



336 E
30th Street
NEW YORK, NY 10016

**9-UNIT MIXED-USE
WALKUP BUILDING**



**CUSHMAN &
WAKEFIELD**

336 E
30th Street
NEW YORK, NY 10016

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PRICE FOR SALE: **\$4,350,000**

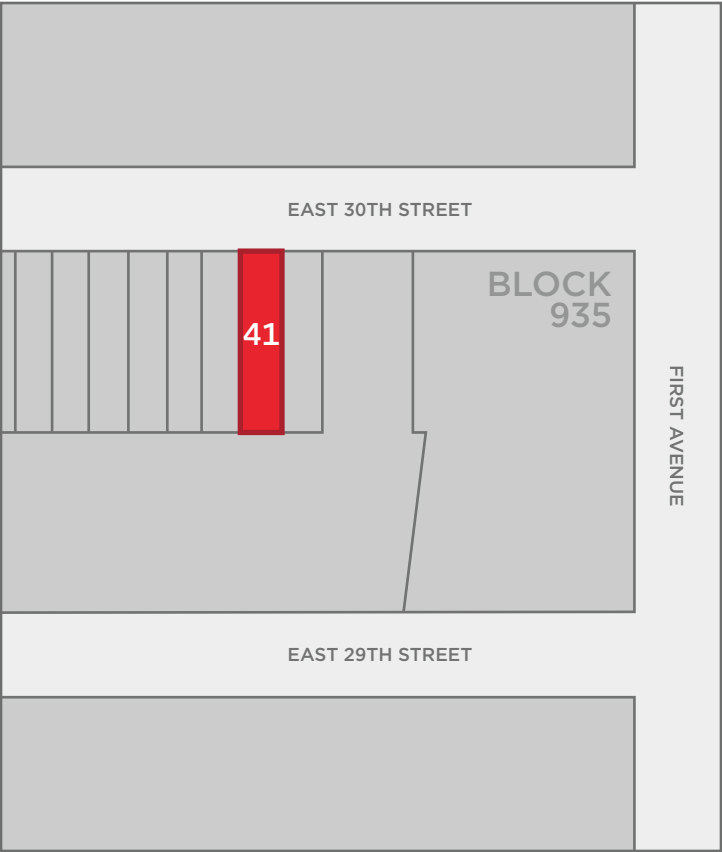


EXECUTIVE SUMMARY

Cushman & Wakefield has been retained on an exclusive basis to arrange for the sale of 336 East 30th Street, a 22.5' wide, 5 story mixed-use walk-up building located on the south side of East 30th Street between First and Second Avenues in the growing Kips Bay neighborhood.

The approximately 6,502 SF ± building consists of eight (8) one-bedroom front and rear apartments, one (1) of which is rent stabilized, and one (1) medical/community facility space on the ground floor which is currently vacant. The building is ideal for either a user who can occupy the ground floor space with any professional use such as a doctor's office, or a value-add/opportunistic investor seeking a multifamily renovation project that is positioned to benefit from the resurgence of New York City in one of the best rental markets the City has to offer.

336 East 30th Street is zoned R7B and is within walking distance to the 6 train, which links up with nearly every major subway line allowing access to all parts of New York City and the boroughs. The property is positioned just two (2) short blocks from NYU Langone and the Bellevue Hospital Center. Additionally, the building is located just twelve (12) blocks south of Grand Central Station, allowing access to all major submarkets in the Tri-State.



HIGHLIGHTS



9-Unit Mixed-Use Walkup Building



Strong In-Place Cash Flow



90% Free Market



Additional Value-Add Potential



22' of Frontage along E 30th Street



Prime Location near NYU Langone and the Bellevue Hospital Center



Ideal for any Professional User



Easy Access to the 6 Subway and walking distance to Grand Central and Penn Station



PROPERTY OVERVIEW

PRICE: **\$4,350,000**

PROPERTY INFORMATION

Address:	336 East 30th Street	
Block & Lot:	935 - 41	
Lot Dimensions:	22.5' x 98.75'	
Lot SF:	2,222	SF (approx.)

BUILDING INFORMATION

Property Type:	Mixed-Use Walkup	
Building Dimensions:	22.5' x 89', 50', 50', 50', 50'	
Stories:	5	
Above Grade Gross SF:	6,502	SF (approx.)
Residential Units:	8	
Commercial Units:	1	
Total Units:	9	

ZONING INFORMATION

Zoning:	R7B	
FAR (As-of-Right)	3.00	
Total Buildable (As-of-Right):	6,665	
Less Existing Structure:	6,502	SF (approx.)
Availanble Air Rights (As-of-Right):	163	SF (approx.)

NYC FINANCIAL INFORMATION (25/26)

Total Assessment:	\$865,799	
Annual Property Tax:	\$108,244	
Tax Rate:	12.5000%	
Tax Class:	2B	

FINANCIAL OVERVIEW

Professional Revenue

Unit	Type	Lease Exp.	SF	\$ /SF	Monthly Rent	Pro Forma Monthly Rent
Ground	Community Facility	Vacant	1,702	\$70	\$9,928	\$9,928
Gross Monthly Revenue:					\$9,928	\$9,928
Gross Annual Revenue:					\$119,140	\$119,140
Average Rent per SF:					\$70	\$70

Residential Revenue

Unit	Type	Status	Lease Exp.	SF	\$ /SF	Monthly Rent	Pro Forma Monthly Rent
2A	1 BR	RS	Sep-27	562	\$25	\$1,185	\$1,221
2B	1 BR	FM	Jun-26	563	\$68	\$3,200	\$3,700
3A	1 BR	FM	Apr-26	562	\$68	\$3,195	\$3,700
3B	1 BR	FM	Sep-25	563	\$67	\$3,155	\$3,700
4A	1 BR	FM	Mar-26	562	\$66	\$3,100	\$3,700
4B	1 BR	FM	Vacant	563	\$79	\$3,700	\$3,700
5A	1 BR	FM	Sep-25	562	\$63	\$2,950	\$3,700
5B	1 BR	FM	Vacant	563	\$79	\$3,700	\$3,700
Gross Monthly Revenue:						\$24,185	\$27,121
Gross Annual Revenue:						\$290,220	\$325,447
Average Rent per FM Unit:						\$3,023	\$3,390
Average Rent per SF:						\$64	\$72
Gross Monthly Revenue:						\$34,113	\$37,049
Gross Monthly Revenue:						\$409,360	\$444,587

Total Revenue

	Monthly Income	Annual Income	Pro Forma Annual Income
Gross Projected Professional Income	\$9,928	\$119,140	\$119,140
Gross Actual Residential Income	\$24,185	\$290,220	\$325,447
Total Gross Combined Income	\$34,113	\$409,360	\$444,587
Less General Vacancy / Credit Loss	3.0%	(\$1,023)	(\$12,281)
Effective Gross Annual Income	\$33,090	\$397,079	\$431,249

Projected Operating Expenses

Type	Projection	% of EGI	\$ / SF	\$ / Unit	Projected	Projected
Property Taxes	25/26	25.24%	\$15.41	\$12,526	\$100,208	\$100,208
Water and Sewer	\$1.00 / GSF	1.64%	\$1.00	\$813	\$6,502	\$6,502
Insurance	\$1.00/ GSF	1.64%	\$1.00	\$813	\$6,502	\$6,502
Fuel	\$1.75 / GSF	2.87%	\$1.75	\$1,422	\$11,379	\$11,379
Electric (Common Areas)	\$0.25 / GSF	0.41%	\$0.25	\$203	\$1,626	\$1,626
Repairs	\$500 / Unit	1.01%	\$0.62	\$500	\$4,000	\$4,000
Super Salary	\$400/ Month	1.21%	\$0.74	\$600	\$4,800	\$4,800
Management Fee	3.0% / EGI	3.00%	\$1.83	\$1,489	\$11,912	\$12,937
Total Expenses:		37.00%	\$22.60	\$18,366	\$146,929	\$147,954
Total Effective Annual Income					\$397,079	\$431,249
Less Total Expenses					\$146,929	\$147,954
Net Operating Income					\$250,150	\$283,295



PROPERTY PHOTOS



PROPERTY PHOTOS



NEIGHBORHOOD OVERVIEW

AMENITIES MAP




TRANSPORTATION MAP



B Form 54 (Rev. 8/85)

THE CITY OF NEW YORK

 **DEPARTMENT OF BUILDINGS** ALT# 986/86

CERTIFICATE OF OCCUPANCY AMENDED NO. 97816

BOROUGH MANHATTAN DATE FEB 05 1981

This certificate supersedes C.O. NO. 25382

THIS CERTIFIES that the ~~4000~~ ~~altered~~ ~~XXXXXX~~ building premises located at 336 East 30th Street SS 192' 6" W. of 1st Avenue Block 935 Lot 41

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar							Boiler room and storage
Basement	45	12			4		Doctors offices
1st -4th Floors			2				Two (2) apartments on each floor
				CLASS A MULTIPLE DWELLING OLD LAW TENEMENT OLD CODE			

Amended Certificate of Occupancy for Basement only.

THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED WITHIN THE BUILDING IN ACCORDANCE WITH THE RULES OF THE DEPARTMENT PROMULGATED MARCH 31ST 1967.

OPEN SPACE USES _____ (SPECIFY... PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)



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