

OFFERING MEMORANDUM



CUSHMAN &
WAKEFIELD

103 MOSCO STREET

福安盛壽衣專家

專營高級壽衣、壽被、殯儀用品

103 Mosco St. FOOK ON SING FUNERAL SUPPLIES INC. 212-374-1859

**STEPS FROM
COLUMBUS PARK**

**4 UNIT
WALKUP BUILDING**

**RECENTLY
RENOVATED**

This is a confidential document intended solely for your limited use and benefit in determining whether you desire to express any interest in the proposed sale of the real property (the Property) disclosed herein. This document contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser, investor, mortgagee, lender or lessee may desire. Neither Owner, Cushman & Wakefield Realty of Manhattan, LLC nor any of their respective partners, officers, directors, agents, brokers or employees have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this document or any of its contents, and no legal commitments or obligations shall arise by reason of this document or any of its contents.

103 MOSCO STREET



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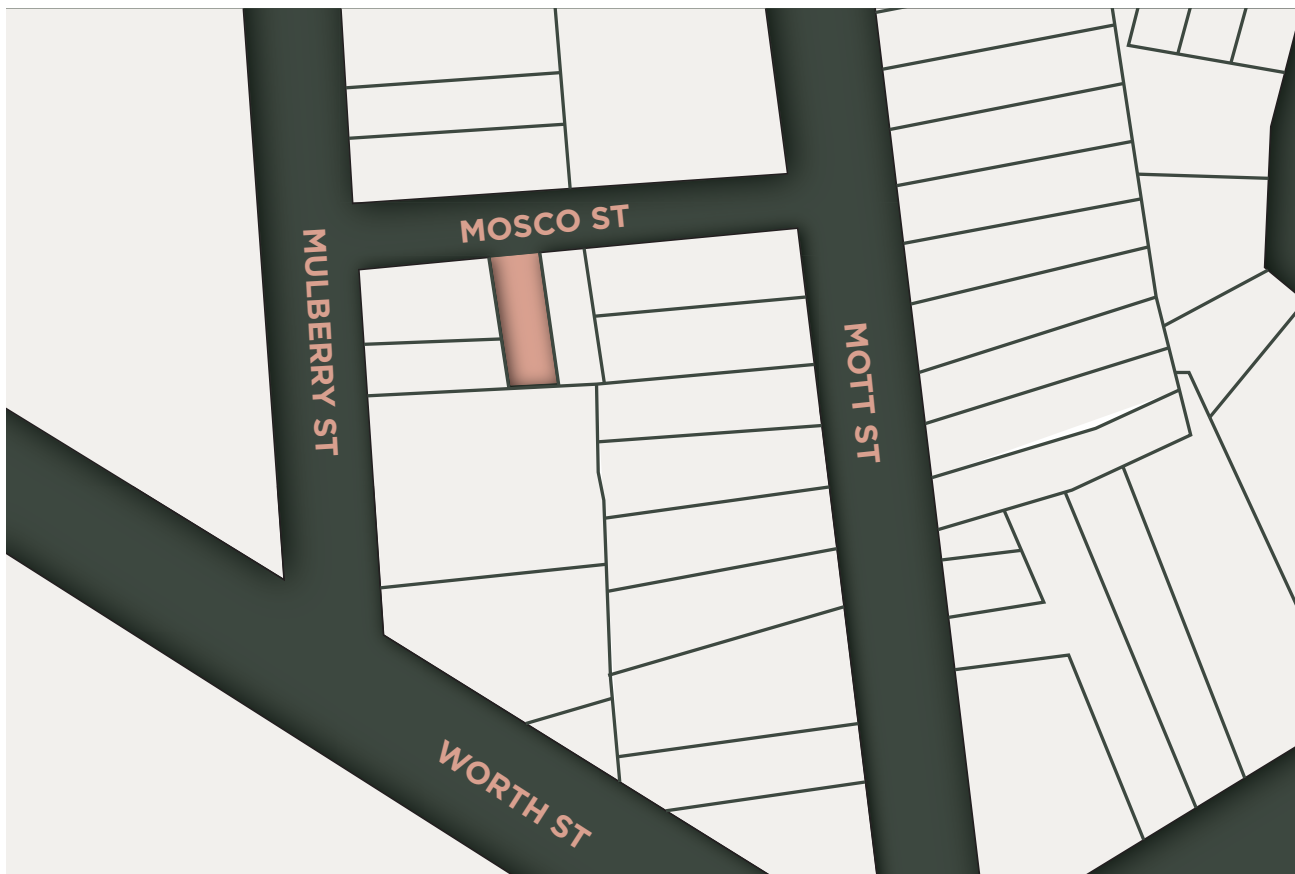
Cushman & Wakefield (“C&W”) has been exclusively retained to arrange the sale of 103 Mosco Street, located in Chinatown between Mulberry and Mott Streets. This mixed-use property features three residential units and one ground-floor commercial space.

Two of the residential units underwent full gut renovations in 2025 and now feature high-end finishes, each configured as 3-bedroom, 2-bathroom apartments. Unit 1 has a large terrace above the rear of the commercial space. The other two units have private roof top terraces. The third unit is rent-controlled, presenting significant upside potential upon vacancy, as it currently generates approximately \$60,000 less in annual revenue than the free-market units. All apartments have washer/dryer in unit.

The ground-floor retail space is leased to a well-established local business with 4.5 years remaining on the lease at a below-market rent of \$55 per square foot.

103 Mosco Street offers a rare opportunity to acquire a cash-flowing asset with long-term value-add potential in a rapidly evolving neighborhood. Located just steps from Columbus Park and Dr. Sun Yat-sen Plaza, the property benefits from heavy foot traffic and a revitalized tourism sector—Chinatown now attracts over 20 million visitors annually. The area is known for its vibrant dining scene and expanding nightlife, making it an increasingly attractive destination for both residents and investors.

TAX MAP



103 MOSCO STREET, NEW YORK



ASKING PRICE:

\$3,250,000

FINANCIAL SUMMARY

Gross Annual Revenue	\$213,650	Price Per Square Foot:	\$1,003
Total Expenses & Vacancy Loss	\$47,323	In Place Cap Rate:	5.12%
Net Operating Income	\$166,327	Proforma Cap Rate:	6.80%

Property Information

Address:	103 Mosco Street	
Location:	New York, NY 10013	
Block & Lot:	164 - 43	
Lot Dimensions:	19.25' x 55'	(approx.)
Lot SF:	990	SF (approx.)

Building Information

Property Type:	Mixed-Use Walkup	
Building Dimensions:	19.25' x 43.5'	(approx.)
Stories:	4	
Year Built / Last Renovated:	1899 / 2025	

Above Grade Gross SF:	3,240	SF (approx.)
Below Gross SF:	837	SF (approx.)
Total Gross SF:	4,077	SF (approx.)
Residential Units:	3	
Commercial Units:	1	
Total Units:	4	
Above Grade Commercial SF:	990	SF (approx.)

Zoning Information

Zoning:	C6-1
Commercial FAR (As-of-Right):	6.0

Total ZFA (As-of-Right):	5,940
Less Existing Structure:	3,240
Available Air Rights (As-of-Right):	2,700

NYC Financial Information (25/26)

Total Assessment:	\$181,840
Annual Property Tax:	\$22,730

Tax Rate:	12.5000%
Tax Class:	2A

Residential Revenue	SF	\$ / Unit	\$ / SF	Annual Income	Proforma
Gross Annual Income	2,025	\$53,217	\$78.84	\$159,650	\$217,200
Less General Vacancy / Credit Loss (2.0%)		\$1,064	\$1.58	\$3,193	\$4,344
Effective Gross Annual Income		\$52,152	\$77.26	\$156,457	\$212,856

Commercial Revenue	SF	\$ / Unit	\$ / SF	Annual Income	Proforma
Gross Annual Income	990	\$54,000	\$54.55	\$54,000	\$54,000

Total Revenue	Annual Income	Proforma
Total Gross Annual Income	\$213,650	\$271,200
Less Total General Vacancy / Credit Loss	\$3,193	\$4,344
Effective Gross Annual Income	\$210,457	\$266,856

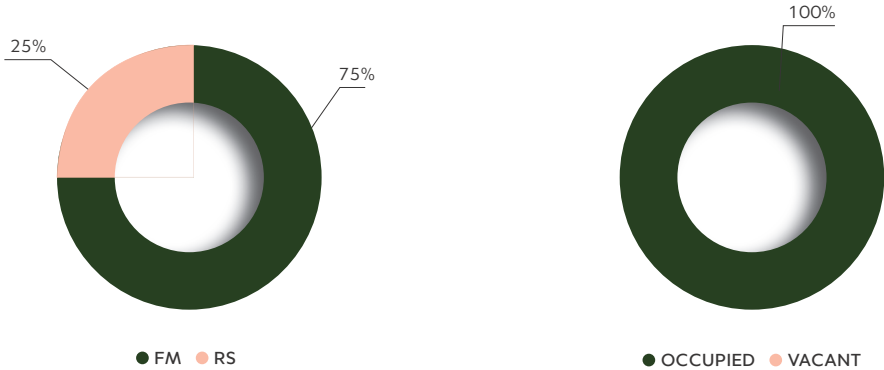
Projected Operating Expenses	% of EGI	\$ / Unit	\$ / SF	Projected	Projected
Property Taxes Actual	10.9%	\$5,683	\$7.02	\$22,730	\$22,730
Water and Sewer \$750 / Resi Unit	1.1%	\$563	\$0.69	\$2,250	\$2,250
Insurance Owner Provided	3.4%	\$1,750	\$2.16	\$5,836	\$5,836
Fuel (Fully Electric) N/A	0.0%	\$0	\$0.00	\$-	\$-
Electric (Common Area Only) Owner Provided	0.7%	\$375	\$0.46	\$1,500	\$1,500
Repairs & Maintenance \$500 / Resi Unit	0.7%	\$375	\$0.46	\$1,500	\$1,500
Super / Payroll Owner Provided	1.9%	\$1,000	\$1.23	\$4,000	\$4,000
Management Fee 3.0% / EGI	3.0%	\$1,558	\$1.92	\$6,314	\$8,006
Total Expenses	21.8%	\$11,303	\$13.95	\$44,130	\$45,822

Net Operating Income	\$166,327	\$221,034
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Unit	Beds	Baths	NSF	Status	Exp.	Monthly Rent	Proforma
1*	3	2	675	FM	06/06/26	\$6,250	\$6,250
2**	3	2	675	FM	06/01/26	\$5,850	\$5,850
3**	3	2	675	RC		\$1,204	\$6,000
Monthly Total			2,025			\$13,304	\$18,100
Annual Total						\$159,650	\$217,200
Avg Rent per Unit:						\$4,435	\$6,033
Average Rent Per NSF:						\$79	\$107

*Private Patio **Private roof decks | Free market units pay for their own heat.

Unit	Tenant	NSF	LXP	Monthly Rent	Proforma
Commercial	Flower Shop	990	03/01/30	\$4,500	\$4,500
Monthly Total				\$4,500	\$4,500
Annual Total				\$54,000	\$54,000
Average Rent Per NSF:				\$55	\$55
Total Gross Monthly Revenue:				\$17,804	\$22,600
Total Gross Annual Revenue:				\$213,650	\$271,200



UNIT MIX

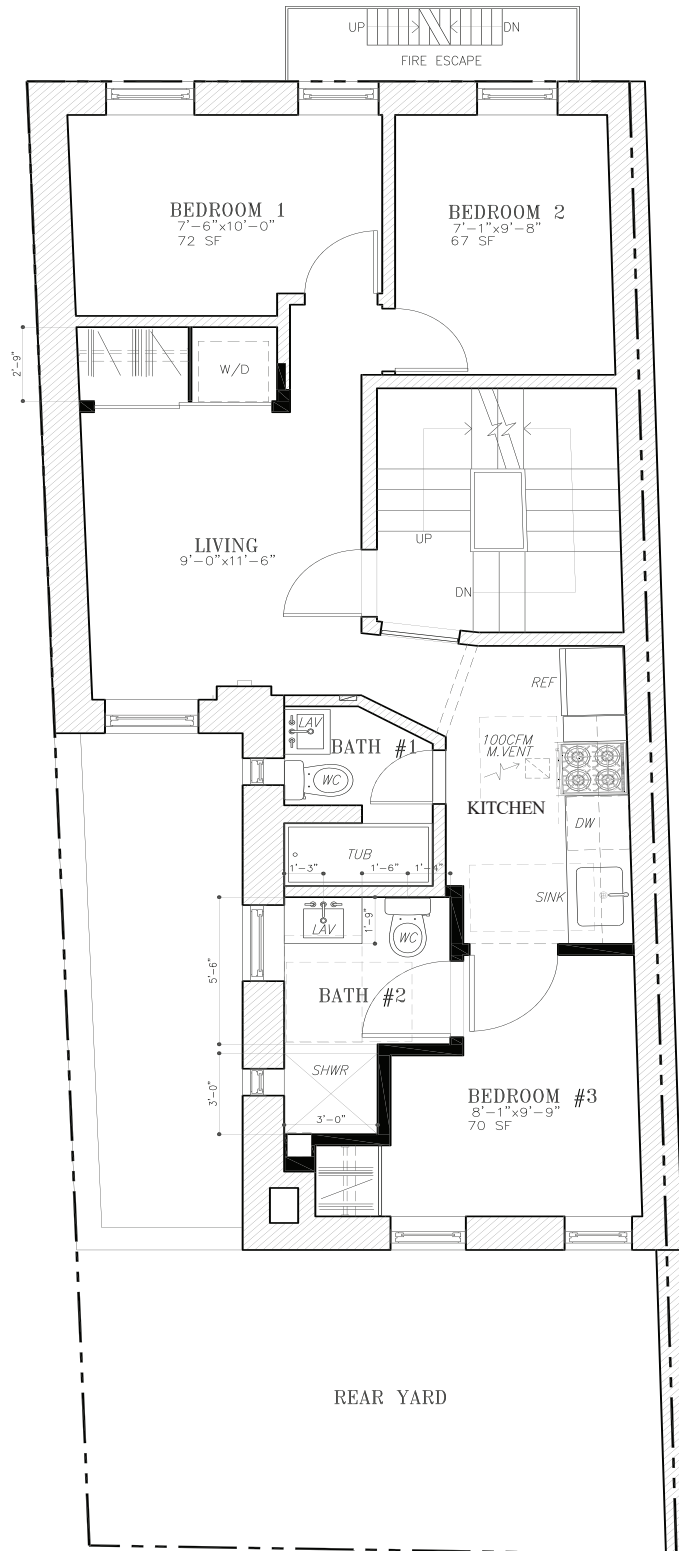
Status	#	%	Total Revenue	\$ / Unit
FM	3	75%	\$145,200	\$6,050
RC	1	25%	\$14,450	\$1,204
Total	4	100%	\$159,650	\$4,934

UNIT MIX

Status	#	%	Total Revenue	\$ / Unit
Occupied	3	100%	\$159,650	\$4,435
Vacant	0	0%	\$-	\$-
Total	3	100%	\$159,650	\$4,435

RESIDENTIAL FLOORPLAN

(2ND - 4TH FLOOR) 3 BEDROOM | 2 BATHROOM



ALTERATION KEY

- WALLS TO REMAIN
- PARTITIONS TO BE ERECTED









RESTAURANTS	RESTAURANTS	HOTELS
1 Ajisen Ramen	33 Osteria Barocca	1 11 Howard
2 Antique Garage Tribeca	34 Peachy's	2 Best Western Plus Soho Hotel
3 Apotheke	35 Peking Duck House	3 Bowery Grand Hotel
4 Asia Roma	36 Petrarca Cucina E Vino	4 Bowery Lodge
5 Atera	37 Piacere	5 Canal Loft Hotel
6 Au Cheval	38 Ping's Seafood	6 City Rooms+ Nyc Soho
7 Blue Agave	39 Shanghai 21	7 Days Inn by Wyndham New York
8 Bridges	40 Shinka Ramen & Sake Bar	8 Fairfield Inn & Suites New York
9 Caffè De La Venezia	41 Shinsen	9 Hotel 50 Bowery
10 Casa Bella Restaurant	42 Sofia's of Little Italy	10 Hotel Copy Center
11 Cha Kee	43 Spongies Cafe	11 Hotel Mimosa
12 Curry House	44 Taiwan Bear House	12 Hotel Mulberry
13 Filé Gumbo Bar	45 Taiwan Pork Chop House	13 Hotel Richland LES
14 Fried Dumpling	46 Tasty Dumpling	14 JG Sohotel
15 Gai Kitchen	47 Tasty Hand - Pulled Noodles	15 Madison Les Hotel
16 Gelso & Grand	48 The Tyger	16 Manhattan Bowery Lodge
17 Golden Diner	49 Tomiño Taberna Gallega	17 Moxy Lower East Side
18 Hop Kee	50 Tonii's Fresh Rice Noodle	18 New World Hotel
19 House of Joy	51 Two Hands	19 NobleDEN
20 Jiang Nan - NYC	52 Wah Fung No 1	20 NOMO SOHO
21 Joe's Shanghai	53 Wayla	21 Providence Hotel
22 Kam Hing Bakery	54 West New Malaysia	22 Rcps Hotels
23 Kesté Pizza & Vino	55 Whiskey Tavern	23 Sohotel
24 Kyuramen - Chinatown	56 Wo Hop	24 Stevenson Hotel
25 Le Coucou	57 Wo Hop Next Door	25 Sun Bright Hotel
26 Luna Pizza	58 Wok Wok Southeast Asian Kitchen	26 The Leon Hotel
27 Mabu Hong Kong Cafe	59 Xi'an Famous Foods	27 The Roxy Hotel -New York
28 Mee Sum Cafe	60 Yin Ji Chang Fen Rice Roll	28 The Solita Soho Hotel, Ascend Hotel
29 Mei Lai Wah Bakery	61 Yunnan Rice Noodle House	29 US Pacific Hotel
30 Nakaji		30 Walker Hotel Tribeca
31 Nom Wah Tea Parlor		31 Windsor Hotel
32 Onieals Grand Street		32 Wyndham Garden Chinatown

SHOPPING	ARTS & ENTERTAINMENT	FITNESS
1 Bayard's Hardware	1 Chinatown Fair Family Fun Center	1 Chinatown Flow
2 Canal Sound & Light	2 Live Axe	2 Crunch Fitness - Tribeca
3 Edcora Jewelry	3 Rooftop 93	3 JDI Barbell Chinatown
4 Eye Solutions	4 Stanley's Claw Machines	
5 GingerChi		
6 John Paradiso Diamond Jewelry		
7 Magic Jewelry		
8 ManhattanFlorist.com		
9 Mott Street Optical		
10 Mure + Grand		
11 Perfect Moving		
12 senti senti		
13 Uniqlee		
14 Wing On Wo & Co		
15 Yaf Sparkle		

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