

CONFIDENTIAL — ADDRESS WITHHELD UNTIL NDA EXECUTION

STANDALONE INSTITUTIONAL BUILDING — UES / 5TH-PARK

Steps from Central Park · Between 5th & Park Avenue · Own entrance and address · As-is

R8B · COMMUNITY FACILITY FAR 4.0 · IMMEDIATE POSSESSION

SOLD AS-IS · NO REPRESENTATIONS · NO WARRANTIES · BUYER ASSUMES ALL RISK

ASKING

\$21.5M

All-cash preferred

FIELD-MEASURED SF

22,704

Third-party verified

PRICE / SF

\$947

22-sale comp avg

ZONING

R8B

CF FAR 4.0

POSSESSION

Immediate

Available now

FIELD-MEASURED SF BY FLOOR · 1ST FLOOR NOT INCLUDED · SUBJECT TO VERIFICATION

TOTAL	22,704
BASEMENT	9,124
2ND FLOOR	1,196
3RD FLOOR	2,972
4TH FLOOR	2,972
5TH FLOOR	3,220
6TH FLOOR	3,220
B + 2F-6F rentable · 1F excluded	

VALUATION

INVESTOR / 6.5% CAP	~\$15.8M
\$1.03M NOI	
COMP SALES	\$21,500,688
\$947 × 22,704 SF	
ASKING	\$21,500,000
\$947/SF · At comp avg	

ASSET

TYPE	Standalone institutional building
ENTRANCE	Independent side-street · own address
LEVELS	B + 2F-6F rentable · 1F excluded
MEASURED SF	22,704 SF (third-party field survey)
LOT	40' × 100.71' Irregular · ~4,028 SF
LOCATION	UES · Steps from Central Park · 5th-Park
POSSESSION	Immediate
CONDITION	As-is, where-is
SELLER	Institutional / NFP
SIGNAGE	Exterior available
ROOFTOP	~1,577 SF
C OF O	Active · Class 1 Fireproof
CURRENT USE	School / Multi-purpose / Residential

ZONING

DISTRICT	R8B
RESIDENTIAL FAR	4.00 AOR · 4.8 City of Yes
CF FAR	4.00
BUILDABLE (AOR)	~16,114 SF
AIR RIGHTS	~840 SF remaining
SPECIAL DISTRICT	Park Improvement
USE CHANGE	Retail: DOB Alt-1 + BSA/CPC · CF/gallery may be AOR · Buyer's risk

IN-PLACE

COMMERCIAL KITCHEN	GYMNASIUM	LOCKER ROOMS	ROOFTOP ~1,577 SF	EXTERIOR SIGNAGE
--------------------	-----------	--------------	-------------------	------------------

COMPARABLE SALES · 22 TRANSACTIONS

ADDRESS	SUBMARKET	DATE	SF	PRICE	\$/SF
50 W 66th St	Upper West Side	Feb-25	42,674	\$32,000,000	\$750
1 W 4th St	Greenwich Village	Jan-25	85,000	\$75,500,000	\$888
53-55 E 124th St	East Harlem	Jan-25	55,770	\$42,000,000	\$753
130 E 16th St	Gramercy	Jul-24	7,030	\$7,900,000	\$1,124
211-215 E 83rd St	Upper East Side	Jul-24	11,766	\$11,750,000	\$999
233 Water St	Financial District	Dec-23	4,836	\$5,400,000	\$1,117
2 E 82nd St	Carnegie Hill	Aug-23	12,316	\$19,000,000	\$1,543
40 W 68th St	Lincoln Square	Feb-23	24,030	\$50,000,000	\$2,081
5 E 89th St	Carnegie Hill ★	Nov-18	13,779	\$25,000,000	\$1,814
9 E 89th St	Carnegie Hill ★	Jul-18	10,292	\$10,905,000	\$1,060
22-Transaction Average					\$947
Subject · \$21,500,000 / 22,704 SF					\$947

★ Adjacent to subject.

ASKING PRICE	\$21,500,000 · \$947/SF · at 22-sale comp average
CONDITION	As-is, where-is — no reps, no warranties, no contingencies
STRUCTURE	All-cash preferred · seller open to discussion
CLOSING	Negotiable · immediate possession
SELLER FINANCING	Open to discussion

TRANSACTION COORDINATION FEE

1% of gross purchase price, payable at closing to a designated third-party coordinator as directed in the PSA. Due regardless of whether Seller is represented or unrepresented at closing. Non-negotiable. Not subject to offset. Payee and wire instructions provided at contract execution.

NON-DISCLOSURE AGREEMENT

EXECUTION OF THIS NDA IS REQUIRED TO TOUR THE PROPERTY:

- Confidentiality.** Property identity, address, and all details herein are confidential. Recipient shall not disclose this opportunity to any party without prior written consent.
- Transaction Fee.** Recipient agrees to the 1% transaction coordination fee above. Binding when a purchase agreement is signed · due at closing · regardless of whether Seller has a broker.
- As-Is.** Property is sold as-is, where-is. No representations or warranties by Seller or any advisor.
- No Offer.** This memorandum does not constitute an offer to sell. Receipt does not create any obligation on Seller.

SIGNATURE

Name / Entity

Date

CONTACT

Email

Phone