

43-45 W 55th Street New York

Between 5th Ave and 6th Ave – The center of midtown

\$14,500,000



LISTING AGENT

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New York Zone Property Inc

305 E 47th Street 10th Fl

New York NY 10017



Location	Total income	Price
43-45 W 55th Street New York	Actual-\$1,034,945 Projection-\$1,214,945	\$14,500,000
Between 5th ave and 6th Ave	(Vacant 2F retail space \$15.000 possible rent)	NOI
The center of Midtown	Real estate Tax	Actual \$596,295
	\$320,996	Projection \$776,295
Building size	Utilities	CAP
14,680 SF	\$46,354	The Current 4.1%, Projection 5.3%
Air right	Insurance	
15,436 SF	\$21,000	
Built	Maintenance	
1939	\$5,500	
5th stories	Super	
Elevator	\$9,600	
Unit	Management	
11 apartment (3RS) and 3 stores	\$35,000	

