

FOR SALE

2013 Amsterdam Avenue

2013 Amsterdam Avenue, New York, NY 10032

Mixed Use 23 Apartment & 3 Retail Building For Sale

25,956 Approx SF

23 Apartments

3 Commercial Retail



Exclusive Broker
Roni Yaghoobzar

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SAFDIE REALTY GROUP

PROPERTY SUMMARY

2013 Amsterdam Avenue, New York, NY 1003
Mixed Use 23 Apartment & 3 Retail Building For Sale

INVESTMENT HIGHLIGHTS

- 23 Apartments # of Units
- 25,956 Approx SF
- 8% Current Cap Rate
- \$184,615 Price/Unit
- \$184 Price/SF
- Lot SF 5,150 SF
- Building Dimensions 45 ft x 102 ft
- Lot Dimensions 49.92 ft x 98.42 ft
- Tax Class 2

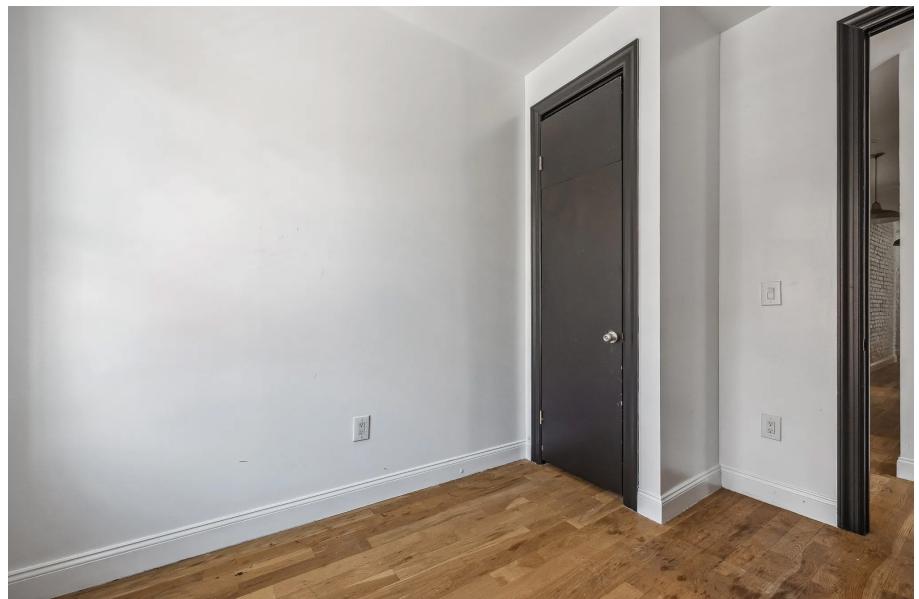
**OFFERING PRICE
\$4,800,000**



PROPERTY PHOTOS



PROPERTY PHOTOS



FINANCIALS

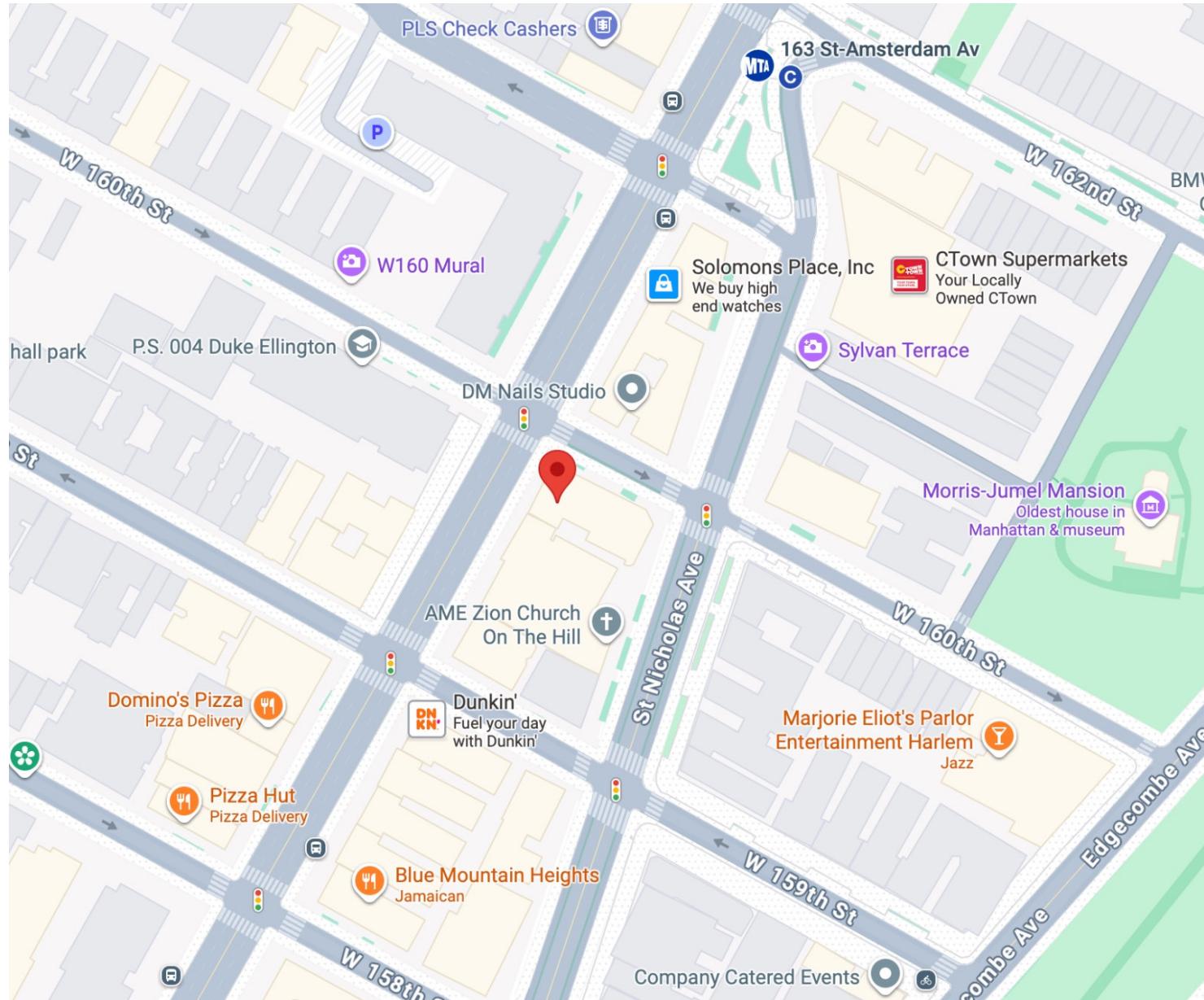
FOR SALE

2013 AMSTERDAM AVENUE	USE	LEASE DATE EXP	NOTES	PROFORMA
Store 1	\$5,500	Retail	10/31/2029	\$9,000 \$1,152,990
Store 2	\$2,185.46	Retail	Month to Month	\$3,000 \$1,152,990
Store 3	\$1,500	Retail	5/15/2030	\$2,000 \$1,152,990
1C	\$1,717.3	Resi RS	3 Bed 1 Bath	\$2,510.78 Max Legal Rent
	\$1,311.78	Resi RS	4 bed 1 Bath	\$1,317.78 Max Legal Rent
2A	\$2166.58	Resi RS	4 bed 1 Bath	\$2,166.58 Max Legal Rent
	\$3,650	Resi FM	3 Bed 1 Bath	\$4,500 Free Market
2C	\$1,393.96	Resi RS	4 bed 1 Bath	\$1,350.74 Max Legal Rent
	\$723.2	*Resi RC*	3 Bed 1 Bath	\$723.2 Rent Control
3A	\$1,416.01	Resi RS	4 bed 1 Bath	\$1,416.01 Max Legal Rent
	\$1,253.75	Resi RS	3 Bed 1 Bath	\$1,253.75 Max Legal Rent
3C	\$4,000	Resi RS	4 bed 1 Bath	\$4,541.22 Max Legal Rent
	\$2,183.94	Resi RS	3 Bed 1 Bath	\$2,183.94 Max Legal Rent
4A	\$382.41	*Resi RC*	4 bed 1 Bath	\$382.41 Rent Control
	\$1,152.49	Resi RS	3 Bed 1 Bath	\$1,152.49 Max Legal Rent
4C	\$3,400	Resi FM	4 bed 1 Bath	\$4,500 Free Market
	\$1,222.27	Resi RS	3 Bed 1 Bath	\$1,222.27 Max Legal Rent
5A	\$758.35	Resi RS	4 bed 1 Bath	\$998.18 Max Legal Rent
	\$1,357.99	Resi RS	3 Bed 1 Bath	\$1,357.99 Max Legal Rent
5C	\$4,000	Resi FM	4 bed 1 Bath	\$4,500 Free Market
	\$2,026.95	Resi RS	3 Bed 1 Bath	\$2,026.95 Max Legal Rent
6A	\$1,183.06	Resi RS	4 bed 1 Bath	\$1,401.7 Max Legal Rent
	\$3,700	Resi RS	3 Bed 1 Bath	\$3,931.64 Max Legal Rent
6C	\$1,303.81	Resi RS	4 bed 1 Bath	\$1,303.81 Max Legal Rent
	\$1,281.09	Resi RS	3 Bed 1 Bath	\$1,281.09 Max Legal Rent
Cellar	\$2,689.14	Resi RS	2 Bed 1 Bath	\$3,110.3 Max Legal Rent
Monthly	\$53,459.54			\$63132.83
Annually	\$641,514.48			\$757593.96

FINANCIALS

EST EXPENSES		EXPENSES	
TAX	\$133,201.24	\$133,201.24	
WATER SEWER	\$21,250.00	\$21,250.00	
ELECTRIC	\$3,000.00	\$3,000.00	
ELEVATOR	\$5,000.00	\$7,000.00	
HEAT/HOT WATER	\$22,500.00	\$22,500.00	
INSURANCE	\$25,000.00	\$25,000.00	
MANAGEMENT	\$19,245.43	3%	\$19,245.43
VACCANCY	\$19,245.43	3%	\$19,245.43
REPAIRS	\$8,750.00	\$8,750.00	
TOTAL ANNUALLY	\$257,192.11	\$259,192.11	
NOI	\$384,322.00	\$493,812.93	
PURCHASE PRICE	\$4,800,000	\$4,800,000	
CAP RATE	8.01%	10.29%	







25,956 SF
EXCLUSIVE OFFERING MEMORANDUM
2013 AMSTERDAM AVENUE, NEW YORK, NY 1003

FOR MORE INFORMATION, PLEASE CONTACT

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