



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 be entitled to a commission, calculated in accordance with the rates approved by our principal, 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.

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

TAX MAP



Remark:
Residential Apartment Type:

- Free Market: 2E, 2W
- Rent Stabilize: 3E, 3W, 4E, 4W, 5E

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FINANCIAL SNAPSHOT:

RENT ROLL	SIZE (SF)	RENT(\$/SF)	Annual Rent
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
PROJECT EXPENSES			
Real Estate Tax:			(\$22,292.00)
Cleaning:			(\$5,100.00)
Property Management:			(\$9,000.00)
Repairs & Maintenance:			(\$6,053.85)
Utilities:			(\$21,220.39)
Others Expense:			(\$2,163.08)
NET INCOME			\$216,715.96

DEMOGRAPHIC:

Demographic by Zip Code	
Total Population	57,925
Median Age	37.1
Average Household	\$95,947
Family Households	35.2%

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NEIGHBOR MAJOR RETAILERS



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100 First Avenue, New York, NY 10009

MAP



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