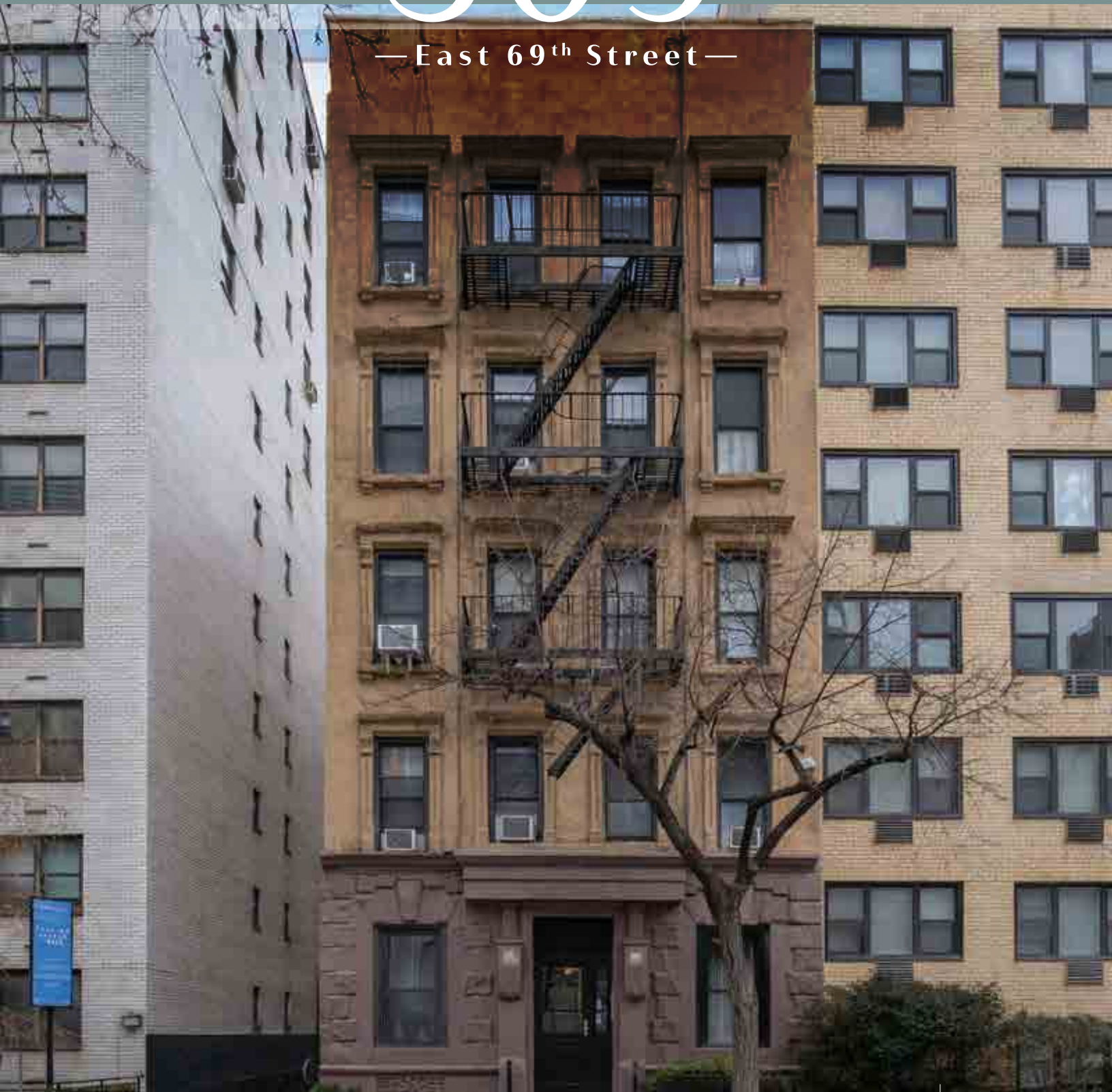


# 309

— East 69<sup>th</sup> Street —



**18 UNIT**  
MULTIFAMILY BUILDING

**UPPER EAST SIDE**  
PRIME LOCATION

**72%**  
FREE MARKET





# 309

— East 69<sup>th</sup> Street —

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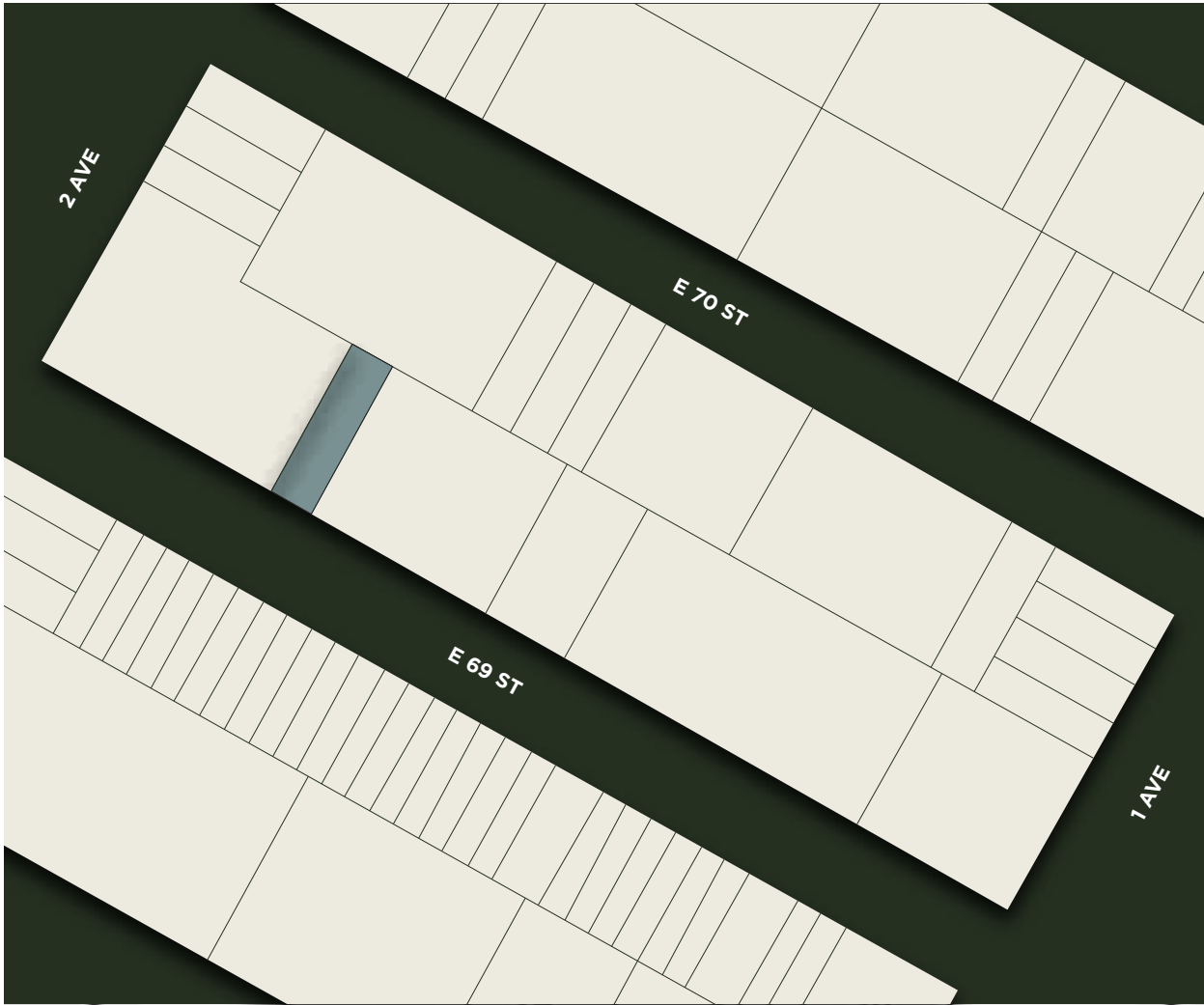
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Cushman & Wakefield (“C&W”) has been exclusively retained to offer for sale the 100% fee simple interest in 309 East 69th Street (the “Property”) in New York, NY. 309 East 69th Street is a 5 story walk up multifamily building located between 2nd and 1st Avenue. It is a 1 minute walk to the 72nd St Q Train Station entrance on 69th Street. The building consists of 18 apartments, of which 72% are deregulated (13 deregulated and 5 Rent Stabilized). There are 16 one-bedroom apartments and 2 two-bedroom apartments. The two bedroom units each have two bathrooms. The gas boiler was upgraded in 2022. A new owner can give private backyard space to the rear ground floor units. The ground floor units have 11’ ceilings.

TAX MAP

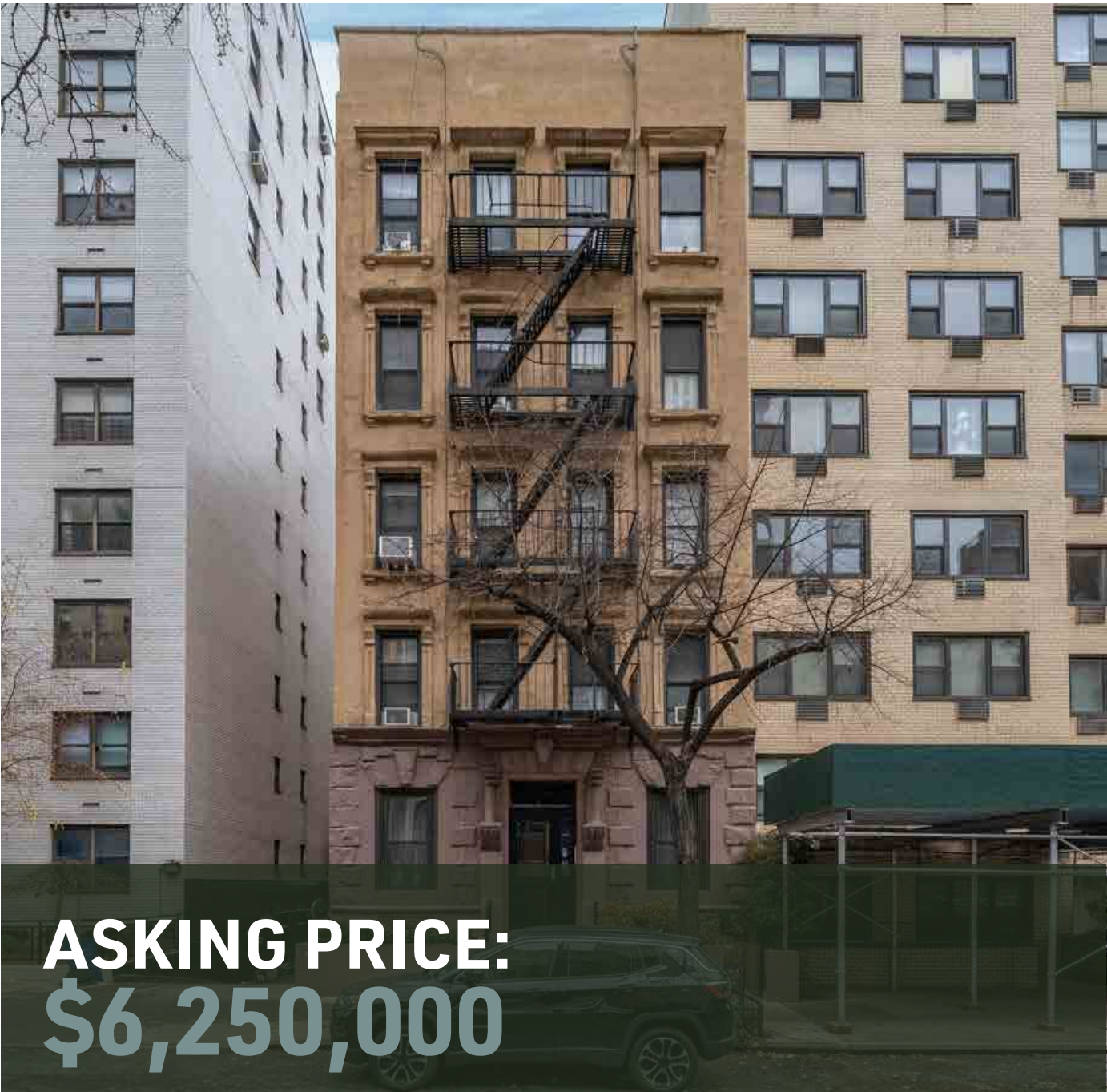


309 East 69th Street



 <b>MULTIFAMILY WALKUP</b> 18 APARTMENTS	 <b>FIRST SALE IN 20 YEARS</b>
 <b>25 FEET OF FRONTAGE</b> ALONG EAST 69TH STREET	 <b>SIGNIFICANT UPSIDE</b> IN FREE MARKET RENTS
 <b>72%</b> FREE MARKET	 <b>1 MINUTE WALK TO Q TRAIN</b> AT 72ND STREET STATION





FINANCIAL SUMMARY

Gross Annual Revenue	\$553,808	Price Per Square Foot:	\$730
Expenses & Vacancy Loss	\$224,365	In Place Cap Rate:	5.27%
Net Operating Income	\$329,443	Pro Forma Cap Rate	6.40%

PROPERTY INFORMATION

Address:	309 East 69th Street
Location:	New York, NY
Block & Lot:	1444 - 7
Lot Dimensions:	25' x 100.42' (approx.)
Lot SF:	2,510 SF (approx.)

BUILDING INFORMATION

Property Type:	Multifamily Walk-Up	
Building Dimensions:	25' x 70' (approx.)	
Stories:	5 + Step Down	
Year Built:	1915	
Below Grade SF:	1,712	
1st Floor SF;	1,712	25' x 70' (approx.)
2nd Floor SF:	1,712	25' x 70' (approx.)
3rd Floor SF:	1,712	25' x 70' (approx.)
4th Floor SF:	1,712	25' x 70' (approx.)
5th Floor SF:	1,712	25' x 70' (approx.)
<b>Above Grade Gross SF:</b>	<b>8,560 SF (approx.)</b>	
Total Gross SF:	10,272 SF (approx.)	
Residential Units:	18	
Commercial Units:	0	
Total Units:	18	

ZONING INFORMATION

Zoning:	R8B
Resi FAR (As-of-Right):	4.0
Community Facility FAR:	4.0
Total Buildable SF (As-of-Right):	10,040 SF (approx.)
Less Existing Structure (Above Grade):	8,560 SF (approx.)
Available Air Rights (As-of-Right):	1,480 SF (approx.)

NYC FINANCIAL INFORMATION (25/26)

Assessed Value:	\$1,081,620
Annual Property Tax:	\$135,127
Tax Rate:	12.4930%
Tax Class:	2

Unit	Beds	Baths	Status	Exp.	Legal Rent	Pref Credit	Monthly Rent	Pro Forma
1EF	1	1	FM	Vacant			\$2,300	\$3,000
1ER	1	1	FM	4/30/2026			\$2,450	\$3,000
1WF	1	1	FM	11/30/2025			\$2,230	\$3,000
1WR	1	1	FM	5/31/2026			\$2,710	\$3,000
2EF	1	1	FM	12/31/2025			\$2,820	\$3,000
2ER	1	1	FM	8/31/2026			\$2,700	\$3,000
2W	2	2	FM	7/31/2026			\$4,300	\$5,000
3EF	1	1	FM	7/31/2026			\$2,550	\$3,000
3ER	1	1	FM	8/31/2026			\$2,750	\$3,000
3WF	1	1	RS	9/30/2026	\$5,405	\$2,464	\$2,941	\$2,941
3WR	1	1	RS	7/31/2026	\$937	\$-	\$937	\$937
4EF	1	1	RS	7/31/2026	\$1,011	\$-	\$1,011	\$1,011
4ER	1	1	RS	2/28/2026	\$4,569	\$1,923	\$2,646	\$2,646
4WF	1	1	FM	7/31/2026			\$2,460	\$3,000
4WR	1	1	FM	4/30/2026			\$2,530	\$3,000
5E	2	2	FM	5/31/2026			\$4,500	\$5,000
5WF	1	1	FM	5/31/2026			\$2,495	\$3,000
5WR	1	1	RS	2/28/2026	\$1,467	\$-	\$1,467	\$1,467
Monthly Total	20	20					\$45,796	\$52,001
Annual Total							\$549,548	\$624,008
Avg Rent per Unit:							\$2,544	\$2,889
Average Rent Per NSF:							\$71	\$81

UNIT MIX

Beds	#	Unit %	Total Revenue	Revenue %	\$ / Unit
1	16	89%	\$443,948	81%	\$2,312
2	2	11%	\$105,600	19%	\$4,400
Total	18	100%	\$549,548	100%	\$2,544

UNIT MIX

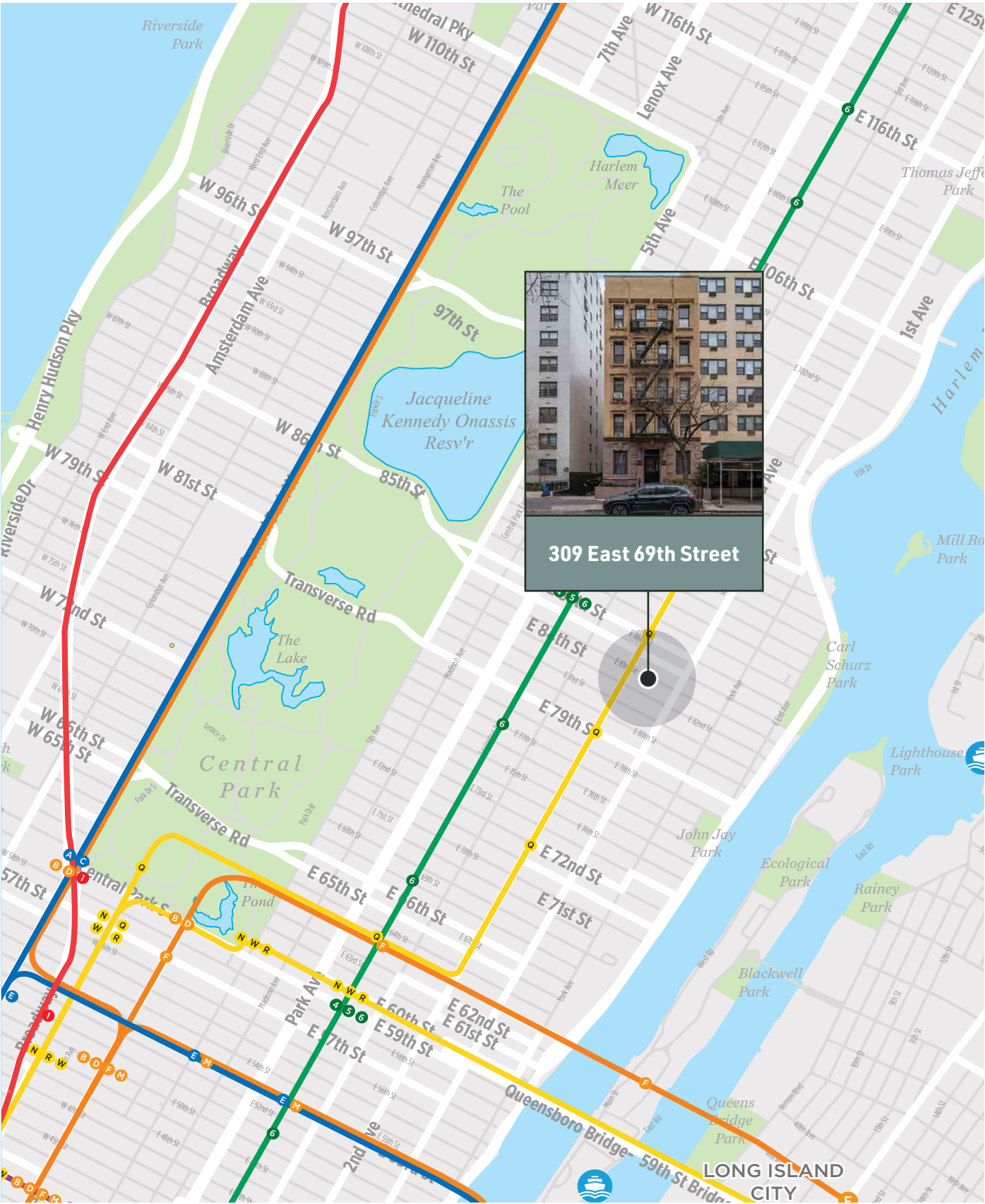
Status	#	Unit %	Total Revenue	Revenue %	\$ / Unit
FM	13	72%	\$441,540	80%	\$2,830
RS	5	28%	\$108,008	20%	\$1,800
Total	18	100%	\$549,548	100%	\$2,544

Total Revenue	SF	\$ / SF	\$ / Unit	Annual Income	Pro Forma
Gross Annual Residential Income	8,560	\$64.20	\$30,530	\$549,548	\$624,008
Additional Income (Basement Storage)				\$4,260	\$4,260
Less General Vacancy / Credit Loss (2.0%)				\$11,076	\$12,565
Effective Gross Annual Income				\$542,731	\$615,702

Projected Operating Expenses	% of EGI	\$ / Unit	\$ / SF	Projected	Pro Forma
Property Taxes	Actual	24.9%	\$15.79	\$7,112	\$135,127
Water and Sewer	\$1.25/ GSF	2.0%	\$1.25	\$594	\$10,700
Insurance	\$1.25/ GSF	2.0%	\$1.25	\$713	\$10,700
Fuel	\$1.50/ GSF	2.4%	\$1.50	\$119	\$12,840
Electric	\$0.25/ GSF	0.4%	\$0.25	\$361	\$2,140
Repairs	\$750/ Resi. Unit	2.5%	\$1.58	\$0	\$13,500
Super	\$1,000/ Month	2.2%	\$1.40	\$905	\$12,000
Management Fee	3.0% / EGI	3.0%	\$1.90	\$11,849	\$18,471
Total Expenses		39.3%	\$24.92	\$11,226	\$213,289

Net Operating Income	\$329,443	\$400,224
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309 East 69th Street



UPPER EAST SIDE STATISTICS

**UPPER EAST SIDE YOY RENT INCREASES**  
Non Doorman Studio: +4.07%  
Non Doorman 1BR: +1.73%  
Non Doorman 2BR: +1.10%

**MEDIUM HOUSEHOLD INCOME**  
\$175,798

**UPPER EAST SIDE VACANCY RATE**  
Among the lowest in Manhattan at 1.60%

HOUSEHOLD INCOME BRACKETS

<\$25k	10%
\$25-\$44k	6%
\$45-\$74k	10%
\$75-\$149k	23%
\$150k+	51%

RENT VS. OWN

RENT	62%
OWN	38%

Cushman & Wakefield



UPPER EAST SIDE NEIGHBORHOOD



NEIGHBORHOOD CHARACTER

The Upper East Side is the most established and prestigious residential neighborhood in New York City. With Central Park and the Museum Mile defining its western border, the neighborhood is famous for its classic architecture, world-class boutiques and restaurants, and a deep-rooted commitment to culture. When this sophistication is overlaid with an infrastructure of convenient transportation, plentiful retail options, and vibrant nightlife, it is easy to understand why the Upper East Side holds such a cachet for so many.

The Upper East Side has long been the established home of wealthy New York families, as well as for empty nesters who wish to enjoy the convenience and sophistication of fine city living. These elements of the neighborhood continue to dominate the prewar buildings along Park Avenue and Fifth Avenue, but the overall makeup of the neighborhood changes gradually as one travels east.

Lexington Avenue, Third Avenue, Second Avenue, First Avenue, and York Avenue are predominantly lined with post-war residential towers, with mid-rise elevator and walk-up apartment buildings on the side streets. This part of the neighborhood appeals greatly to young professionals who work in Midtown and Downtown and prefer the Upper East Side for the convenience, the nightlife, and the prestige associated with an Upper East Side address.







EMPLOYMENT

Residents of the Upper East Side benefit from a quick and easy commute to the most important central business district in the United States. J.P. Morgan Chase, Bank of America, PricewaterhouseCoopers, and KPMG are some of the world’s most influential names in business and are just a handful of the major employers located nearby. In addition to these companies, 48-50 East End Avenue Street is just a short subway ride from the Chrysler Building, the Graybar Building, the Empire State Building, the MetLife Building, and 101 Park Avenue – some of the city’s largest office buildings containing countless businesses and employment opportunities.



THE ARTS

The unparalleled cultural amenities of the Upper East Side are an important draw as well. The western border of the Upper East Side is Fifth Avenue, which runs along the eastern border of Central Park. This stretch of Fifth Avenue is known as “museum mile” due to the high concentration of nearby museums. The most famous of these is the spectacular Metropolitan Museum of Art, located within the boundaries of Central Park between 80th and 84th Street. As the largest art museum in the Western Hemisphere, the Met houses exhibit of art contains artifacts from countless cultures throughout history.

For those who prefer the art of the 20th Century, the Guggenheim Museum is located between 89th and 90th Streets. Known for its spectacular visiting exhibitions in painting, sculpture, and design, as well as its impressive permanent collections of modern painting, the Guggenheim not only presents its visitors with some of the world’s greatest art, but is a supreme work of art itself.

Two blocks north of the Guggenheim, the Cooper-Hewitt Museum presents the Smithsonian Institute’s rich collection of works of design. The museum is inside a restored mansion built for Andrew Carnegie in 1901. Other nearby cultural attractions include the Whitney Museum of American Art, the Jewish Museum, the Asia Society, and the American Irish Historical Society.



RECREATION

One of the great pleasures of living on the Upper East Side is easy access to Central Park and the esplanade along the East River. Central Park spans Fifth Avenue to Central Park West and is 51 blocks long, offering many types of recreational and leisure activities. In addition to Central Park’s host of recreational activities, Charles Schurz Park can be enjoyed by the Upper East Side Residents as well. Charles Schurz Park, official home of the mayor of New York City at Gracie Mansion, ties in to the East River Esplanade, which can be accessed at East 71st Street, East 78th Street, East 96th Street, and East 110th Street as well. The esplanade is an ideal setting for a serious workout, or for those who simply crave the breezy openness of a walk along the river. As an aside, residents can also catch a ferry to Yankee Stadium from a slip adjacent to Charles Schurz Park. The Vanderbilt and 92nd Street YMCAs are popular facilities utilized by many area residents. These divisions of the YMCA are institutions keeping many residents and families involved in neighborhood activities including athletic events, summer camps, classes for the youth, community board meetings, and seminars on a wide variety of topics.







### CENTRAL PARK

Arguably one of the most famous parks in the world, Central Park is a manmade wonder. Not only is it the first public park built in America, but it is also one of the most frequently visited, with over 25 million guests per year. Set in the middle of bustling Manhattan, its grounds serve as a haven, not only for athletes, daydreamers, musicians, and strollers, but also for teems of migratory birds each year. One can spend an entire peaceful day roaming its grounds, gazing upon nearly 50 fountains, monuments, and sculptures or admiring its 36 bridges and arches.

### CARL SCHURZ PARK

This picturesque park, partially hidden along the East River, is one of the city's best-concealed secrets. A stroll along the promenade provides beautiful views of the river, the Roosevelt Island Lighthouse, the Triborough Bridge, Randall's and Wards Islands, and, of course, Gracie Mansion, the 18th century mansion that serves as the Mayor's official residence.

Carl Schurz Park is one of the city's most dog-friendly--two dog runs offer plenty of space for pups to run around and mingle, while the promenade offers a lovely place to stroll, with or without a furry companion. A playground at the end of the park holds fun for kids of all ages.

The park's plentiful green space is a lovely place for reading, picnicking, people-watching, and, when the weather gets nice, sunbathing. With all this, Carl Schurz is certainly a great escape from the bustling city.

### MT. SINAI HOSPITAL

1 East 98th Street

Founded in 1852, The Mount Sinai Hospital is one of the nation's largest and most respected hospitals, acclaimed internationally for excellence in clinical care. In the 2015-16 "Best Hospitals" issue of U.S. News & World Report, the institution was ranked in nine specialties nationally, and the pediatric center, The Kravis Children's Hospital, was listed among the magazine's list of the country's best children's hospitals in seven out of 10 specialties.

### JEWISH MUSEUM

1109 Fifth Avenue

The Jewish Museum is an art museum and repository of cultural artifacts, housed at 1109 Fifth Avenue, in the former Felix M. Warburg House. The first Jewish museum in the United States, as well as the oldest existing Jewish museum in the world, it contains the largest collection of art and Jewish culture excluding Israeli museums with more than 30,000 objects.

### COOPER HEWITT MUSEUM

2 East 91st Street

Cooper Hewitt is a design museum that is one of nineteen museums that fall under the wing of the Smithsonian Institution and is one of three Smithsonian facilities located in New York City. It is the only museum in the United States devoted to historical and contemporary design. Its collections and exhibitions explore approximately 240 years of design aesthetic and creativity.

### GUGGENHEIM

1071 Fifth Avenue

The Guggenheim is the permanent home of a continuously expanding collection of Impressionist, Post-Impressionist, early Modern and contemporary art and features special exhibitions throughout the year. The museum was established by the Solomon R. Guggenheim Foundation in 1939. It is visited by nearly 1.2 million people per year.

### METROPOLITAN MUSEUM

The Metropolitan Museum of Art presents over 5,000 years of art from around the world for everyone to experience and enjoy. The Museum lives in two iconic sites in New York City--The Met Fifth Avenue and The Met Cloisters. Millions of people also take part in The Met experience online. Since its founding in 1870, The Met has always aspired to be more than a treasury of rare and beautiful objects. Every day, art comes alive in the Museum's galleries and through its exhibitions and events, revealing new ideas and unexpected connections across time and across cultures.







309 East 69th Street

FITNESS	
1	Crunch Fitness
2	Pure Barre
3	CYCLEBAR
4	Pure Barre
5	Barry's East 64th
6	Reforming Pilates
7	Equinox East 74th Street

HOTEL	
1	Bristol Plaza
2	The Gardens Sonesta ES Suites New York

RESTAURANTS	
1	Starbucks
2	Hunter Delicatessen
3	Jackson Hole
4	Brasserie Cognac
5	Mariella Pizza
6	Bella Blu
7	Chipotle Mexican Grill
8	Primola
9	Silver Star Restaurant
10	PJ Bernstein
11	Mediterraneo
12	Dallas BBQ
13	Maya
14	Felice 64
15	Java Girl
16	Bottega
17	Mezzaluna
18	Persepolis
19	Patsy's Pizzeria
20	A la Turka
21	Le Pain Quotidien

22	Tabata Ramen
23	Chipotle Mexican Grill
24	Matsu
25	Cafe Evergreen
26	Delizia 73
27	Gnocchi House Bar
28	Sushi Sasabune
29	Campagnola
30	Domino's Pizza

RETAIL	
1	AT&T Store
2	lululemon
3	The Health Nuts
4	Whole Foods Market
5	Modern State
6	Grace's Marketplace
7	Pottery Barn Kids
8	MARKETERIA
9	Krave Cafe & Deli
10	CVS
11	East Side Grocery

Cushman & Wakefield





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