JA COHEN
ADVISORY GROUP

EXCLUSIVE
OPPORTUNITY

High-Street SoHo Retail Opportunity
High-Barrier-To-Entry Manhattan Asset

347 West Broadway, SoHo, NY 10013

PROPERTY HIGHLIGHTS

347 West Broadway offers investors secure long-term income within one of Manhattan's premier luxury retail corridors. Backed by a long-term lease with contractual annual rent escalations and a personal guaranty, the asset provides stable cash flow with minimal management responsibilities.

PROPERTY DESCRIPTION

BOROUGH	MANHATTAN
NEIGHBORHOOD	SOHO
DESCRIPTION	GROUND FLOOR RETAIL
BUILDING	RETAIL CONDOMINIUM UNIT
TENANT	JENNA PERRY LLC (HAIR SALON, STYLIST TRAINING)
BLOCK AND LOT	00475-7501
SIZE	2,200 SF

ASKING PRICE

$4,000,000

INCOME AND EXPENSES

INCOME

COMMERCIAL ANNUAL INCOME	$ 260,981.40
GROSS ANNUAL INCOME	**$ 260,981.40**

EXPENSES

REAL ESTATE TAXES	$ 28,789.68
INSURANCE	$ 7,591.01
COMMON CHARGES	$ 16,422.00
GENERAL & ADMINISTRATIVE	$ 9,145.00
TOTAL EXPENSES	**$ 61,947.69**
NET OPERATING INCOME	**$ 199.033.71**

COMMERCIAL RENT SCHEDULE

TENANT AND LEASE YEAR	SF	STATUS	ANNUAL RENT	LEASE EXPIRATION
Jenna Perry LLC CURRENT YEAR	2,200	Occupied	$260,981.40	12/2031
2027			$268,810.84	
2028			$276,875.17	
2029			$285,181.42	
2030			$293,736.86	
2031			$302,548.97	

LEASE ABSTRACT	JENNA PERRY LLC
Rent Increases	**3.00% annual increases** throughout the remaining lease term
Commencement Date	December 1, 2021
Lease Term	10 Years, no renewal options
Real Estate Tax Reimbursement	Tenant pays 100% of increases over the Tax Base Year (July 1, 2022 – June 30, 2023) as Additional Rent, plus 50% of assessments (capped at $15,000 annually for non-tenant-caused assessments).
Guarantors	Jenna Perry (Personal Guaranty)
Security Deposit	**$66,000**
Common Charges	Tenant pays 100% of Common Charges, subject to a 105% cumulative year-over-year cap (assessments excluded from the cap).
Additional Lease Provisions	Tenant occupies the entire ground-floor retail condominium unit comprising a 100% proportionate ownership share.

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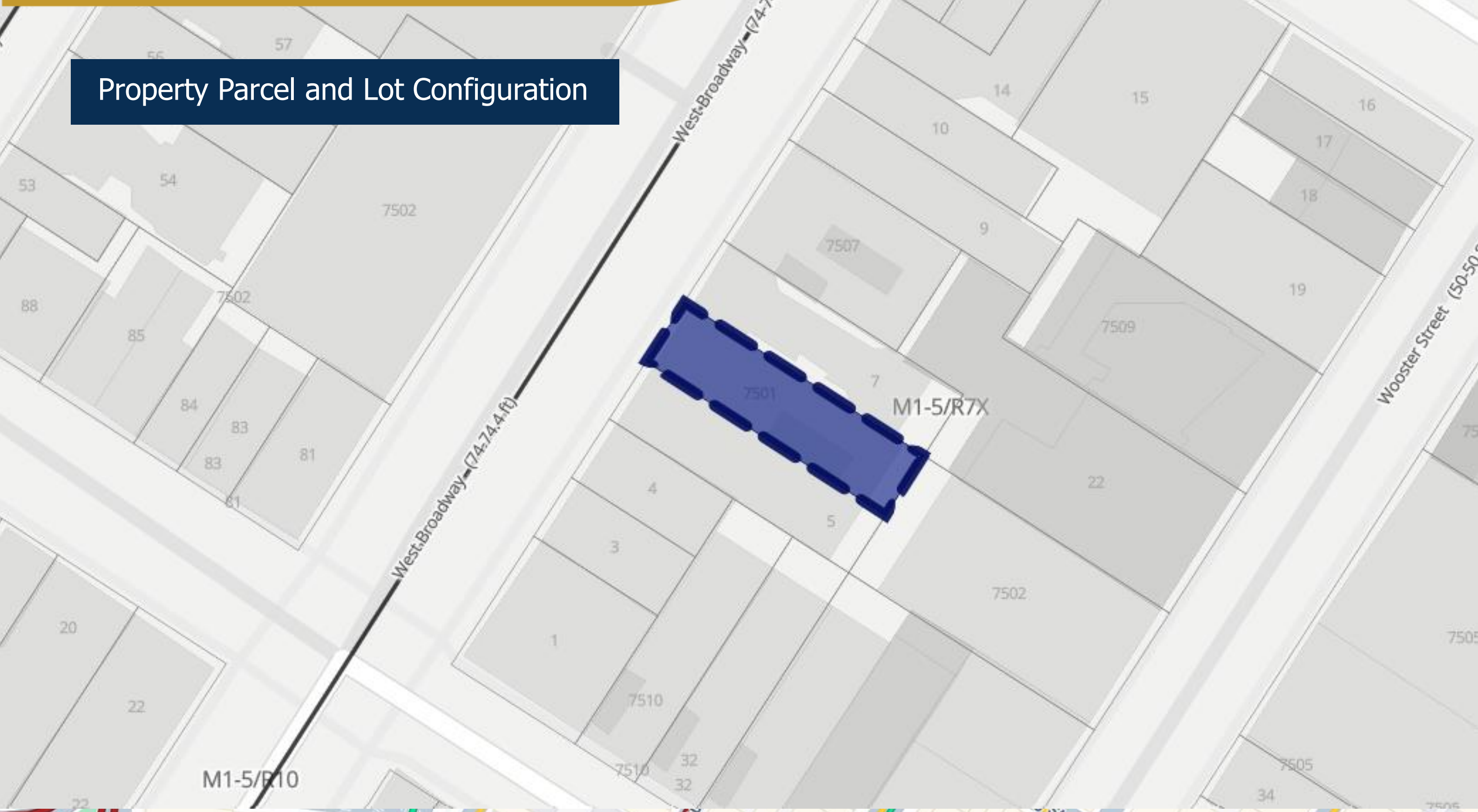
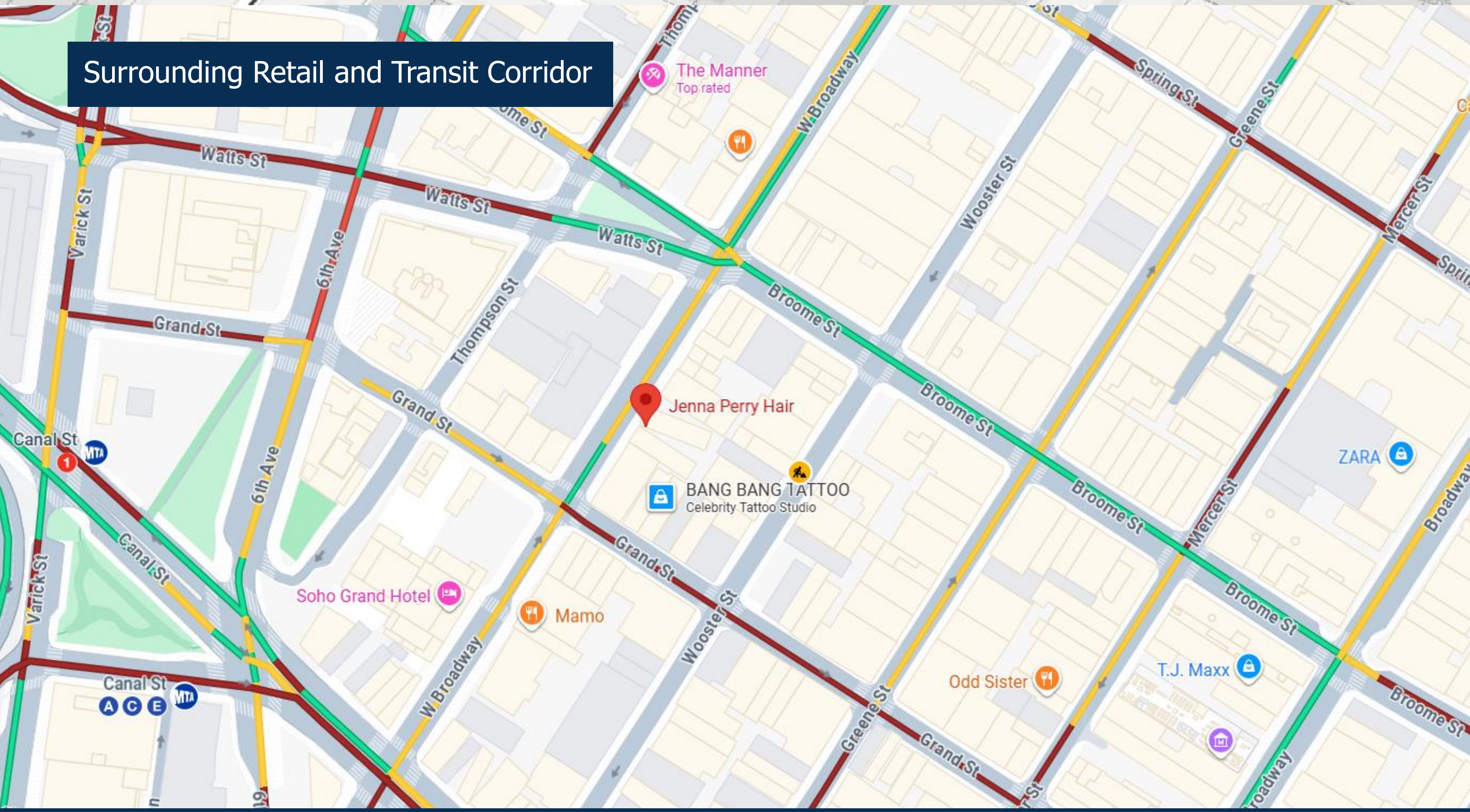
THE REAL ESTATE BROKERAGE FIRM YOU CAN TRUST

Property Parcel and Lot Configuration



Surrounding Retail and Transit Corridor



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FOR MORE INFORMATION, PLEASE CONTACT

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