

332 EAST 95TH STREET



41 UNIT

MULTIFAMILY BUILDING

UPPER EAST SIDE

PRIME LOCATION

90%

FREE MARKET

48' OF FRONTAGE

ON EAST 95TH STREET



**CUSHMAN &
WAKEFIELD**

332

EAST

95TH STREET

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This is a confidential document intended solely for your limited use and benefit in determining whether you desire to express any interest in the proposed sale of the real property (the Property) disclosed herein. This document contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser, investor, mortgagee, lender or lessee may desire. Neither Owner, Cushman & Wakefield Realty of Manhattan, LLC nor any of their respective partners, officers, directors, agents, brokers or employees have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this document or any of its contents, and no legal commitments or obligations shall arise by reason of this document or any of its contents.







Cushman & Wakefield (“C&W”) has been exclusively retained to offer for sale the 100% fee simple interest in 332 East 95th Street (the “Property”) in New York, NY. 332-334 East 95th Street is a 6 story walk up multifamily building with 41 apartments, of which 90% are deregulated (37 deregulated, 3 Rent Stabilized, 1 Rent Control). There are 3 studios, 19 one-bedroom units, 17 two-bedroom units and 2 three-bedroom units. The ground floor units have 15’ ceilings as well as the spacious lobby. There is a rear yard that is used as a private garden space for the 3 ground floor duplex apartments. The building has new high performance gas boiler that operates the 6 colder months of the year for heat and a separate hot water boiler for the 6 warmer months of the year. The roof top can be converted to a tenant amenity that includes city and East River views. The building has a laundry room with three washer machines and three dryers. The property presents a unique opportunity to purchase a well maintained building, with significant short term upside potential.

TAX MAP



332 East 95th Street



 MULTIFAMILY WALKUP 41 APARTMENTS	 FIRST SALE IN 13 YEARS
 48 FEET OF FRONTAGE ALONG EAST 95 TH STREET	 SIGNIFICANT UPSIDE IN FREE MARKET RENTS
 90% FREE MARKET	 NO DEFERRED MAINTENANCE MECHANICALS IN GREAT CONDITION



FINANCIAL SUMMARY

Proforma Gross Annual Revenue	\$1,571,931
Total Expenses & Vacancy Loss	\$551,252
Proforma Net Operating Income	\$1,020,679

Price Per Square Foot:	\$735
Pro Forma Capitalization Rate:	6.80%
In Place Cap Rate	5.57%

PROPERTY INFORMATION

Address:	332-334 East 95th Street
Location:	New York, NY
Block & Lot:	1557 - 34
Lot Dimensions:	45' x 100.67' (approx.)
Lot SF:	4,530 SF (approx.)

BUILDING INFORMATION

Property Type:	Multifamily Walk-Up	
Building Dimensions:	45' x 88'	(approx.)
Stories:	6	
Year Built:	1915	

Below Grade Mechanical SF:	1,648	
Below Grade Apartment SF:	1,500	
1st Floor SF;	3,148	45' x 88' (approx.)
2nd Floor SF:	3,148	45' x 88' (approx.)
3rd Floor SF:	3,148	45' x 88' (approx.)
4th Floor SF:	3,148	45' x 88' (approx.)
5th Floor SF:	3,148	45' x 88' (approx.)
6th Floor SF:	3,148	45' x 88' (approx.)
Usable Gross SF:	20,388 SF (approx.)	
Total Gross SF:	22,036 SF (approx.)	
Residential Units:	41	
Commercial Units:	0	
Total Units:	41	

ZONING INFORMATION

Zoning:	C8-4
Resi FAR (As-of-Right):	5.00
Community Facility FAR:	5.00
Total Buildable SF (As-of-Right):	22,650 SF (approx.)
Less Existing Structure (Above Grade):	18,888 SF (approx.)
Available Air Rights (As-of-Right):	3,762 SF (approx.)

NYC FINANCIAL INFORMATION (25/26)

Assessed Value:	\$2,812,700
Annual Property Tax:	\$351,588
Tax Rate:	12.5000%
Tax Class:	2

Residential Revenue	SF	\$ / SF	\$ / Unit	Annual Income	Pro Forma
Gross Annual Income	17,330	\$67.15	\$33,393	\$1,369,099	\$1,562,931
Less General Vacancy / Credit Loss (2.0%)		\$1.34	\$668	\$27,382	\$31,259
Effective Gross Annual Income		\$65.81	\$32,725	\$1,341,717	\$1,531,673

Laundry Revenue	Annual Income	Pro Forma
Gross Annual Income	\$9,000	\$9,000
Less General Vacancy / Credit Loss (2.0%)	\$180	\$180
Effective Gross Annual Income	\$8,820	\$8,820

Total Revenue	Annual Income	Pro Forma
Total Gross Annual Income	\$1,378,099	\$1,571,931
Less Total General Vacancy / Credit Loss	\$27,562	\$31,439
Effective Gross Annual Income	\$1,350,537	\$1,540,493

Projected Operating Expenses		% of EGI	\$ / Unit	\$ / SF	Projected	Pro Forma
Property Taxes	Actual	26.0%	\$18.61	\$8,575	\$351,588	\$351,588
Water and Sewer	Actual	2.0%	\$1.43	\$657	\$26,934	\$26,934
Insurance	\$1.50 / SF	2.1%	\$1.50	\$691	\$28,332	\$28,332
Fuel	Actual	2.0%	\$1.44	\$662	\$27,123	\$27,123
Electric	\$0.25 / SF	0.3%	\$0.25	\$115	\$4,722	\$4,722
Repairs & Maintenance	\$500/ Resi. Unit	1.5%	\$1.09	\$500	\$20,500	\$20,500
Super Salary	\$1,200/ Month	1.1%	\$0.76	\$351	\$14,400	\$14,400
Management Fee	3.0% / EGI	3.0%	\$2.15	\$988	\$40,516	\$46,215
Total Expenses		38.1%	\$27.22	\$12,539	\$514,115	\$519,813

Net Operating Income	\$836,423	\$1,020,679
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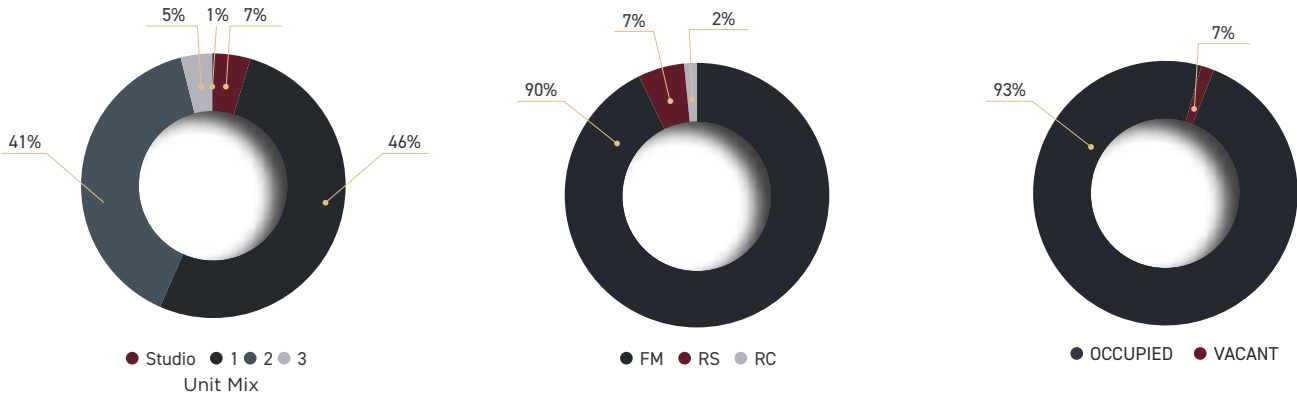


Unit	Floor	Beds	Baths	Status	Exp.	Legal Rent	Monthly Rent	Pro Forma
A (Duplex)	1	3	1.5	FM	May-26		\$4,340	\$5,000
B1 (Duplex)	1	2	1.5	FM	May-26		\$3,550	\$4,200
1	1	Studio	1	FM	Jun-26		\$2,275	\$2,500
2	1	2	1	FM	Vacant		\$3,825	\$3,825
3	2	1	1	FM	Oct-26		\$2,620	\$3,000
4 (Duplex)	2	3	2	FM	Jul-26		\$4,700	\$5,500
5	2	2	1	FM	May-26		\$3,120	\$3,500
6	2	1	1	FM	Jun-26		\$2,895	\$3,000
7	2	2	1	FM	Jul-26		\$3,230	\$3,500
8	2	Studio	1	FM	Aug-26		\$2,400	\$2,500
9	2	2	1	FM	May-26		\$3,400	\$3,500
10	3	1	1	FM	Aug-26		\$2,760	\$3,000
11	3	1	1	RS	Nov-25	\$2,167	\$2,167	\$2,232
12	3	2	1	FM	Aug-26		\$3,550	\$3,500
13	3	1	1	FM	Jul-26		\$2,620	\$3,000
14	3	2	1	FM	Sep-26		\$3,145	\$3,500
15	3	1	1	FM	Aug-26		\$2,880	\$3,000
16	3	2	1	RS	Vacant	\$795	\$795	\$821
17	4	1	1	FM	Jul-26		\$2,730	\$3,000
18	4	1	1	FM	Apr-26		\$2,420	\$3,000
19	4	2	1	FM	Aug-26		\$3,500	\$3,500
20	4	1	1	FM	Aug-26		\$3,000	\$3,000
21	4	2	1	FM	Aug-26		\$2,820	\$3,500
22	4	1	1	FM	Jul-26		\$2,680	\$3,000
23	4	2	1	FM	Vacant		\$3,300	\$3,500
24	5	1	1	FM	Jul-26		\$2,450	\$3,000
25	5	1	1	FM	May-26		\$2,400	\$3,000
26	5	2	1	FM	Mar-26		\$2,950	\$3,500
27	5	1	1	FM	Aug-26		\$2,500	\$3,000
28	5	2	1	FM	Jun-26		\$3,250	\$3,500
29	6	1	1	RS	Mar-27	\$1,618	\$1,618	\$1,667
30	6	2	1	FM	May-26		\$3,150	\$3,500
31	6	1	1	FM	Mar-26		\$2,400	\$3,000
32	6	1	1	FM	Aug-26		\$2,420	\$3,000
33	6	2	1	FM	May-26		\$2,600	\$3,000
34	6	1	1	FM	Jun-26		\$2,695	\$3,000
35*	6	2	1	RC			\$107	\$3,500
36	6	Studio	1	FM	Jul-26		\$2,260	\$2,500
37	6	2	1	FM	Apr-26		\$3,400	\$3,500
38	6	1	1	FM	Nov-26		\$2,700	\$3,000
39	6	1	1	FM	May-26		\$2,470	\$3,000
Monthly Total		59	43				\$114,092	\$130,244
Annual Total							\$1,369,099	\$1,562,931
						Avg Rent per Unit:	\$2,783	\$3,177
						Average Rent Per NSF:	\$79	\$90

*Note: This unit may be delivered vacant. Currently in legal process to gain possession

Unit	Tenant	LXP	Monthly Rent	Pro Forma
Laundry	Hercules	2/28/2025	\$750	\$750
Monthly Total			\$750	\$750
Annual Total			\$9,000	\$9,000

	\$114,842	\$130,994
Total Gross Annual Revenue:	\$1,378,099	\$1,571,931



UNIT MIX

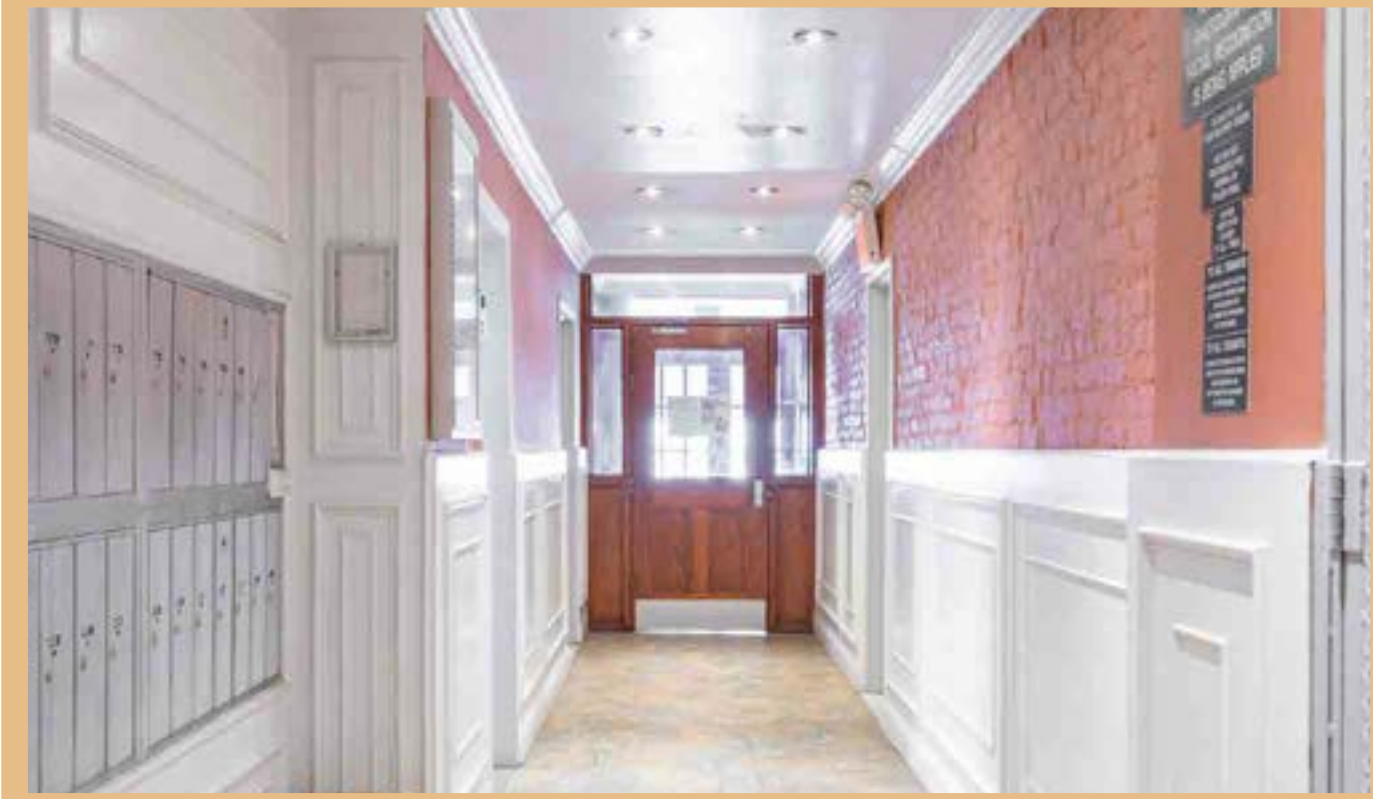
Beds	#	Unit %	Total Revenue	Revenue %	\$ / Unit
Studio	3	7%	\$83,220	6%	\$2,312
1	19	46%	\$581,096	42%	\$2,551
2	17	41%	\$596,304	44%	\$2,923
3	2	5%	\$108,480	8%	\$4,520
Total	41	100%	\$1,369,099	100%	\$2,784

UNIT MIX

Status	#	Unit %	Total Revenue	Revenue %	\$ / Unit
FM	37	90%	\$1,313,460	95.9%	\$2,958
RS	3	7%	\$54,959	4.0%	\$1,527
RC	1	2%	\$1,281	0.1%	\$107
Total	41	100%	\$1,369,099	100%	\$2,784

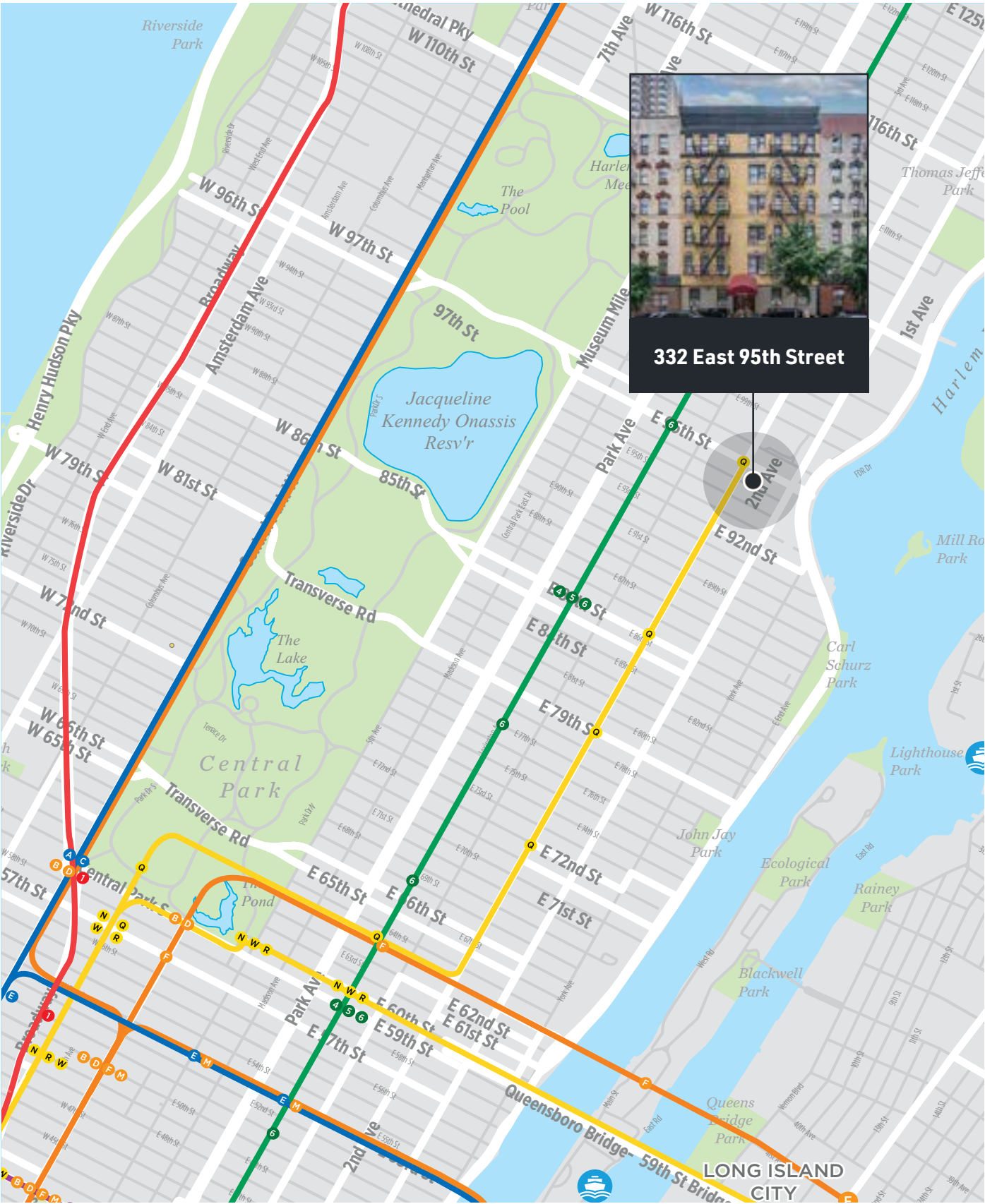
UNIT MIX

Status	#	Unit %	Total Revenue	Revenue %	\$ / Unit
Occupied	38	93%	\$1,274,057	93%	\$2,829
Vacant	3	7%	\$95,043	7%	\$795
Total	41	100%	\$1,369,099	100%	\$2,779



332 East 95th Street

Cushman & Wakefield



332 East 95th Street



UPPER EAST SIDE STATISTICS

UPPER EAST SIDE YOY RENT INCREASES
Non Doorman Studio: +4.07%
Non Doorman 1BR: +1.73%
Non Doorman 2BR: +1.10%

MEDIUM HOUSEHOLD INCOME
\$175,798

UPPER EAST SIDE VACANCY RATE
Among the lowest in Manhattan at 1.60%

HOUSEHOLD INCOME BRACKETS

<\$25k	10%
\$25-\$44k	6%
\$45-\$74k	10%
\$75-\$149k	23%
\$150k+	51%

RENT VS. OWN

RENT	62%
OWN	38%

UPPER EAST SIDE NEIGHBORHOOD



NEIGHBORHOOD CHARACTER

The Upper East Side is the most established and prestigious residential neighborhood in New York City. With Central Park and the Museum Mile defining its western border, the neighborhood is famous for its classic architecture, world-class boutiques and restaurants, and a deep-rooted commitment to culture. When this sophistication is overlaid with an infrastructure of convenient transportation, plentiful retail options, and vibrant nightlife, it is easy to understand why the Upper East Side holds such a cachet for so many.

The Upper East Side has long been the established home of wealthy New York families, as well as for empty nesters who wish to enjoy the convenience and sophistication of fine city living. These elements of the neighborhood continue to dominate the prewar buildings along Park Avenue and Fifth Avenue, but the overall makeup of the neighborhood changes gradually as one travels east.

Lexington Avenue, Third Avenue, Second Avenue, First Avenue, and York Avenue are predominantly lined with post-war residential towers, with mid-rise elevator and walk-up apartment buildings on the side streets. This part of the neighborhood appeals greatly to young professionals who work in Midtown and Downtown and prefer the Upper East Side for the convenience, the nightlife, and the prestige associated with an Upper East Side address.





EMPLOYMENT

Residents of the Upper East Side benefit from a quick and easy commute to the most important central business district in the United States. J.P. Morgan Chase, Bank of America, PricewaterhouseCoopers, and KPMG are some of the world’s most influential names in business and are just a handful of the major employers located nearby. In addition to these companies, 48-50 East End Avenue Street is just a short subway ride from the Chrysler Building, the Graybar Building, the Empire State Building, the MetLife Building, and 101 Park Avenue – some of the city’s largest office buildings containing countless businesses and employment opportunities.



THE ARTS

The unparalleled cultural amenities of the Upper East Side are an important draw as well. The western border of the Upper East Side is Fifth Avenue, which runs along the eastern border of Central Park. This stretch of Fifth Avenue is known as “museum mile” due to the high concentration of nearby museums. The most famous of these is the spectacular Metropolitan Museum of Art, located within the boundaries of Central Park between 80th and 84th Street. As the largest art museum in the Western Hemisphere, the Met houses exhibit of art contains artifacts from countless cultures throughout history.

For those who prefer the art of the 20th Century, the Guggenheim Museum is located between 89th and 90th Streets. Known for its spectacular visiting exhibitions in painting, sculpture, and design, as well as its impressive permanent collections of modern painting, the Guggenheim not only presents its visitors with some of the world’s greatest art, but is a supreme work of art itself.

Two blocks north of the Guggenheim, the Cooper-Hewitt Museum presents the Smithsonian Institute’s rich collection of works of design. The museum is inside a restored mansion built for Andrew Carnegie in 1901. Other nearby cultural attractions include the Whitney Museum of American Art, the Jewish Museum, the Asia Society, and the American Irish Historical Society.



RECREATION

One of the great pleasures of living on the Upper East Side is easy access to Central Park and the esplanade along the East River. Central Park spans Fifth Avenue to Central Park West and is 51 blocks long, offering many types of recreational and leisure activities. In addition to Central Park’s host of recreational activities, Charles Schurz Park can be enjoyed by the Upper East Side Residents as well. Charles Schurz Park, official home of the mayor of New York City at Gracie Mansion, ties in to the East River Esplanade, which can be accessed at East 71st Street, East 78th Street, East 96th Street, and East 110th Street as well. The esplanade is an ideal setting for a serious workout, or for those who simply crave the breezy openness of a walk along the river. As an aside, residents can also catch a ferry to Yankee Stadium from a slip adjacent to Charles Schurz Park. The Vanderbilt and 92nd Street YMCAs are popular facilities utilized by many area residents. These divisions of the YMCA are institutions keeping many residents and families involved in neighborhood activities including athletic events, summer camps, classes for the youth, community board meetings, and seminars on a wide variety of topics.





CENTRAL PARK

Arguably one of the most famous parks in the world, Central Park is a manmade wonder. Not only is it the first public park built in America, but it is also one of the most frequently visited, with over 25 million guests per year. Set in the middle of bustling Manhattan, its grounds serve as a haven, not only for athletes, daydreamers, musicians, and strollers, but also for teems of migratory birds each year. One can spend an entire peaceful day roaming its grounds, gazing upon nearly 50 fountains, monuments, and sculptures or admiring its 36 bridges and arches.

CARL SCHURZ PARK

This picturesque park, partially hidden along the East River, is one of the city's best-concealed secrets. A stroll along the promenade provides beautiful views of the river, the Roosevelt Island Lighthouse, the Triborough Bridge, Randall's and Wards Islands, and, of course, Gracie Mansion, the 18th century mansion that serves as the Mayor's official residence.

Carl Schurz Park is one of the city's most dog-friendly--two dog runs offer plenty of space for pups to run around and mingle, while the promenade offers a lovely place to stroll, with or without a furry companion. A playground at the end of the park holds fun for kids of all ages.

The park's plentiful green space is a lovely place for reading, picnicking, people-watching, and, when the weather gets nice, sunbathing. With all this, Carl Schurz is certainly a great escape from the bustling city.

MT. SINAI HOSPITAL

1 East 98th Street

Founded in 1852, The Mount Sinai Hospital is one of the nation's largest and most respected hospitals, acclaimed internationally for excellence in clinical care. In the 2015-16 "Best Hospitals" issue of U.S. News & World Report, the institution was ranked in nine specialties nationally, and the pediatric center, The Kravis Children's Hospital, was listed among the magazine's list of the country's best children's hospitals in seven out of 10 specialties.

JEWISH MUSEUM

1109 Fifth Avenue

The Jewish Museum is an art museum and repository of cultural artifacts, housed at 1109 Fifth Avenue, in the former Felix M. Warburg House. The first Jewish museum in the United States, as well as the oldest existing Jewish museum in the world, it contains the largest collection of art and Jewish culture excluding Israeli museums with more than 30,000 objects.

COOPER HEWITT MUSEUM

2 East 91st Street

Cooper Hewitt is a design museum that is one of nineteen museums that fall under the wing of the Smithsonian Institution and is one of three Smithsonian facilities located in New York City. It is the only museum in the United States devoted to historical and contemporary design. Its collections and exhibitions explore approximately 240 years of design aesthetic and creativity.

GUGGENHEIM

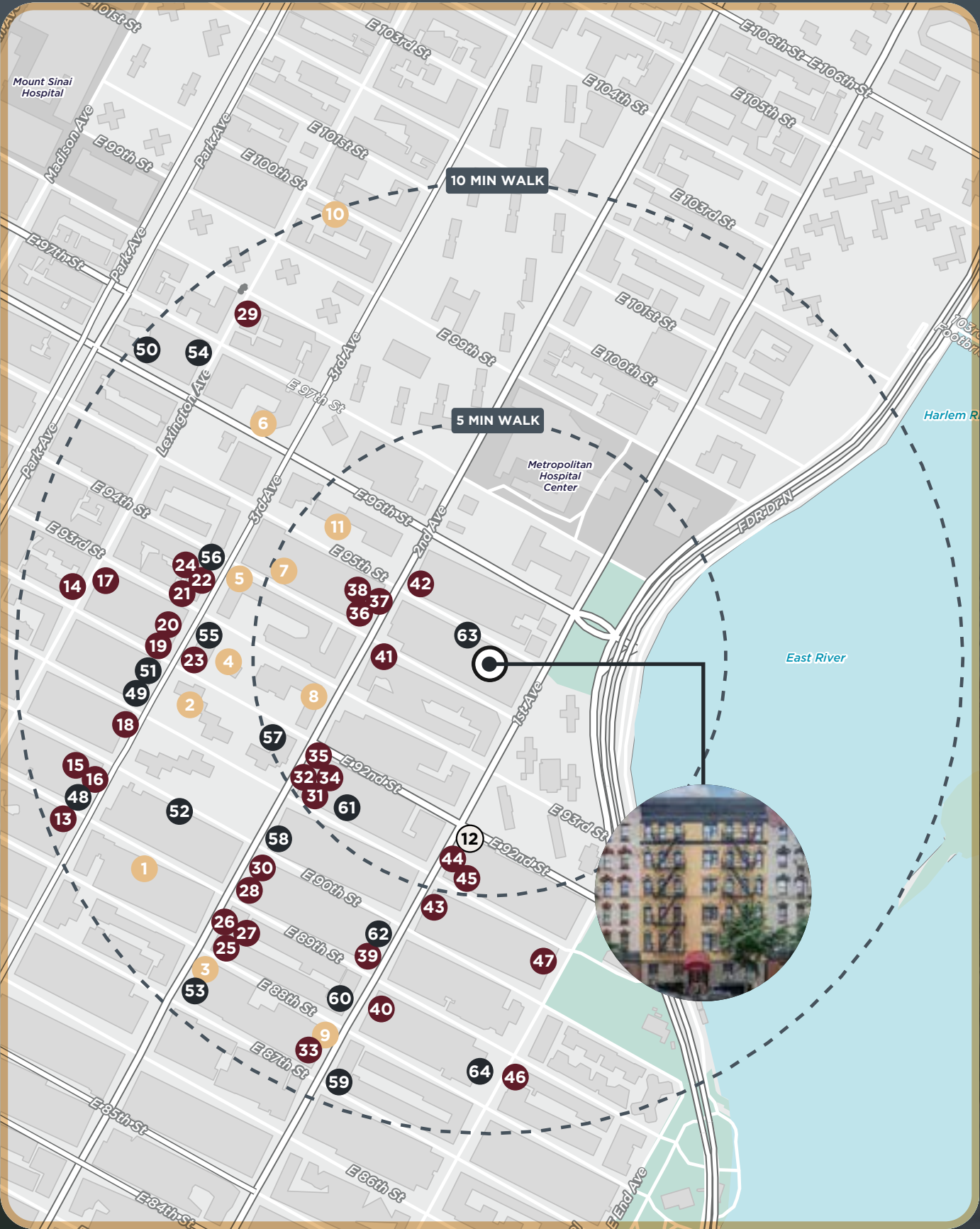
1071 Fifth Avenue

The Guggenheim is the permanent home of a continuously expanding collection of Impressionist, Post-Impressionist, early Modern and contemporary art and features special exhibitions throughout the year. The museum was established by the Solomon R. Guggenheim Foundation in 1939. It is visited by nearly 1.2 million people per year.

METROPOLITAN MUSEUM

The Metropolitan Museum of Art presents over 5,000 years of art from around the world for everyone to experience and enjoy. The Museum lives in two iconic sites in New York City--The Met Fifth Avenue and The Met Cloisters. Millions of people also take part in The Met experience online. Since its founding in 1870, The Met has always aspired to be more than a treasury of rare and beautiful objects. Every day, art comes alive in the Museum's galleries and through its exhibitions and events, revealing new ideas and unexpected connections across time and across cultures.





332 East 95th Street

	HEALTH CLUB/GYM
1	Mud And Lotus Training Center
2	New York Sports Club
3	Clutch Physical Therapy
4	Equinox East 92nd Street
5	High Energy Fitness
6	The Monterey Health Club
7	The Little Gym
8	Synergy Fitness Clubs
9	Fitness Lounge
10	The Borough
11	Normandie Club
	HOTELS
12	Courtyard New York Manhattan/Upper East Side
	RESTAURANTS
13	Siena Cafe
14	Sfoggia Restaurant
15	Catch n' Chop
16	Thai Hot Box
17	Bread N Wine
18	Kaia Wine Bar
19	Third Avenue Ale House
20	New Chinatown Asian Cuisine
21	Korali Estiatorio
22	Isohama
23	La Voglia
24	The Fillmore Deli
25	Vietnaam
26	Sojourn Social
27	IL Carino Restaurant
28	San Matteo Pizza and Espresso Bar
29	Sushi W
30	Mughlai Indian Cuisine
31	Bangrak - Thai Restaurant
32	Chicken Insider

33	Connigo
34	The Milton
35	Delizia 92
36	Yorkville Bagel & Cafe
37	Soledad
38	Enzo Bruni La Pizza Gourmet
39	Mellow Yellow
40	Hollybrook Lane
41	Nick's Pizza
42	Merrion Square Pub
43	Tinos
44	International Wings Factory
45	Koo Thai
46	Effy's Cafe
47	Chez Nick
	SHOPPING
48	Madison Reed Hair Color Bar
49	CVS Pharmacy
50	Marjory Warren Boutique
51	Forever Simon's
52	Wardrobe Boss
53	Trek Bicycle Upper East Side
54	CVS Pharmacy
55	The Craft Studio
56	Unique Boutique Third Avenue
57	Annie and Company Needle Point
58	Your Wireless
59	New York Paint & Hardware Yorkville
60	Earthworks Pottery
61	NYC Guitar School East
62	A & N Art Gallery And Custom Framing
63	Stephen Cavallo New York
64	My Metro Fit

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