

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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## 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

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   Bath	\$2,510.78	Max Legal Rent
	\$1,311.78	Resi RS		4 bed   Bath	\$1,317.78	Max Legal Rent
2A	\$2,166.58	Resi RS		4 bed   Bath	\$2,166.58	Max Legal Rent
	\$3,650	Resi FM		3 Bed   Bath	\$4,500	Free Market
2C	\$1,393.96	Resi RS		4 bed   Bath	\$1,350.74	Max Legal Rent
	\$723.2	*Resi RC*		3 Bed   Bath	\$723.2	Rent Control
3A	\$1,416.01	Resi RS		4 bed   Bath	\$1,416.01	Max Legal Rent
	\$1,253.75	Resi RS		3 Bed   Bath	\$1,253.75	Max Legal Rent
3C	\$4,000	Resi RS		4 bed   Bath	\$4,541.22	Max Legal Rent
	\$2,183.94	Resi RS		3 Bed   Bath	\$2,183.94	Max Legal Rent
4A	\$382.41	*Resi RC*		4 bed   Bath	\$382.41	Rent Control
	\$1,152.49	Resi RS		3 Bed   Bath	\$1,152.49	Max Legal Rent
4C	\$3,400	Resi FM		4 bed   Bath	\$4,500	Free Market
	\$1,222.27	Resi RS		3 Bed   Bath	\$1,222.27	Max Legal Rent
5A	\$758.35	Resi RS		4 bed   Bath	\$998.18	Max Legal Rent
	\$1,357.99	Resi RS		3 Bed   Bath	\$1,357.99	Max Legal Rent
5C	\$4,000	Resi FM		4 bed   Bath	\$4,500	Free Market
	\$2,026.95	Resi RS		3 Bed   Bath	\$2,026.95	Max Legal Rent
6A	\$1,183.06	Resi RS		4 bed   Bath	\$1,401.7	Max Legal Rent
	\$3,700	Resi RS		3 Bed   Bath	\$3,931.64	Max Legal Rent
6C	\$1,303.81	Resi RS		4 bed   Bath	\$1,303.81	Max Legal Rent
	\$1,281.09	Resi RS		3 Bed   Bath	\$1,281.09	Max Legal Rent
Cellar	\$2,689.14	Resi RS		2 Bed   Bath	\$3,110.3	Max Legal Rent
<b>Monthly</b>	<b>\$53,459.54</b>				<b>\$63,132.83</b>	
<b>Annually</b>	<b>\$641,514.48</b>				<b>\$757,593.96</b>	



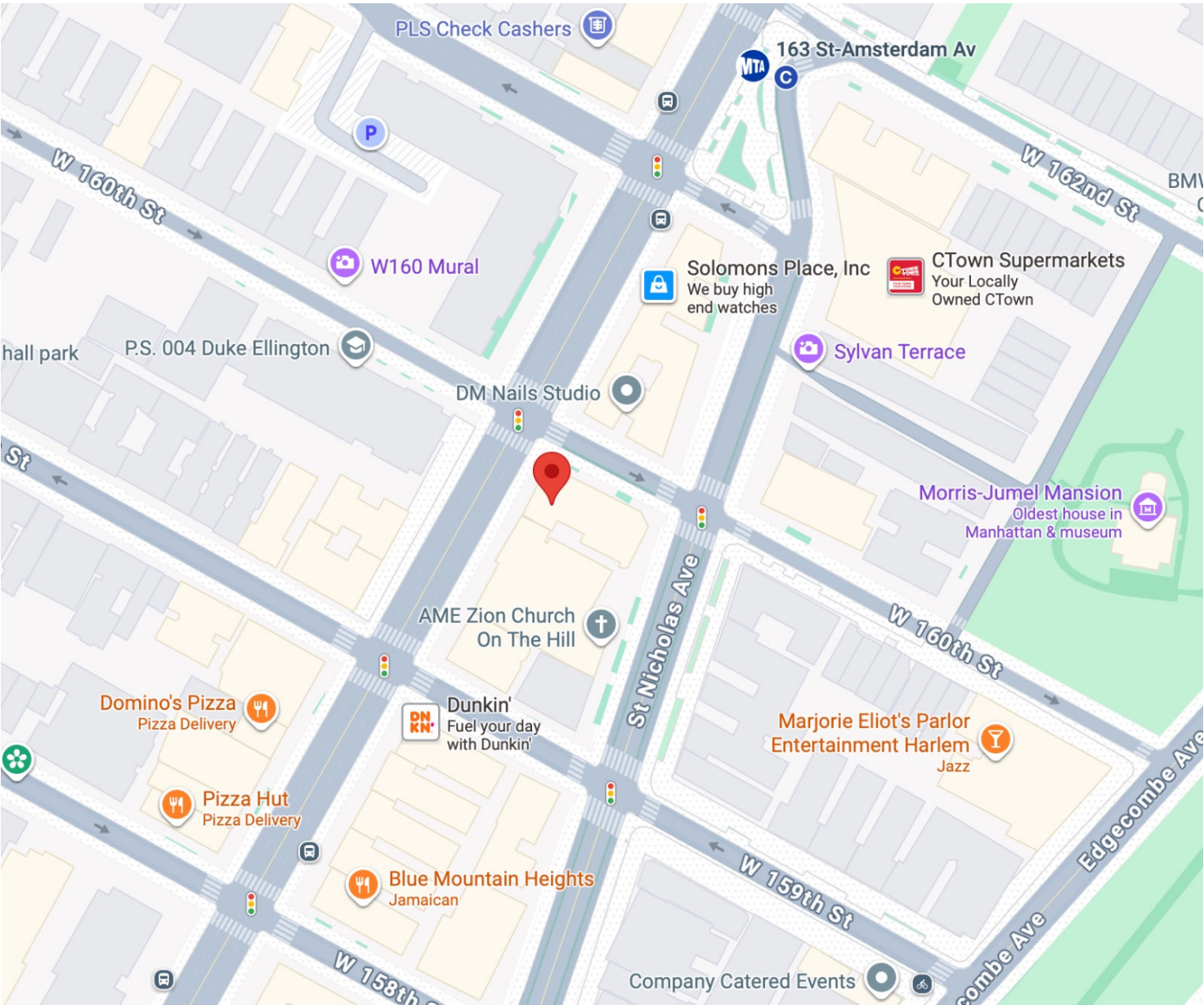
## FINANCIALS

<b>EST EXPENSES</b>			<b>EXPENSES</b>
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
<b>PURCHASE PRICE</b>	<b>\$4,800,000</b>		<b>\$4,800,000</b>
<b>CAP RATE</b>	<b>8.01%</b>		<b>10.29%</b>

## PROPERTY MAPS



PROPERTY MAPS







**25,956 SF**

## **EXCLUSIVE OFFERING MEMORANDUM**

**2013 AMSTERDAM AVENUE, NEW YORK, NY 1003**

**FOR MORE INFORMATION, PLEASE CONTACT**

**EXCLUSIVE BROKER**

**RONI YAGHOOBZAR**

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