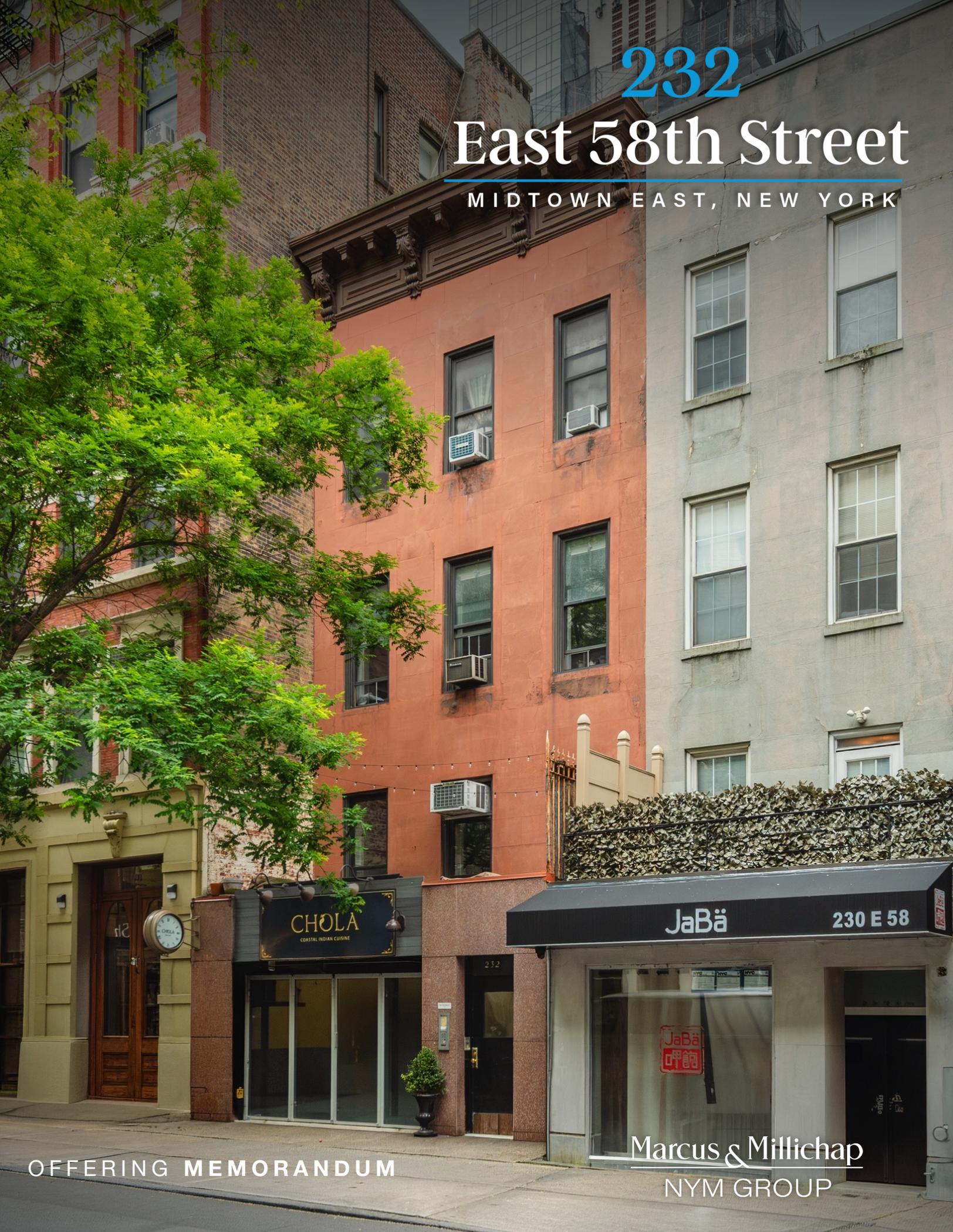


232

East 58th Street

MIDTOWN EAST, NEW YORK



OFFERING MEMORANDUM

Marcus & Millichap
NYM GROUP

232

East 58th Street

M I D T O W N E A S T , N E W Y O R K

New York Multifamily Team:

Joe Koicim

Executive Managing Director
(212) 430-5147
jkoicim@mmreis.com

Peter Dodge

Senior Associate
(212) 430-5231
pdodge@mmreis.com

Marcus & Millichap
NYM GROUP

260 Madison Avenue, 5th Floor | New York, New York 10016
www.newyorkmultifamily.com

232 East 58th Street

MIDTOWN EAST, NEW YORK

is being offered at
\$3,995,000

THE OFFERING

- **Rare Opportunity & Long Term Ownership.** The property has been owned and operated by the same family for over 70 years, presenting a rare opportunity to acquire a 4-unit mixed-use building in the heart of Midtown East.
- **Restaurant/Retail End User Potential.** The current restaurant lease expires in November 2027 with no option to extend, providing unrivaled end user potential to own and operate a restaurant, or repurpose the retail into other use. The space features 2,000 square feet on the ground floor, a full vented kitchen, liquor license, and full basement for meal prep and additional storage.
- **100% Free Market – Value Add & Retail Repositioning.** 232 East 58th Street represents a true value-add & retail repositioning opportunity. The asset consists of four units: a ±2,000 SF ground-floor retail space currently leased significantly below market, a full-floor boutique office, and two free market residential units – both of which can be converted to 2BR layouts to increase cash flow. Statutorily exempt from rent stabilization, the building is 100% free market, providing for immediate upside. Additionally, floors 2 & 3 will be delivered vacant upon sale, providing for immediate business plan execution upon acquisition.
- **Multiple Investment Strategies.** 232 East 58th Street features multiple investment strategies, including, but not limited to: converting the office floor to residential to capture historically strong rental demand, transitioning the asset into protected Tax Class 2A status, repositioning the under-market retail as the current term nears expiration, potential end-user occupancy of the restaurant, and executing a value-add business plan through cosmetic renovations to increase cash flow significantly.
- **Unrivaled Location.** Positioned just off the corner of East 58th Street and 2nd Avenue, 232 East 58th Street sits on a quiet, tree-lined block at the nexus of Midtown East and the Upper East Side—two of Manhattan’s most affluent and high-demand neighborhoods. The property is surrounded by high-end national retailers, luxury condo towers, and ongoing residential development, forming a dense live-work-play ecosystem. With direct access to the 4/5/6, N/R/W, F, and Q subway lines, the Queensboro Bridge, and major bus routes, the location offers unrivaled connectivity to the entire city. Resultantly, high profile renters and retailers are eager to pay a premium for all this area has to offer.

LISTING METRICS

4 TOTAL UNITS	4,760 TOTAL SQUARE FEET	100% FREE MARKET	
3,240 AVAILABLE AIR RIGHTS	7.8% PRO FORMA CAP RATE	4 TAX CLASS	
			NEARBY TRANSPORTATION

An aerial, high-angle photograph of New York City, showing the Hudson River on the left, the dense urban grid of Manhattan, and Central Park in the lower center. The image is in grayscale and has a dark, moody atmosphere.

FINANCIAL ANALYSIS

Marcus & Millichap
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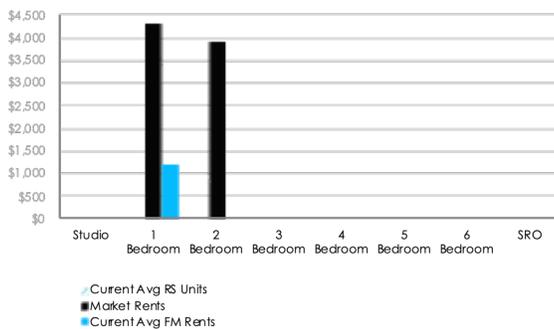
FINANCIAL OVERVIEW

\$3,995,000

OFFERING PRICE

PRICE PER SQUARE FOOT	\$839
PRICE PER UNIT	\$998,750
TOTAL SQUARE FEET	4,760
TOTAL UNITS	4
PRO FORMA CAP RATE	7.8%
PRO FORMA GRM	9.4

UPSIDE ANALYSIS



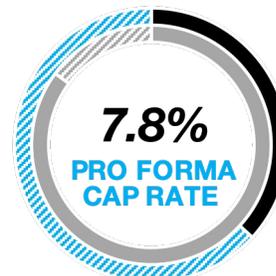
INCOME	CURRENT	PRO FORMA
Gross Potential Residential Rent	\$27,600	\$144,000
Gross Potential Commercial Rent	\$168,000	\$279,000
Other Income	\$1,680	\$1,680
Gross Income	\$197,280	\$424,680
Vacancy/Collection Loss	(\$828)	(\$12,740)
Effective Gross Income	\$196,452	\$411,940
Average Residential Rent/Month/Unit	\$1,150	\$6,000

EXPENSES		CURRENT	PRO FORMA
Property Taxes	Tax Class: Actual	\$71,372	\$73,513
Fuel - Oil #2	Projected	\$3,600	\$3,708
Insurance	Projected	\$5,250	\$5,408
Water and Sewer	Projected	\$1,900	\$1,957
Repairs and Maintenance	Projected	\$3,000	\$3,090
Common Electric	Projected	\$1,190	\$1,226
Super Salary	Projected	\$5,000	\$5,150
Management Fee	Projected	\$5,894	\$6,070
Total Expenses		\$97,206	\$100,122
Net Operating Income		\$99,246	\$311,818

SCHEDULE OF INCOME

UNIT BREAKDOWN	TOTAL	% OF TOTAL	RENT
Studio	0	0%	\$0
1 Bedroom	2	100%	\$1,150
2 Bedroom	0	0%	\$0
3 Bedroom	0	0%	\$0
4 Bedroom	0	0%	\$0
5 Bedroom	0	0%	\$0
6 Bedroom	0	0%	\$0

4,760
GROSS TOTAL SF



RENT ROLL

232 East 58th Street

COMMERCIAL RENT

UNIT	TENANT NAME	NOTES	LEASE START	SF	EXPIRATION	ACTUAL	PRO FORMA	MARKET RENT	\$/PSF
Restaurant *	CHOLA Coastal Indian Cuisine	COVID Discounted Rent - Former Rent \$19K/mo - Pays 60% of RET Increases over Base Year - Pays for own Water Usage - Pro Forma is Projected Rent	Nov-17	2,000	Nov-27	\$14,000	\$17,500	\$20,750	\$105
Fl 2 Office**	Studio Charlie Bennett NYC	Food Photography Studio - Delivered Vacant - Unit Can be Converted to Residential Use		900	Feb-26	\$0	\$5,750	\$5,000	\$77
MONTHLY COMMERCIAL REVENUE				2,900		\$14,000	\$23,250	\$25,750	

RESIDENTIAL RENT

UNIT#	STATUS	NOTES	BEDROOMS	ROOMS	SF	EXPIRATION	ACTUAL	PRO FORMA	\$/PSF
Fl 3	FM	Floor Through Apt - Apt Can be Converted to Large 2BR/ Small 3 BR - Vacant	1 Bedroom	3	900		\$0	\$6,000	\$60
Fl 4	FM	Floor Through Apt - Apt Can be Converted to Large 2BR/ Small 3 BR	1 Bedroom	3	900	Apr-26	\$2,300	\$6,000	\$60
MONTHLY RESIDENTIAL REVENUE			2	6	1,800		\$2,300	\$12,000	
ANNUAL RESIDENTIAL REVENUE							\$27,600	\$144,000	
ANNUAL COMMERCIAL REVENUE							\$168,000	\$279,000	
TOTAL ANNUAL REVENUE							ACTUAL	PRO FORMA	
							\$195,600	\$423,000	

Notes

There are 4 total units.
 * The Restaurant is Currently on a COVID Discount Paying Below Market Rent. Market Rent is \$125/sf
 ** The 2nd Floor Office Can be Converted to Residential

INCOME & EXPENSE ANALYSIS

232 East 58th Street

GROSS POTENTIAL INCOME	ACTUAL			PRO FORMA		
		%EGI	\$/UNIT		%EGI	\$/UNIT
Gross Potential Residential Rent	\$27,600	14%	\$13,800	\$144,000	34%	\$72,000
Gross Potential Commercial Rent	\$168,000	85%	\$84,000	\$279,000	66%	\$139,500
Commercial Tax Reimbursements	\$1,680	1%	\$840	\$1,680	0%	\$840
Gross Income	\$197,280		\$49,320	\$424,680		\$106,170
Vacancy/Collection Loss	(\$828)	3%	(\$207)	(\$12,740)	3%	(\$3,185)
Effective Gross Income	\$196,452		\$49,113	\$411,940		\$102,985
Average Residential Rent/Month/Unit	\$1,150			\$6,000		

EXPENSES								
Property Taxes	Tax Class: 4	Actual	\$71,372	36%	\$17,843	\$73,513	18%	\$18,378
Fuel - Oil #2		Projected	\$3,600	2%	\$900	\$3,708	1%	\$927
Insurance		Projected	\$5,250	3%	\$1,313	\$5,408	1%	\$1,352
Water and Sewer		Projected	\$1,900	1%	\$475	\$1,957	0%	\$489
Repairs and Maintenance		Projected	\$3,000	2%	\$750	\$3,090	1%	\$773
Common Electric		Projected	\$1,190	0.6%	\$0.25	\$1,226	0.3%	\$0.26
Super Salary		Projected	\$5,000	3%	\$1,250	\$5,150	1%	\$1,288
Management Fee		Projected	\$5,894	3%	\$1,473	\$6,070	3%	\$1,518
Total Expenses			\$97,206	49%	\$24,301	\$100,122	24%	\$25,030
Net Operating Income			\$99,246			\$311,818		

LEASE STATUS MIX

UNIT BREAKDOWN	% OF TOTAL	RENT	TOTAL	AVG. RENT
Total Units	--	\$16,300	4	\$4,075
Total RS Units	0%	\$0	0	\$0
Total RS - TE Units	0%	\$0	0	\$0
Total RC Units	0%	\$0	0	\$0
Total FM Units	100%	\$2,300	2	\$1,150
Total Commercial	50%	\$14,000	2	\$7,000

RENTAL ANALYSIS BY UNIT TYPE

TYPE	% OF TOTAL	RENT	TOTAL	AVG. RENT
Studio	0%	\$0	0	\$0
1 Bedroom	100%	\$2,300	2	\$1,150
2 Bedroom	0%	\$0	0	\$0
3 Bedroom	0%	\$0	0	\$0
4 Bedroom	0%	\$0	0	\$0
5 Bedroom	0%	\$0	0	\$0
6 Bedroom	0%	\$0	0	\$0
SRO	0%	\$0	0	\$0

UPSIDE ANALYSIS



AVERAGE RENT PER MONTH
\$1,150

PERCENT FAIR MARKET



An aerial, high-angle photograph of New York City, showing the dense urban grid, Central Park, and the Hudson River. The image is in grayscale and has a dark, moody atmosphere. The text is overlaid on the left side of the image.

PROPERTY DESCRIPTION

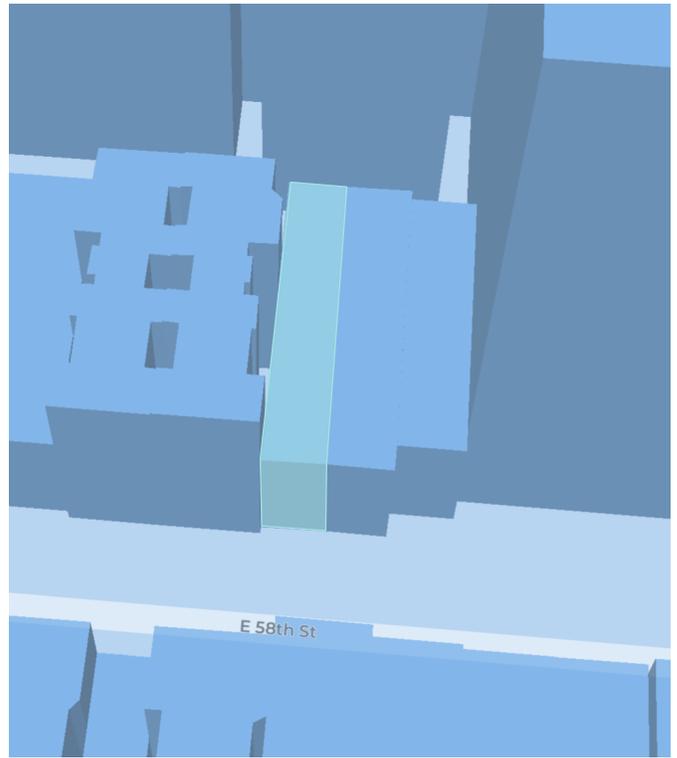
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PROPERTY DESCRIPTION

232 East 58th Street

Neighborhood	Central Midtown
Borough	Manhattan
Block & Lot	1331 – 33
Lot Dimensions	20' X 100.42'
Lot SF	2,008
Building Dimensions	20' X 100'
Approximate Building SF	4,760
Zoning	R8B
Max Far	4.00
Available Air Rights	3,240
Landmark District	None
Historic District	None
Annual Tax Bill	\$71,372
Tax Class	4



TAX MAP



PROPERTY PHOTOS - EXTERIORS



232
East 58th Street

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Broker of Record

John Horowitz

(212) 430-5260

Activity ID:

232

East 58th Street

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