

100 First Avenue, New York, NY 10009



For further information, kindly contact exclusive agents:

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All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. Procuring broker shall only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.



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1201 - 1206

EGST

Rent Stabilize: 3E, 3W, 4E, 4W, 5E

Residential Apartment Type:
Free Market: 2E, 2W

Remark:

______ C811

TAX MAP

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PROPERTY INFORMATION

Property Address:	100 First Avenue, New York, NY 10009		
Alternate Address:	401- 403 E Sixth Street, New York, NY 10019		
Location Description:	North East Corner of 1st Avenue and East 6th Street		
Block, Lot:	434 / 01		
Zoning:	R7A / C2-5		
Lot Size:	16'5'' x 70' (1,155± SF)		
Building Size:	5,775± SF		
Stories:	Five (5) Stories Plus Basement		
Layout:	Ground Floor - Retail store		
	Second to Fifth Floor - Residential apartments		
	• Three Studios (2E, 4E, 5E)		
	• Four One Bedrooms (2W, 3E, 3W, 4W)		
Year Built:	1920		
Property Tax:	\$22,292 (2020/2021)		
Sale Price:	Upon Request		
Location Highlight:	Located in the heart of East Village. Just minutes away from St. Mark Place, Cooper Square, NYU, Tompkins Square Park, Washington Square Park, Beth Israel Hospital and trendy restaurants, bars and cafes.		
	Nearby subway lines: L, F, M,Q, R and 6 trains		

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FINANCIAL SNAPSHOT:

DEMOGRAPHIC:

RENT ROLL	SIZE (SF)	RENT(\$/SF)	Annual Rent	Demographic by Zip Code	
Ground Floor (Projected Income)	1,155± SF	\$120	\$138,600.00		
Upstairs Seven (7) Units (Actual Income)	3,465± SF		\$143.945.28		
Total Gross Rent:			\$282,545.28	Total Population 57,925	5
PROJECT EXPENSES					
Real Estate Tax:			(\$22,292.00)	Median Age 37.1	Median Age 37.1
Cleaning:			(\$5,100.00)		
Property Management:			(\$9,000.00)	Average Household \$95,94	47
Repairs & Maintenance:			(\$6,053.85)		
Utilities:			(\$21,220.39)		,
Others Expense:			(\$2,163.08)	Family Households 35.2%	0
NET INCOME			\$216,715.96		

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NEIGHNOR MAJOR RETAILERS



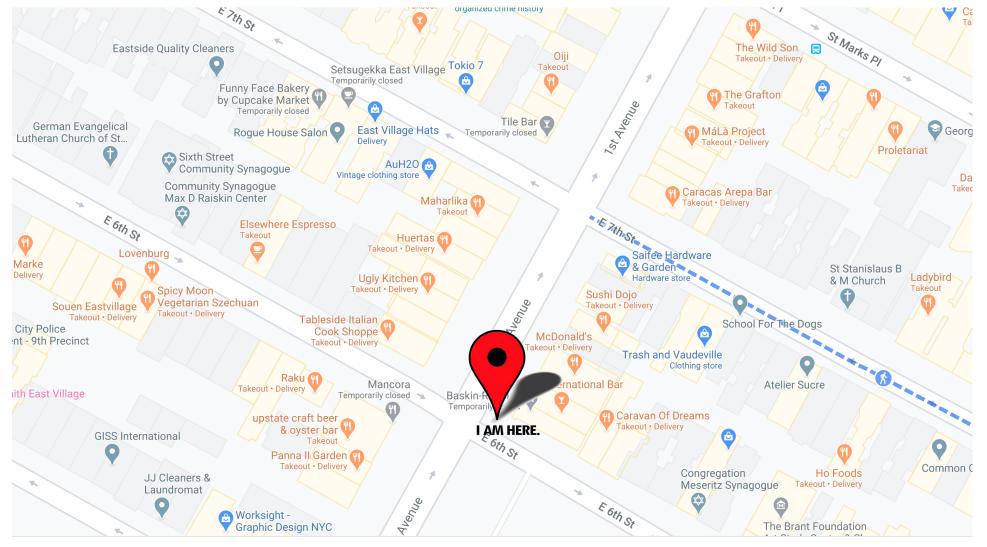


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MAP



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