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10 Warren Street, Commercial Unit, New York, NY 10004 (Block: 135; Lot: 1301)

Location: North side of Warren Street, west of Broadway and City Hall Park
Cross streets: East of Church St., west of Broadway
NYC Tax ID: Block: 135; Lot: 1301 Commercial Unit
Tenant: The Fountain Pen Hospital, established at this location 1946

Size in square feet taken from Offering Plan, 10 Warren St., Commercial Unit

1,897.45	Ground Floor
2,080.86	Cellar
<u>2,170.48</u>	Sub-Cellar
6,148.79	Total Unit Size

Zoning Districts applicable to 8-10 Warren St. and the Commercial Unit

Special Tribeca Mixed Use District, (Area A-3) f/k/a: Special Manhattan Mixed Use District or “Loft Law”
C6-3A District includes the western 80% of the building, and all of the Commercial Unit
C5-5 includes the eastern 20% of the building 8-10 Warren St. and does not include the Commercial Unit

Occupancy, Current Tenant

The Fountain Pen Hospital
Rent: \$10,000. per month effective 2025-MAR-01
Lease: Month-to-Month, verbal, no written lease
Status: Current
Demised Premises: the entire Commercial Unit (3 levels)

Estimated FY 2024-2025 Carrying costs, 10 Warren St., Commercial Unit

Annual	Monthly	
64,808.36	5,400.70	FYE 2025-JUN-30 RE Taxes per RE Tax Bill 2024-NOV-16 (undiscounted)
<u>38,620.80</u>	<u>3,218.40</u>	2025 Common Charges eff. 2/1/2025, 13% of total Common Charges
103,429.16	8,619.10	There are no current Special Assessments

\$1,338,214	Assessor’s Market Value Jan 15, 2024
\$ 602,196	Billable Assessed Value Jan 15, 2024, Class IV Assessment Ratio 45.000%
10.7620%	Current Class IV Tax Rate (Commercial Industrial) (Prior year Tax Rate 10.5920%)

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