status	BR	LXP	Actual	Projected
1A	RS	STU	10/31/19	\$652.12	\$2,700
1B	FM	STU	1/30/19	\$2,025	\$2,700
1C	FM	STU	9/30/19	\$2,100	\$2,700
1D	FM	1BR	11/30/19	\$2,200	\$3,195
1	FM	1BR	4/30/19	\$2,450	\$3,195
2	FM	1BR	10/31/19	\$2,625	\$3,395
3	RS	STU	10/31/19	\$2,450	\$2,450
4	FM	1BR	5/31/19	\$2,430	\$3,195
5	PREF	1BR	1/31/20	\$2,055	\$2,262.26
6	FM	1BR	8/31/19	\$2,495	\$3,195
7	FM	1BR	10/31/19	\$2,400	\$3,195
8	FM	1BR	8/31/19	\$2,550	\$3,195
9	RS	STU	4/30/20	\$1,413.83	\$1,413.83
10	RS	1BR	3/31/20	\$735.41	\$735.41
11	FM	1BR	10/31/19	\$2,550	\$3,195
12	FM	1BR	9/30/19	\$2,500	\$3,195
13	FM	1BR	4/30/19	\$2,495	\$3,195
14	PREF	STU	8/31/19	\$2,450	\$2,945.23
15	SCRIE	STU	11/30/20	\$147.43	\$147.43
16	SCRIE	STU	10/31/20	\$694.73	\$694.73
17	RS	LGSTU	1/31/20	\$2,280	\$3,211.74
18	FM	1BR	8/31/19	\$2,450	\$3,195
19	FM	1BR	11/30/19	\$2,525	\$3,195
20	FM	STU	7/31/19	\$2,375	\$2,995
21	RS	1BR	6/30/20	\$1,354.71	\$1,354.71
22	FM	1BR	2/28/19	\$2,450	\$3,195
23	FM	1BR	4/31/19	\$2,495	\$3,195
24	RS	1BR	10/31/19	\$660.47	\$660.47
25	FM	1BR	1/31/20	\$2,450	\$3,195
26	FM	1BR	8/31/19	\$2,425	\$3,195
27	FM	1BR	1/31/19	\$2,495	\$3,195
28	FM	1BR	MTM	\$2,525	\$3,195
29	FM	1BR	2/28/19	\$2,550	\$3,195
30	SCRIE	1BR	3/31/21	\$334.45	\$334.45
31	FM	1BR	9/30/19	\$2,595	\$3,195
32	FM	1BR	4/20/19	\$2,495	\$3,195
33	FM	1BR	8/31/19	\$2,495	\$3,195
34	FM	1BR	3/31/19	\$2,525	\$3,195
35	FM	1BR	8/31/19	\$2,525	\$3,195
36	RS	1BR	3/31/2021	\$684.46	\$684.46
37	FM	1BR	2/29/20	\$2,400	\$3,195
38	RS	1BR	3/31/20	\$717.24	\$717.24
39	FM	1BR	7/31/19	\$2,595	\$3,195
40	FM	JR1BR	4/30/19	\$2,450	\$3,195
41	RS	1BR	12/31/19	\$650.32	\$650.32
42	FM	STU	4/30/19	\$2,450	\$3,195
43	RS	1BR	1/31/20	\$1,470.24	\$1,470.24
44	RS	STU	9/30/19	\$1,479.54	\$1,479.54

TOTAL MONTHLY

\$96,320

GROSS INCOME

\$1,155,840

PROJECTED GROSS INCOME W/I 18 MONTHS

1,463,605



EXPENSES

Current Tax Bill	\$298,000.00
Insurance	\$23,700.00
Gas	\$40,000.00
Water & Sewer	\$26,000.00
Repair/Maintenance	\$24,000.00
Super	\$12,000.00
Management Fee	\$34,000.00
TOTAL	\$457,700
NET OPERATING INCOME	\$698,140

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PROPERTY DETAILS

Misrahi Realty has been retained as the exclusive broker for the sale of 302 Mott Street, a 6 Story residential building with 48 residential units in a walkup building on the corner of Houston and Mott Street. The location of this property is one of the most sought after locations in New York City. There are train stations right next to property and the property has additional air rights that only add to the upside of the building.

Lot Dimensions	60.83 ft x 83.58 ft
Lot Size	4,990
Building Dimensions	61 ft x 70.92 ft
Building SQFT	20,227
Max Buildable	37,525
FAR as Built	4.05
Max Buildable FAR	7.06
Units	48
Tax Class	2

TAX MAP



302 MOTT STREET

NEW YORK, NY



AREA MAP



NEIGHBORHOOD

Located in NOHO, this property is a centrally located to Soho, Nolita, Greenwich Village, East Village and Lower East Side. The neighborhood is eclectic and chic, rich with history. Coffee shops, cocktail bars, shopping and excellent cuisine are a stones throw away. Close to the 6 line and the B,D,F,M.

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**To discuss or schedule an exclusive showing,
please contact:**



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