

NICK GAVIN
PROPERTIES

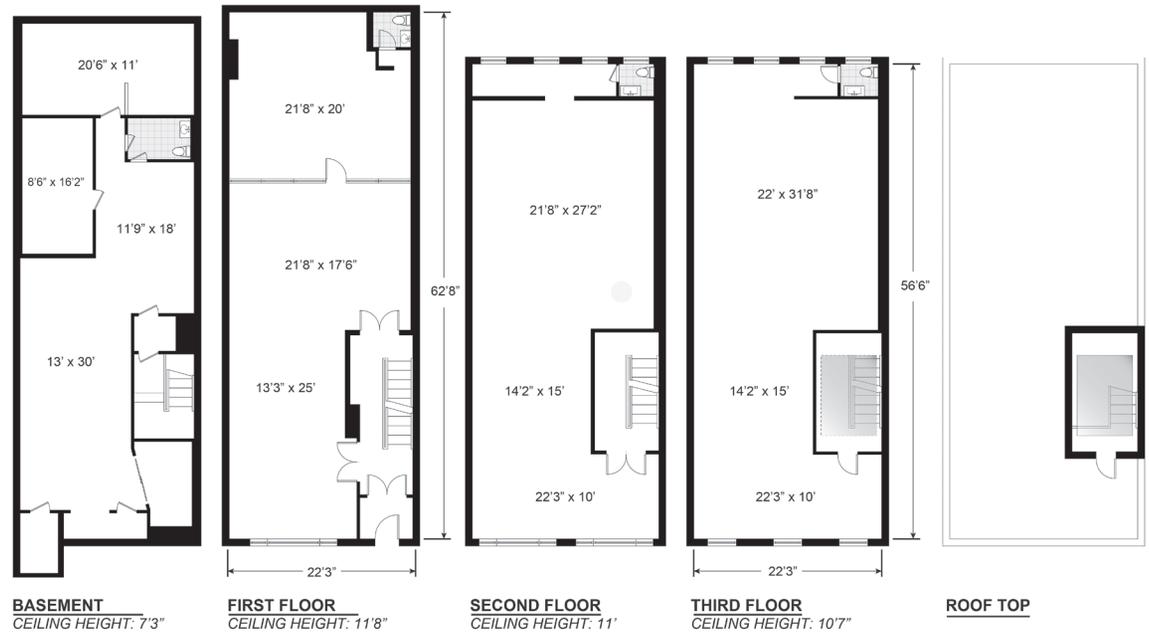
205 WEST
HOUSTON STREET

COMPASS

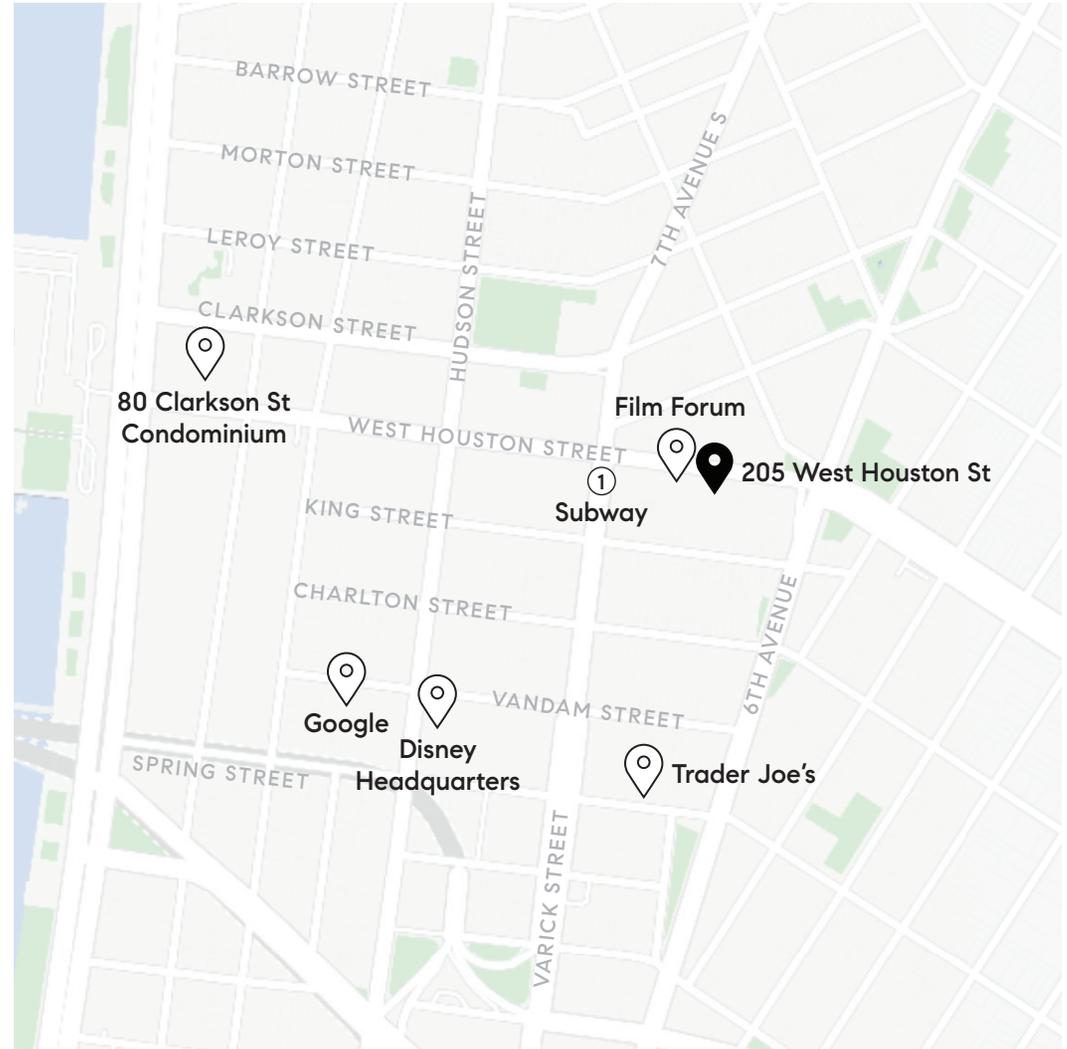


LOCATION

Address	205 West Houston
Cross Street	Varick St and 6th Ave
Neighborhood	Soho / Hudson Square
Description	Commercial/Retail
Block / Lot	520 / 23
Year Built	1900
Lot Dimensions	25' x 65'
Lot Size	1,625 SF
Stories	3
Residential Units	0
Commercial Units	2
Total Units	2
Zoning	R6
Gross SF	4,875 SF
Basement/Storage	1,600 SF
Built FAR	3.00
Air Rights	-
Real Estate Taxes	\$73,917.20



EXTERIOR PHOTOS



FINANCIAL EVALUATION

COMMERCIAL/RETAIL RENTAL ANALYSIS

RENT ROLL

PROJECTED COMMERCIAL RENT ROLL

Unit	Unit Type	Unit SF	PPSF	Monthly Proforma	Yearly Proforma
1	First Floor Commercial/Retail	1,410 SF	\$175	\$20,562.50	\$246,750.00
2	Second Floor Commercial/Retail	1,400 SF	\$75	\$8,750	\$105,000
3	Third Floor Commercial/Retail	1,400 SF	\$75	\$8,750	\$105,000
Totals		4,145 SF	—	\$38,062	\$456,750

INCOME & EXPENSE SUMMARY

ESTIMATED EXPENSES

Real Estate Taxes	\$73,917
Insurance (Estimated)	\$15,000
Fuel (Estimated)	\$660
Electric (Estimated)	\$8,000
Water/Sewer (Estimated)	\$440
Repairs & Maintenance (Estimated)	\$5,000
Total Expenses	\$103,017

Pro Forma Net Operating Income (NOI): \$353,733

REVENUE PROFORMA

\$456,750

Total Yearly Revenue

NICK GAVIN PROPERTIES

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