

6

EAST 2ND STREET

Nexus of East Village & Noho



6 EAST 2ND STREET

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TABLE OF CONTENTS

- | | |
|----------------------------------|---------------------------------|
| 1 Property Highlights | 7 Location Overview |
| 2 Executive Summary | 9 Neighborhood Character |
| 3 Property Information | 11 Aerial & Garden Photo |
| 5 Transportation Overview | |

PROPERTY HIGHLIGHTS



VALUE-ADD POTENTIAL

Investors have the opportunity to enhance desirability of residential units two and four with renovations in order to drive revenue and enhance value. Ownership invested significant capital in 2022 to gut renovate common areas, hallways, and unit three. Original tin ceilings remain in apartments two and four.



LOCATION

6 East 2nd Street is located at the nexus of the East Village, Noho and the Lower East Side – the premier live, work, play corridor for young professionals. The Property backs up to private Marble Cemetery which creates a unique bucolic feel while situated in the heart of Lower Manhattan.



100% FREE MARKET

Ability to obtain a unique mixed-use asset that is 100% Free Market allows flexibility and potential for revenue growth for an investor.



END-USER

The Property has exceptionally spacious full-floor lofts with high ceilings, perfect for an end-user. The buyer has the capability to add a luxurious roof deck to capture iconic East Village views, including the verdant garden at the rear of the property, and perfect their urban oasis.



CONNECTIVITY

The Property is conveniently located at the doorstep of the Bleecker Street **6** Station which is two stops away from Union Square providing access to the **4 5 N Q R W L** trains which makes access to other neighborhoods in Manhattan and Brooklyn seamless.

EXECUTIVE SUMMARY

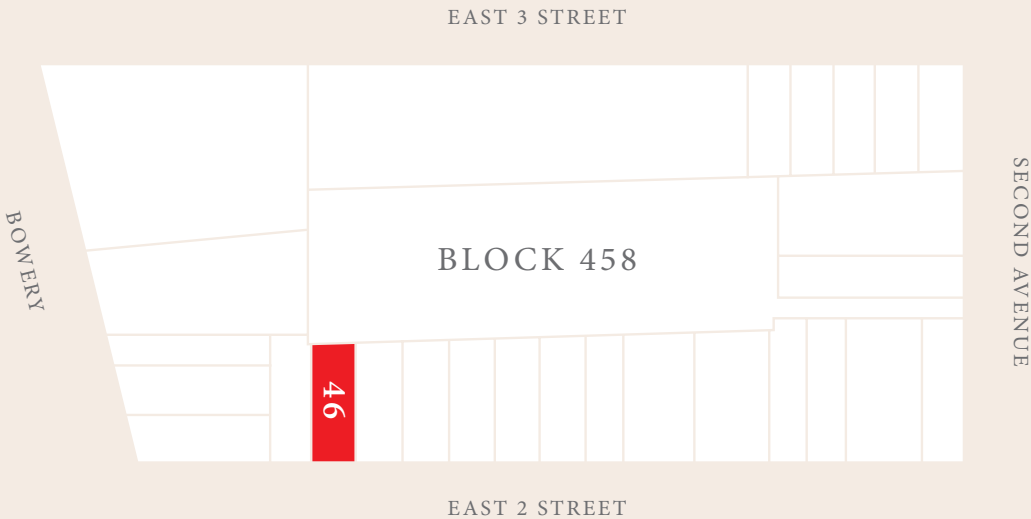
Jones Lang Lasalle (“JLL”) has been retained on an exclusive basis to arrange for the sale of 6 East 2nd Street (“The Property”), a four-story 6,420 square foot mixed-use building located on the north side of East 2nd Street between Bowery and 2nd Avenue at the nexus of the East Village, NoHo and Nolita. The property is the former home of Ramones’ lead singer Joey and bassist Dee Dee and hosted one of the band’s earliest shows. Nearby Albert’s Garden is where the band paid \$125 in 1976 for a black-and-white picture from Punk Magazine, featuring a brick-wall background, for their debut album titled “Ramones.” This image on East 2nd Street is considered one of the most important and definitive music images of the 1970s. Situated in one of the most desirable pockets in Lower Manhattan, the Property presents a unique opportunity for an investor or owner-user to obtain a cash-flowing asset with potential for tremendous upside.

The 1,605 square foot lot currently houses three free-market residential units which are each approximately 1,605 square feet and can be flexed to four-bedroom residences. These exceptionally spacious full-floor lofts are perfect for an end-user. Significant in-place cash flow with potential for upside, by renovating units two and four, coupled with little management fees and operating expenses adds to the allure

for a user or investor. The property is also Tax Class 2A which means taxes cannot increase more than 8% per year and no more than 30% over five years which solidifies this property as an exceptional user or investment opportunity.

6 East 2nd Street sits in a preeminent downtown location steps from the iconic Great Jones and Bond Streets which are home to restaurants il Buco, Bond St, Lafayette Grand Café and Bakery, Bar Primi and many more. A few nearby shops include trendy Kith, Adidas for the sporty and REI for the adventurous. Only minutes from New York’s premier shopping corridor, Broadway in Soho, any needs are easily accessible within a 15 minute walk from the Property. Nearby Greenwich Village is home to NYU with over 60,000 students and contributes to the desirability of the neighborhood.

The central location of 6 East 2nd Street has extremely attractive transportation options. The Bleecker Street 6 station is a five minute walk and two stops away from Union Square providing access to the 4 5 N Q R W L trains which makes access to other neighborhoods in Manhattan and Brooklyn seamless. For those yearning for greenery, Washington Square Park, Tompkins Square Park and Union Square are all within walking distance from the Property.



PROPERTY INFORMATION

Address	6 East 2nd Street, New York, NY 10003
Location	Located on the north side of E 2nd St between Bowery and 2nd Ave in the East Village.
Block / Lot	458 / 46
Building Dimensions	25.67' x 62.52' (Approx.)
Stories	4 (Plus Basement)
Total Gross SF	6,420 (Approx.)
Cellar Square Footage	1,605 (Approx.)
Cellar Ceiling Height	13' (Approx.)
FM	3
Commercial	1
Total	4
Lot Dimensions	25.67' x 62.52' (Approx.)
Lot Square Footage	1,605 (Approx.)
Zoning	R8B, C6-1 (Commercial Overlay - None)
FAR	4.00
Total Buildable SF	6,420 (Approx.)
Unused Air Rights	None (Potentially additional BSF under NYC City of Yes)
Historic District	No
Assessment (24/25)	\$248,793
Tax Rate (24/25)	12.502%
Estimated Taxes (24/25)	\$31,104 (Tax Class 2A)



TRANSPORTATION OVERVIEW

EXCELLENT TRANSPORTATION ACCESS



Subway

The property is less than a 5-minute walk from the Bleecker Street subway station, which serves the **6** train. If you ride the **6** train two stops uptown, you will be at 14th Street – Union Square which is one of the busiest transportation hubs in the city. In addition, the 8th Street Station serving the **Q R W** lines is only a 10-minute walk from the Property. The nearby Broadway-Lafayette Street Station also provides access to the **B D F M** trains. Combined, these stations provide direct access to Brooklyn, Queens, the Bronx, Upper and Lower Manhattan, and Grand Central. Additionally, the 2nd Avenue station with service to the **F** train is only a 4 minute walk from 6 East 2nd Street.

Annual Ridership

14th Street – Union Square	L N Q R W 4 5 6	13,165,975
8th Street – NYU	Q R W	2,116,673
Broadway-Lafayette Street/Bleecker Street	B D F M 6	5,274,947
2nd Avenue	F	4,192,759



Bus

The Property provides convenient access to multiple bus routes which include the M8, M5, M21, M15, and M103. The M8 and M21 travel cross town with stops as far east as the FDR all the way to the West Side Highway. The M5, M15 and M103 travel uptown and downtown, providing access to East Harlem, the George Washington Bridge and Downtown’s South Ferry Terminal.



Airports

Residents of Manhattan benefit from three major airports that combine to create the largest airport system in the United States. LaGuardia Airport (30-minute drive), Newark Airport (35-minute drive), and JFK Airport (50-minute drive) all provide consumers with national and international flights.

35 COOPER SQUARE
6 EAST 2ND STREET

UNION
SQUARE
PARK

3RD AVE

E 14TH ST

L



8 ST - NYU
Q R W

M103
COOPER SQ E
/ E 6 ST

M15
2 AVE /
9 ST



TOMPKINS
SQUARE
PARK

M8
ST. MARKS
PL / 2 AVE



ASTOR PLACE
6

M103
BOWERY/
E 1ST ST



WASHINGTON
SQUARE
PARK



6
EAST 2ND STREET

M21
2ND AVE/
E HOUSTON

SECOND AVE
F

BLEECKER ST/
LAFAYETTE
6



E HOUSTON ST

W HOUSTON ST

BROADWAY -
LAFAYETTE
B D F M

M21
E HOUSTON/
MOTT ST

5 MIN WALK

M21
E HOUSTON/
BOWERY

DELANCEY ST

10 MIN WALK

KENMARE ST

J

Z

BROOME ST

THE BOWERY

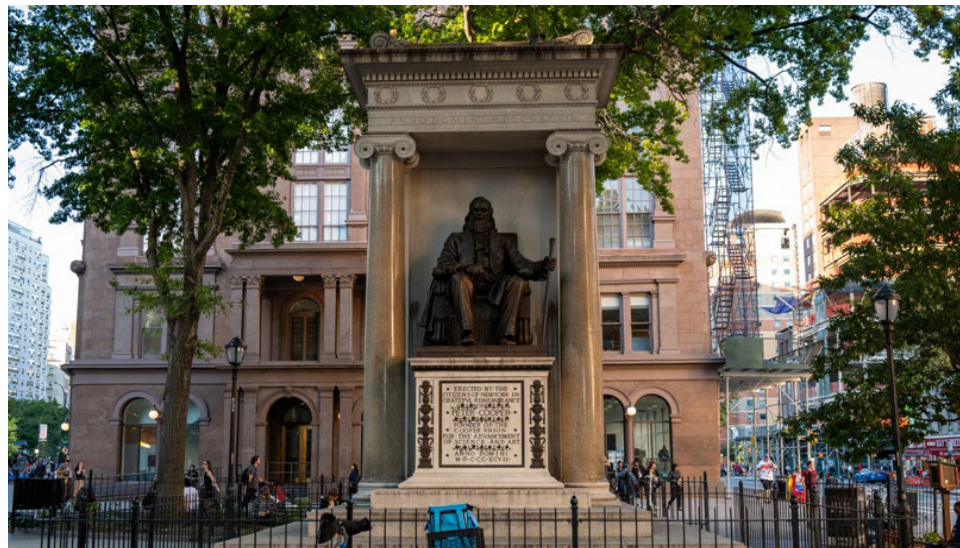
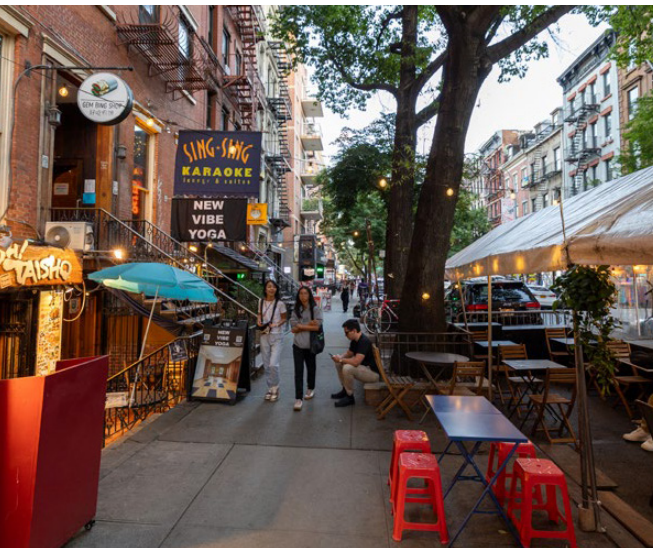
CHRISTIE ST

ALLEN ST

= CITIBIKE

CANAL ST

LAFAYETTE ST
CENTRE ST



LOCATION OVERVIEW

6 East 2nd Street is located at the nexus of the East Village and NoHo neighborhoods in New York City. The property also is conveniently within walking distance of various other downtown neighborhoods including the Lower East Side, Nolita, SoHo, and Greenwich Village.

East Village

6 East 2nd Street is located on the north side of East 2nd Street between Bowery and 2nd Avenue in the East Village neighborhood of New York City. The East Village, positioned in the southeastern section of Manhattan, is bound by Gramercy to the north, Lower East Side to the south, the East River to the east, and NoHo to the west. As one of the oldest neighborhoods in New York City, the East Village was traditionally a culturally driven working-class neighborhood occupied by artists, musicians, and actors. However, over

the past few decades, the East Village has transformed into a vibrant, conveniently located neighborhood attracting young professionals, students, and young families seeking upscale boutiques, trendy dining establishments, and bustling nightlife and entertainment options.

NoHo

While 6 East 2nd Street technically fits into the boundaries of the East Village, it is located adjacent to the NoHo border. NoHo is a small downtown enclave that is situated between the East and Greenwich Villages. It is a chic and vibrant neighborhood that is culturally rich in both architectural design and the arts. Residents have all of the benefits of living downtown, while maintaining the value of a quick and easy commute to other parts of the city due to its central location.

NEIGHBORHOOD MAP



NEIGHBORHOOD CHARACTER

HOTELS

The Standard, East Village

The Standard is a cozy, charming and eccentric hotel that embraces the East Village's vibrant character. The 21-story tower offers unparalleled views of Manhattan and newly refreshed room designs as of Summer 2023.

The citizenM Hotel

The citizenM Hotel is the first prefabricated modular hotel in New York City. This boutique hotel company founded in Amsterdam prides itself in small guest rooms with luxury finishes. Its rooftop bar has some of the best sweeping views of downtown and midtown Manhattan.

The Bowery Hotel

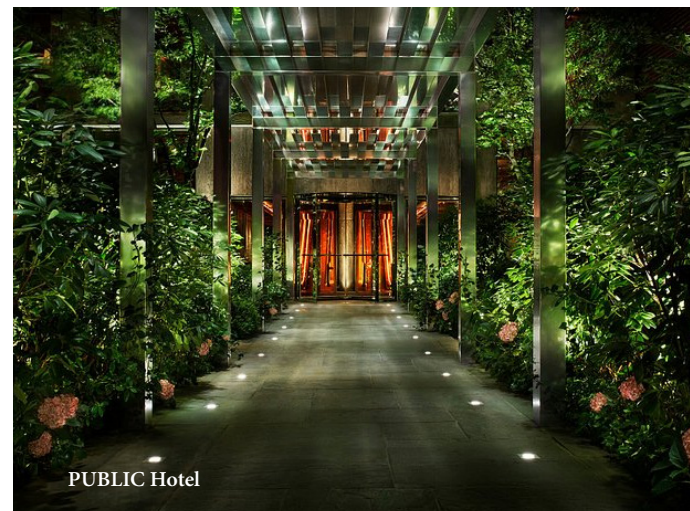
The Bowery Hotel has quickly become a popular celebrity-spotting destination in the NoHo neighborhood of Manhattan.

PUBLIC Hotel

Ian Schrager's 370-key, PUBLIC Hotel, pioneered affordable luxury in the New York City hotel experience. The Herzog & de Meuron designed building emanates the Studio-54 energy that Schrager founded in the 1970's.



The Standard, East Village



PUBLIC Hotel



The citizenM Hotel



The Bowery Hotel



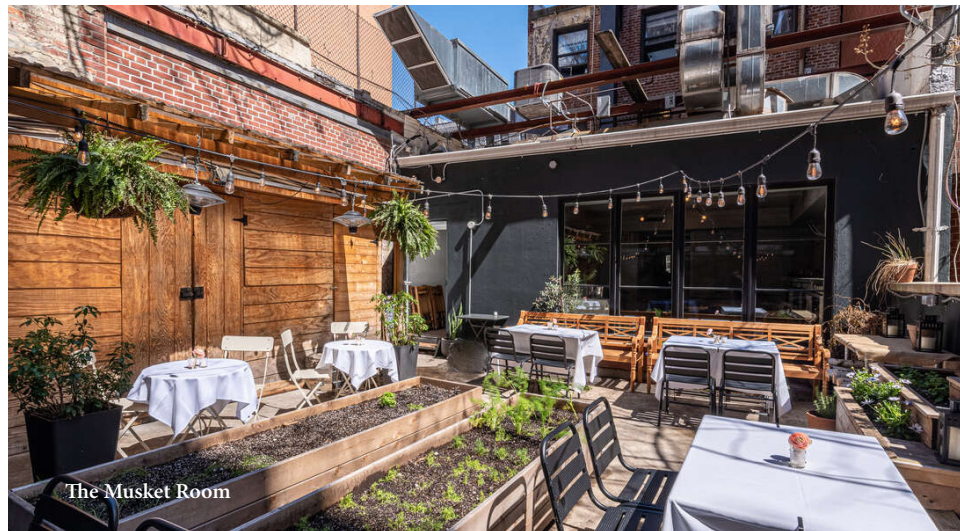
Perrotin Gallery



The New Museum



Katz's Delicatessen



The Musket Room

ART

The New Museum

The New Museum is among the most respected contemporary art museums in New York City. The building's striking architecture pierces the skyline and acts as a beacon for tourists and residents alike.

Sperone Westwater

Sperone Westwater opened in SoHo in 1975 before moving to the Meatpacking district with all the other major galleries. As has been the trend, those galleries are leaving Chelsea and Meatpacking for new purpose-built spaces like this Foster + Partners designed gallery on the Bowery.

Derek Eller Gallery

Affirming this migration are relocations of Derek Eller Gallery and Nicelle Beauchene Gallery, among others, that have recently left Chelsea to open bigger and better spaces in the Bowery.

Perrotin Gallery

Perrotin Gallery has eight (8) locations across the world including galleries in Hong Kong, Paris, and Tokyo. This location on Orchard Street is indicative of the international art community's collective agreement that the Bowery is New York City's preeminent location for contemporary art.

Food

Well-known institutions such as Katz's Delicatessen and Russ & Daughters are interspersed with new-to-the-scene Michelin Star restaurants like Momofuku Ko, The Musket Room, and Uncle Boons. Other neighborhood staples include MaLa Project, 7th Street Burger, and Lil' Frankies. A high percentage of ventilated retail spaces in The Bowery provide terrific infrastructure for new restaurants, many of which seem to pop-up overnight.

6 EAST 2ND STREET

AERIAL & GARDEN PHOTO



Financial District

6
EAST 2ND STREET

West Village

NoLita

NoHo

Lower East Side

East Village





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ASKING PRICE: **\$10,800,000**



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