

—Offering Memorandum

Mixed Use Package

352 E 20th St & 343 E 21st St | Gramercy Park



PRESENTED BY

CURB CAPITAL LLC

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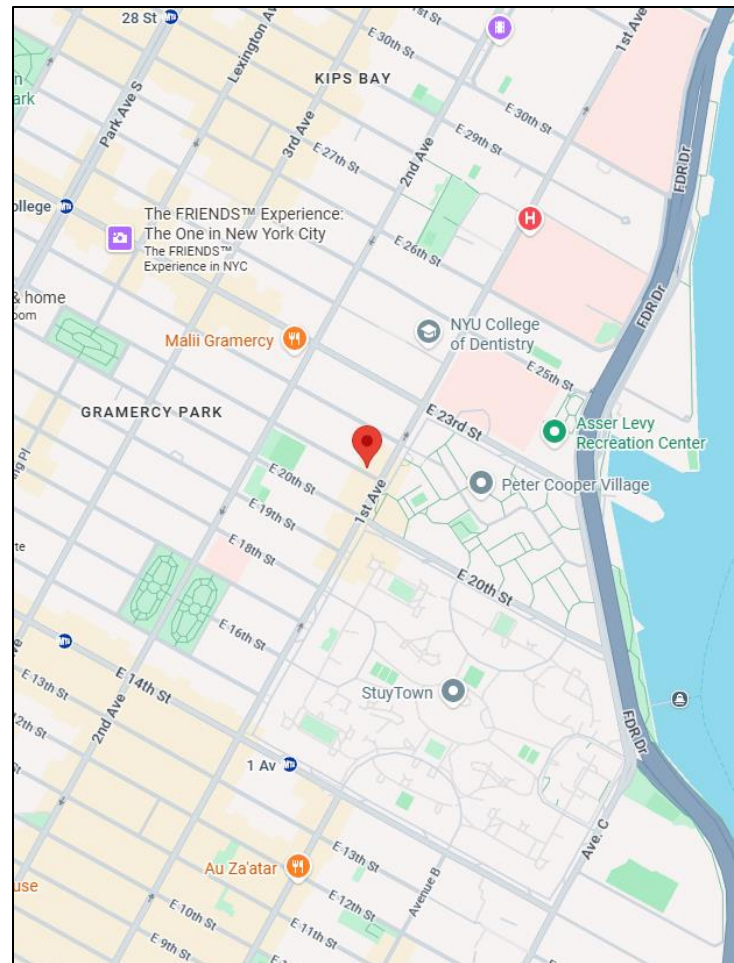
| www.curb-cap.com | 215 East 68th Street | New York, NY 10065

The Offering:

Curb Capital LLC is pleased to present this 9-Unit Mixed Use Package consisting of 2 4-Story Buildings in Gramercy Park.

Investment Highlights:

- 2 4-Story Walkups
- 9 Units
- 3 Retail & 6 Apartments
- Buildings are a block away from each other
- Both are just off the corner of 1st Avenue



Offering Price

\$7,000,000

INVESTMENT OVERVIEW

Current Gross Income	Total Annual Amount
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Base Rent	\$436,812
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Total Income	\$436,812
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Estimated Operating Expenses

RE Taxes	\$102,000
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Utilities	\$4,000
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Insurance	\$9,000
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Water & Sewer	\$2,400
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Cleaning	\$1,600
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Repairs	\$4,000
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Total Operating Expenses	\$123,000
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Net Operating Income	\$313,812
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Price	\$7,000,000
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Price/SF	\$1,357.64
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Price/Unit	\$777,778
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Cap Rate	4.48%
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GRM	16.03x
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Total Units	9
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352 E 20th St - DESCRIPTION

Address	352 E 20 th Street
Neighborhood	Gramercy Park
Block & Lot	00925-0141
Lot Dimension	27.75ft x 23ft
Lot Area	638 SF
Building Dimension	28ft x 23ft
Building Area	2,528 SF
Number of Stories	Stories
Number of Units	4 Units
Retail	1 Retail
Apartments	3 Apartments
Real Estate Taxes	\$48,725
Asking Price	\$3,350,000

343 E 21st St - DESCRIPTION

Address	343 E 21 st Street
Neighborhood	Gramercy Park
Block & Lot	00927-0124
Lot Dimension	26.5ft x 24.75ft
Lot Area	656 SF
Building Dimension	27ft x 24ft
Building Area	2,628 SF
Number of Stories	4 Stories
Number of Units	5 Units
Retail	2 Retail
Apartments	3 Apartments
Real Estate Taxes	\$52,997
Asking Price	\$3,650,000

RENT ROLL

Building	Unit	LXP	Monthly Rent	Annual Rent
352 E 20 th St	Store	10/31/2030	\$3,500	\$42,000
352 E 20 th St	2	8/31/2026	\$5,500	\$66,000
352 E 20 th St	3	7/31/2026	\$4,550	\$54,600
352 E 20 th St	4	8/31/2026	\$4,000	\$48,000
343 E 21 st St	Store West		\$2,300	\$27,600
343 E 21 st St	Store East	5/31/2030	\$2,251	\$27,012
343 E 21 st St	2	5/31/2026	\$4,700	\$56,400
343 E 21 st St	3	8/31/2026	\$4,800	\$57,600
343 E 21 st St	4	7/31/2026	\$4,800	\$57,600
Total			\$36,401	\$436,812

FINANCIAL BREAKDOWN

		352 E 20 th St	343 E 21 st St	Total
TOTAL INCOME		\$210,600	\$226,212	\$436,812
RE Taxes		\$49,000	\$53,000	\$102,000
Utilities		\$2,000	\$2,000	\$4,000
Insurance		\$4,500	\$4,500	\$9,000
Water & Sewer		\$1,200	\$1,200	\$2,400
Cleaning		\$800	\$800	\$1,600
Repairs		\$2,000	\$2,000	\$4,000
TOTAL EXPENSES		\$59,500	\$63,500	\$123,000
NOI		\$151,100	\$162,712	\$313,812

AREA MAPS

