

6 ST. MARKS PLACE

New York, NY 10003



Location	South side of St. Marks Place between 3rd and 2nd Ave
Block / Lot(s)	463 / 12
Lot Dimensions	26' x 120' = ~3,120' SF Approx.
Stories	5 Floors
Gross SF	15,600 SF Approx.
Estimated Above-Grade SF	13,676 SF Approx.
Year Building Built	1900
# of Units	4 Commercial
Zoning	R8B, C6-1 (Split Zoning, 90%-10%)
FAR (Residential)	3.94
FAR (Commercial)	0.60
FAR (Facility)	4.25
Total Combined FAR	4.21
Lot Size	3,120
Total Buildable SF	13,135 SF Approx.
Minus Existing Structure	15,600 SF Approx.
Available Air Rights	Overbuilt
Assessment (25/26)	\$2,006,820 Tax Class 4
Tax Rate (25/26)	10.848%
Taxes (25/26)	\$217,700
Assessment (26/27)	\$1,971,000 Tax Class 4
Tax Rate (26/27)	10.848%
Taxes (26/27)	\$213,814

Property Description: 6 St. Marks Place is a commercial mixed-use asset located in the heart of the Lower East Side between 3rd and 2nd Avenue. The property features retail space on the ground and lower levels, currently occupied by Barcade, and 4 floors of retail/office space above, 2 of which are currently vacant and ideal for a user.

ASKING PRICE: \$10,380,000

[CLICK HERE FOR ADDITIONAL PHOTOS](#)

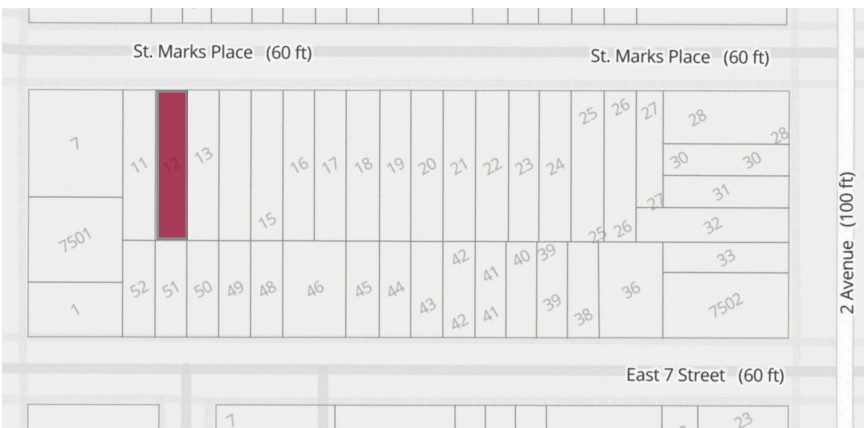
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RENT ROLL

Tenant Name	Status	Size*	Floor	LXP	RENTS			ADDITIONAL RENTS		
					Monthly Rent	Annual Rent	Rent/SF	Annual Elevator	Annual RE Tax	Total Revenue
Barcade Downtown	Occupied	2,860 sf	LL + 1	6/30/29	\$34,619	\$415,431	\$145/sf	\$0	\$64,144	\$479,576
Studio X BJJ	Occupied	2,860 sf	2	9/30/30	\$8,115	\$97,379	\$34/sf	\$585	\$2,390	\$100,354
Vacant - Projected	Vacant	5,304 sf	3 + 4	-	\$20,000	\$240,000	\$45/sf	\$1,170	\$0	\$241,170
Karatedo Honma Dojo	Occupied	2,652 sf	5	2/28/31	\$8,110	\$97,314	\$37/sf	\$585	\$2,390	\$100,289
Total Commercial		13,676 sf			\$70,844	\$850,125	\$65/sf*	\$2,340	\$68,923	\$921,388

*Based on estimated above-grade square footage

INCOME & EXPENSES

REVENUE	RENTS
Gross Monthly Income	\$70,844
Gross Annual Income	\$850,125
Reimbursement Income	\$71,263
Vacancy & Lease-Up Costs (3%)	(\$25,504)
EFFECTIVE GROSS INCOME	\$895,884

EXPENSES (ESTIMATED)	EXPENSES (PROJECTED)
Real Estate Taxes (26/27)	\$213,814
Insurance	\$31,200
Water/Sewer	\$700
Electric	\$2,206
Repairs and Maintenance	\$2,000
Elevator Maintenance	\$2,340
Super	\$6,000
Management (3%)	\$26,877
TOTAL EXPENSES	\$285,137

NET OPERATING INCOME	\$610,748
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