

17 NYC

Thompson St



SoHo Finest Market

NLC Realty, LLC Assoc.
INVESTMENT PROPERTY



EXECUTIVE SUMMARY

This prime SoHo Corner Retail Co-op is leased to the SoHo Finest Market on the ground floor of the 7 story 7- unit co-op building and adjacent to the world-renowned SoHo Modern Haus hotel. SoHo is well known for its high-end restaurants, Designer boutiques, upscale art galleries and strolling along the charming cobblestone streets.

PROPERTY OVERVIEW

Total SF	1,500
Basement:	Yes
Lot Dimensions	24'x 79'

Present Income:	Current rent
Rental Income	\$265,652.00
Building Sign Income	21,600.00
CAM Estimated Property tax	3,744.00
Water & Sewer	4,000.00
Total Income:	\$294,997.00

Expenses:	
Co-op Maintenance	\$ 34,800.00 (Includes Real Estate Taxes water & sewer)
Insurance	1,900.00
Total Expenses:	\$36,700.00
NOI	\$258,297.00

Price: \$3,500,000

** See lease abstract for April 2024 rent increase

Contact: Nicole Carra 212.307.3258 (O) 917.797.7088 (M)

LEASE ABSTRACT

Lease between 17 THOMPSON COMMERCIAL LLC and SOHO FINEST MARKET CORP.

Created on 1/5/16 MC

Building Known as: 17-19 Thompson Street and 33 Grand Street, New York, NY 10013

THE NEW LEASE TERMS AND CONDITIONS ARE AS FOLLOWS:

Tenant: Soho Finest Market Corp.
D/B/A: Soho Finest Market Corp.
Usage: Upscale Gourmet Deli
Agreement Of Lease Date: 12/23/16

Lease Commencement Date : 04/15/16
 ("Lease Year" starts on the 1st day of the month of the LCD)

Lease Expiration Date : 03/31/26

Lease Term : Approx. 10 years

Option(S): 1 (5yrs) Term (Par. 44)

Security Deposit: \$54,000.00
 (SD must equal (3) months of Fixed Rent for the 1st and 2nd year of the Lease and (4) months from the 3rd year of the Lease and forward) see Art. #40E and Art.#60B.

Rent Commencement Date: 6/16/2016

3% Annual Increases

Rent Increases:

Year	From	To	Monthly Annually		Security Increases	Security Increases
Year 1	-	03/31/17	\$18,000.00	\$216,000.00	\$54,000.00	-
Year 2	04/01/17	03/31/18	\$18,000.00	\$216,000.00	\$54,000.00	-
Year 3	04/01/18	03/31/19	\$18,540.00	\$222,480.00	\$74,160.00	\$20,160.00
Year 4	04/01/19	03/31/20	\$19,096.20	\$229,154.40	\$76,384.80	\$2,224.80
Year 5	04/01/20	03/31/21	\$19,669.09	\$236,029.08	\$78,676.36	\$2,291.56
Year 6	04/01/21	03/31/22	\$20,259.16	\$243,109.92	\$81,036.64	\$2,360.28
Year 7	04/01/22	03/31/23	\$20,866.93	\$250,403.16	\$83,467.72	\$2,431.08
Year 8	04/01/23	03/31/24	\$21,492.94	\$257,915.28	\$85,971.76	\$2,504.04
Year 9	04/01/24	03/31/25	\$22,137.73	\$265,652.76	\$88,550.92	\$2,579.16
Year 10	04/01/25	03/31/26	\$22,801.86	\$273,622.32	\$91,207.44	\$2,656.52

1-5 Year option to renew

Tax Pass-Thru: 15% of tax escalations

Good Guy Clause: Yes





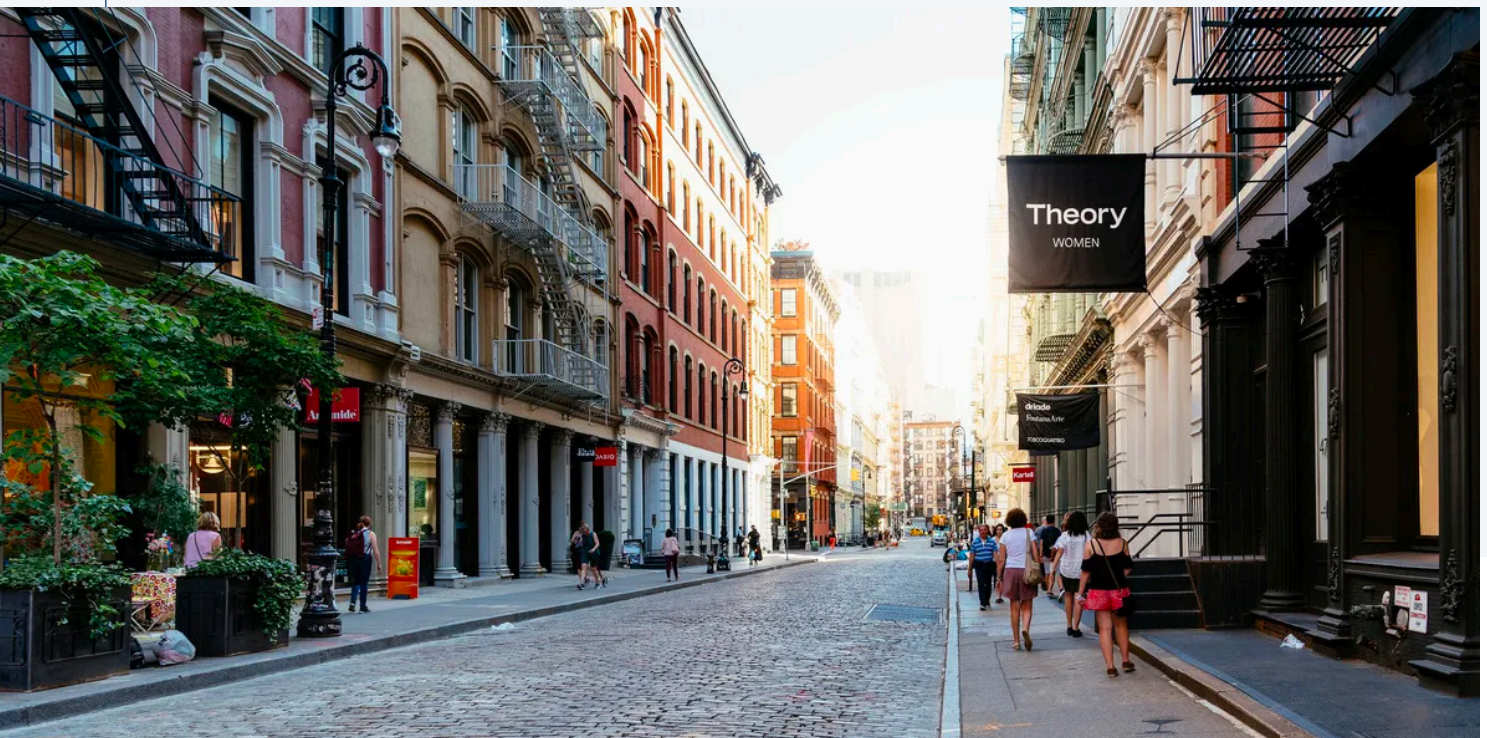
LOCATION OVERVIEW

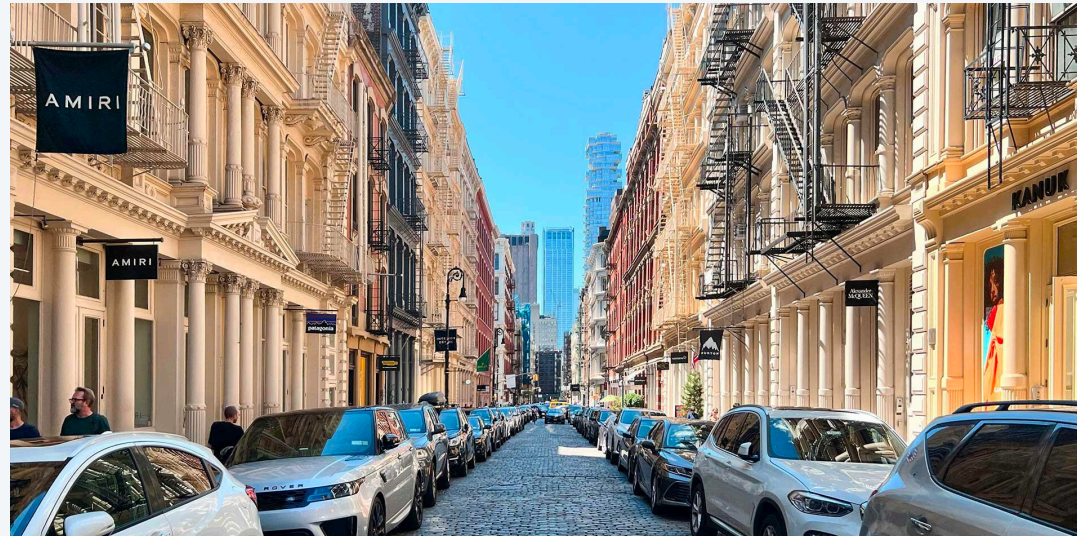
SOHO DISTRICT

Soho is a neighborhood in Manhattan, New York, known for its artistic, cultural, and economic significance. Historically, Soho was a center of the artist community, attracting many artists, musicians, and writers to its lofts and warehouses. Over time, Soho evolved into one of the most prestigious and sought-after neighborhoods in New York City, attracting high-end retailers, upscale restaurants, and luxury brands.

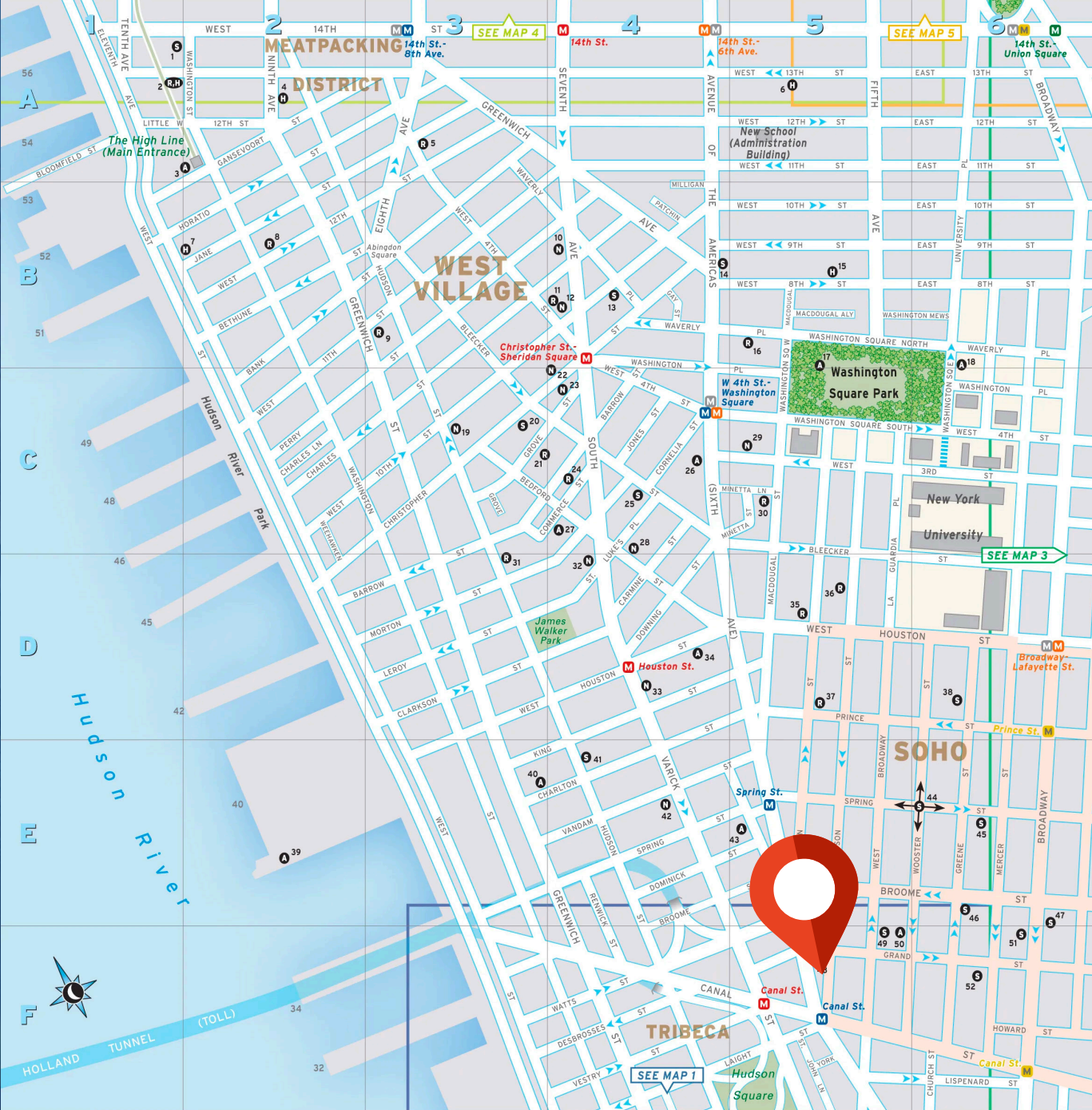
The Soho economy is driven by a range of businesses, including fashion and clothing retailers, art galleries, restaurants, and bars. Soho is home to many luxury retailers, including Prada, Gucci, and Louis Vuitton, as well as numerous independent boutiques and vintage shops. The neighborhood is also a popular destination for tourists, who come to experience its unique blend of history, culture, and shopping.

Soho real estate is some of the most expensive in the city, with high-end apartments and lofts commanding premium prices. Despite its high cost of living, Soho remains a popular destination for those who want to be in the heart of one of the world's most vibrant and creative neighborhoods.





LOCATION MAP



TRANSPORTATION

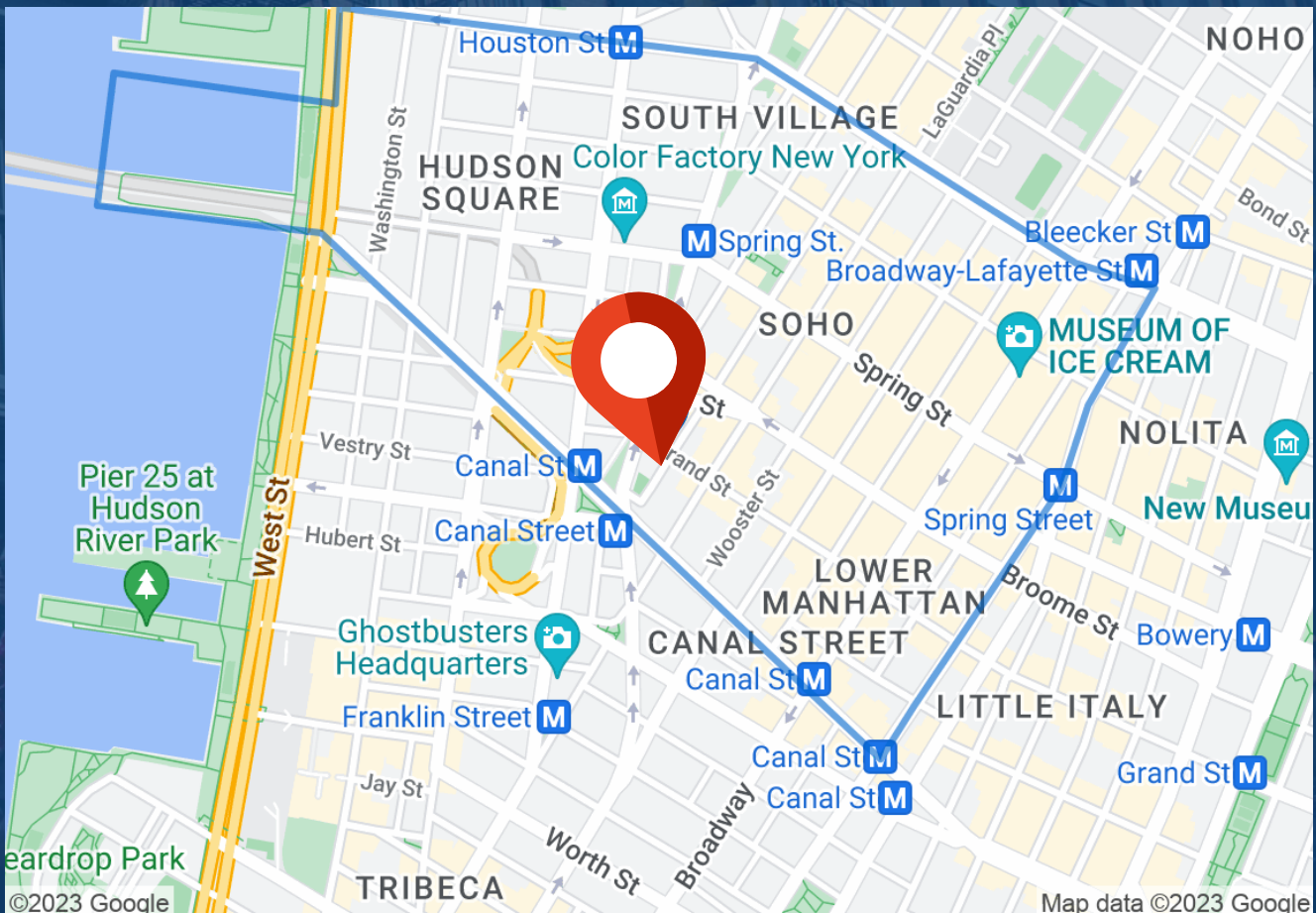
A C E at Canal St

1 at Canal St

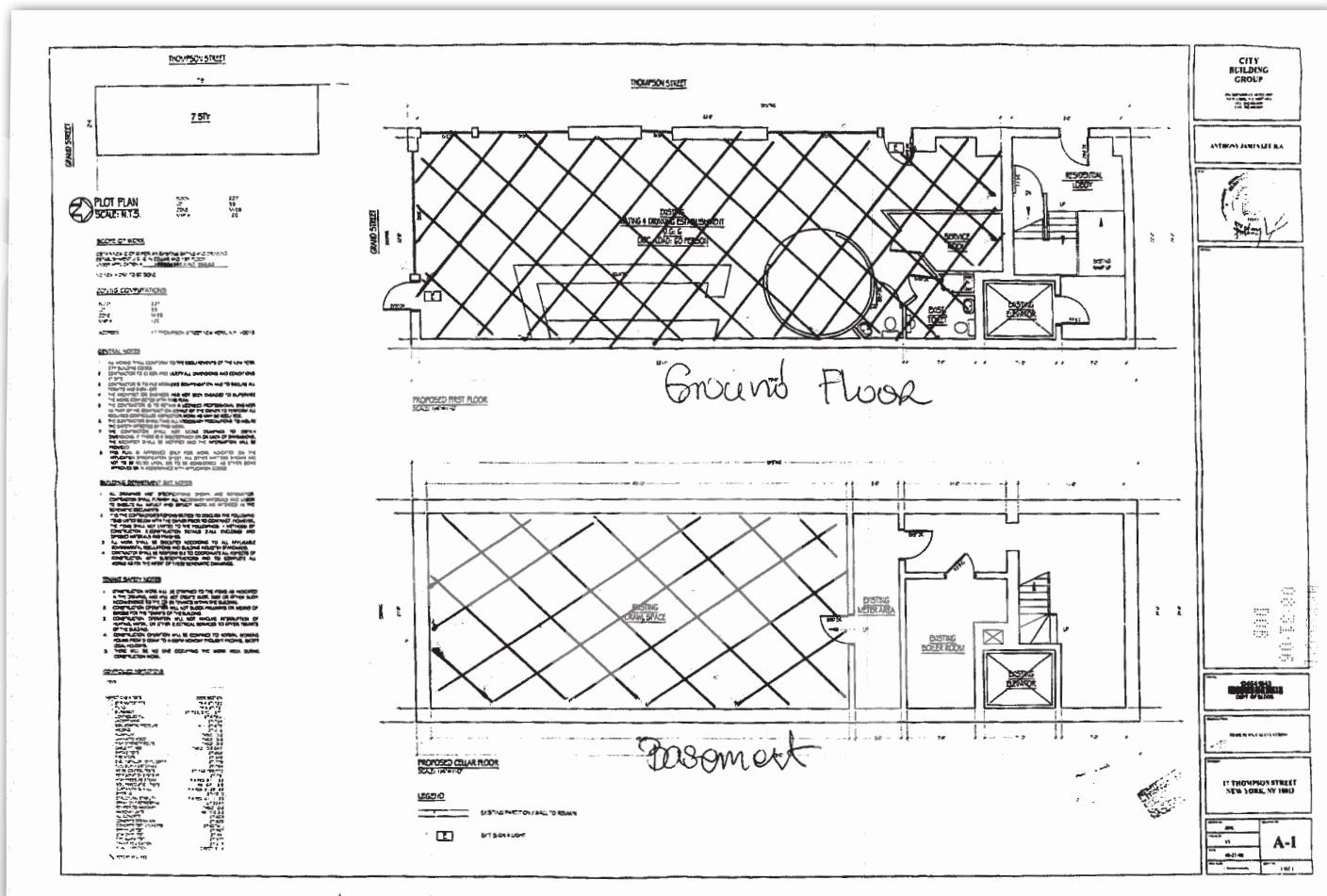
C E at Spring St

1 at Franklin St

J Z N Q R 6 W at Canal St



SITE PLAN



17 THOMPSON STREET MANHATTAN

ZONING MAP 12a M1-5B

ZONING & BUILDING CODE CLASSIFICATION - INFORMATION

CONTROL INSPECTIONS

SCOPE OF WORK

PLUMBING

GENERAL NOTES

ADDITIONAL GENERAL NOTES

CARBON MONOXIDE / SMOKE DETECTOR NOTES

TENANT PROTECTION PLAN NOTES 2008

PLUMBING Riser Diagram

PIPE SLEEVE THRU WALL DETAIL

TABLE: DANGER ROD SPACING AND SIZE SCHEDULE

NOM. PIPE SIZE (INCHES)	DANGER ROD SPAN (FEET)	STEEL PIPE (INCHES)	COPPER TUBE (INCHES)	MINIMUM ROD DIAMETER (INCHES)
UP TO 3/4"	7	5	3/8	3/8
1-1/8"	7	5	3/8	3/8
1-1/2"	8	6	3/8	3/8
1-3/4"	8	6	3/8	3/8
2"	11	9	1/2	1/2
2-1/2"	12	10	5/8	5/8
3"	12	10	5/8	5/8
3-1/2"	12	10	5/8	5/8
4"	12	10	5/8	5/8
4-1/2"	12	10	5/8	5/8
5"	12	10	5/8	5/8
6"	12	10	5/8	5/8

PROPOSED ALTERATION at FIRST FLOOR COMMERCIAL OF THE EXISTING

17 THOMPSON STREET MANHATTAN

PLUMBING PLAN AND RISER DIAGRAM NOTES

PLUMBING NOTES (2008 CODE)

TABLE: DANGER ROD SPACING AND SIZE SCHEDULE

NOM. PIPE SIZE (INCHES)	DANGER ROD SPAN (FEET)	STEEL PIPE (INCHES)	COPPER TUBE (INCHES)	MINIMUM ROD DIAMETER (INCHES)
UP TO 3/4"	7	5	3/8	3/8
1-1/8"	7	5	3/8	3/8
1-1/2"	8	6	3/8	3/8
1-3/4"	8	6	3/8	3/8
2"	11	9	1/2	1/2
2-1/2"	12	10	5/8	5/8
3"	12	10	5/8	5/8
3-1/2"	12	10	5/8	5/8
4"	12	10	5/8	5/8
4-1/2"	12	10	5/8	5/8
5"	12	10	5/8	5/8
6"	12	10	5/8	5/8

PROPOSED ALTERATION at FIRST FLOOR COMMERCIAL OF THE EXISTING

17 THOMPSON STREET MANHATTAN

PLUMBING PLAN AND RISER DIAGRAM NOTES

PLUMBING NOTES (2008 CODE)

TABLE: DANGER ROD SPACING AND SIZE SCHEDULE

NOM. PIPE SIZE (INCHES)	DANGER ROD SPAN (FEET)	STEEL PIPE (INCHES)	COPPER TUBE (INCHES)	MINIMUM ROD DIAMETER (INCHES)
UP TO 3/4"	7	5	3/8	3/8
1-1/8"	7	5	3/8	3/8
1-1/2"	8	6	3/8	3/8
1-3/4"	8	6	3/8	3/8
2"	11	9	1/2	1/2
2-1/2"	12	10	5/8	5/8
3"	12	10	5/8	5/8
3-1/2"	12	10	5/8	5/8
4"	12	10	5/8	5/8
4-1/2"	12	10	5/8	5/8
5"	12	10	5/8	5/8
6"	12	10	5/8	5/8

17 THOMPSON STREET MANHATTAN

PLUMBING PLAN AND RISER DIAGRAM NOTES

PLUMBING NOTES (2008 CODE)

TABLE: DANGER ROD SPACING AND SIZE SCHEDULE

NOM. PIPE SIZE (INCHES)	DANGER ROD SPAN (FEET)	STEEL PIPE (INCHES)	COPPER TUBE (INCHES)	MINIMUM ROD DIAMETER (INCHES)
UP TO 3/4"	7	5	3/8	3/8
1-1/8"	7	5	3/8	3/8
1-1/2"	8	6	3/8	3/8
1-3/4"	8	6	3/8	3/8
2"	11	9	1/2	1/2
2-1/2"	12	10	5/8	5/8
3"	12	10	5/8	5/8
3-1/2"	12	10	5/8	5/8
4"	12	10	5/8	5/8
4-1/2"	12	10	5/8	5/8
5"	12	10	5/8	5/8
6"	12	10	5/8	5/8

PROPOSED ALTERATION at FIRST FLOOR COMMERCIAL OF THE EXISTING

17 THOMPSON STREET MANHATTAN

PLUMBING PLAN AND RISER DIAGRAM NOTES

PLUMBING NOTES (2008 CODE)

TABLE: DANGER ROD SPACING AND SIZE SCHEDULE

NOM. PIPE SIZE (INCHES)	DANGER ROD SPAN (FEET)	STEEL PIPE (INCHES)	COPPER TUBE (INCHES)	MINIMUM ROD DIAMETER (INCHES)
UP TO 3/4"	7	5	3/8	3/8
1-1/8"	7	5	3/8	3/8
1-1/2"	8	6	3/8	3/8
1-3/4"	8	6	3/8	3/8
2"	11	9	1/2	1/2
2-1/2"	12	10	5/8	5/8
3"	12	10	5/8	5/8
3-1/2"	12	10	5/8	5/8
4"	12	10	5/8	5/8
4-1/2"	12	10	5/8	5/8
5"	12	10	5/8	5/8
6"	12	10	5/8	5/8

PROPOSED ALTERATION at FIRST FLOOR COMMERCIAL OF THE EXISTING

17 THOMPSON STREET MANHATTAN

PLUMBING PLAN AND RISER DIAGRAM NOTES

PLUMBING NOTES (2008 CODE)

TABLE: DANGER ROD SPACING AND SIZE SCHEDULE

NOM. PIPE SIZE (INCHES)	DANGER ROD SPAN (FEET)	STEEL PIPE (INCHES)	COPPER TUBE (INCHES)	MINIMUM ROD DIAMETER (INCHES)
UP TO 3/4"	7	5	3/8	3/8
1-1/8"	7	5	3/8	3/8
1-1/2"	8	6	3/8	3/8
1-3/4"	8	6	3/8	3/8
2"	11	9	1/2	1/2
2-1/2"	12	10	5/8	5/8
3"	12	10	5/8	5/8
3-1/2"	12	10	5/8	5/8
4"	12	10	5/8	5/8
4-1/2"	12	10	5/8	5/8
5"	12	10	5/8	5/8
6"	12	10	5/8	5/8

PROPOSED ALTERATION at FIRST FLOOR COMMERCIAL OF THE EXISTING

17 THOMPSON STREET MANHATTAN

PLUMBING PLAN AND RISER DIAGRAM NOTES

PLUMBING NOTES (2008 CODE)

TABLE: DANGER ROD SPACING AND SIZE SCHEDULE

NOM. PIPE SIZE (INCHES)	DANGER ROD SPAN (FEET)	STEEL PIPE (INCHES)	COPPER TUBE (INCHES)	MINIMUM ROD DIAMETER (INCHES)
UP TO 3/4"	7	5	3/8	3/8
1-1/8"	7	5	3/8	3/8
1-1/2"	8	6	3/8	3/8
1-3/4"	8	6	3/8	3/8
2"	11	9	1/2	1/2
2-1/2"	12	10	5/8	5/8
3"	12	10	5/8	5/8
3-1/2"	12	10	5/8	5/8
4"	12	10	5/8	5/8
4-1/2"	12	10	5/8	5/8
5"	12	10	5/8	5/8
6"	12	10	5/8	5/8

1st FLOOR STORE ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

TABLE 503-B BUILDING ENERGY REQUIREMENTS - RESIDENTIAL

Climate Zone	1	2	3	4	5	6
Vertical Fenestration (per ft. maximum of (above-grade walls))	0.50	0.43	0.43	0.43	0.43	0.43
Roof	0.15	0.15	0.15	0.15	0.15	0.15
Other Fenestration	0.55	0.48	0.48	0.48	0.48	0.48
Window-to-Wall Ratio	0.50	0.43	0.43	0.43	0.43	0.43
Window-to-Floor Ratio	0.50	0.43	0.43	0.43	0.43	0.43
Window-to-Total-Floor Area Ratio	0.50	0.43	0.43	0.43	0.43	0.43
Window-to-Total-Floor Area Ratio (with shading devices)	0.50	0.43	0.43	0.43	0.43	0.43
Window-to-Total-Floor Area Ratio (with shading devices) (with shading devices)	0.50	0.43	0.43	0.43	0.43	0.43
Window-to-Total-Floor Area Ratio (with shading devices) (with shading devices)	0.50	0.43	0.43	0.43	0.43	0.43

NYC ENERGY ANALYSIS - BUILDING AS PER TABLE 503-T (2017) CLIMATE ZONE: RES-3 (A)

ENERGY CONSERVATION STATEMENT

TO THE BEST OF ARCHITECT'S BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, LEGISLATIVE CHAPTER 448 AND 449.

COMcheck Software Version 4.0.2.5 Envelope Compliance Certificate

Project Information: 88-002, New York County, New York, 10013

Envelope Compliance Certificate: Pass

COMcheck Software Version 4.0.2.5 Interior Lighting Compliance Certificate

Project Information: 88-002, New York County, New York, 10013

Interior Lighting Compliance Certificate: Pass

COMcheck Software Version 4.0.2.5 Exterior Lighting Compliance Certificate

Project Information: 88-002, New York County, New York, 10013

Exterior Lighting Compliance Certificate: Pass

COMcheck Software Version 4.0.2.5 Mechanical Compliance Certificate

Project Information: 88-002, New York County, New York, 10013

Mechanical Compliance Certificate: Pass

PROPOSED ALTERATION AT FIRST FLOOR COMMERCIAL OF THE EXISTING 17 THOMPSON STREET MANHATTAN

TASHEED BUILDING CONSULTANTS LLC, 587 7th STREET, BROOKLYN NY 11239, TEL: 718-498-8888

ENGINEER: AHM HOQUE, ASHRAF HOQUE, 8411 ELMHURST AVENUE #11 FLEMING NY 11731

PROJECT: 17 THOMPSON STREET MANHATTAN

DRAWING TITLE: ELECTRICAL PLAN AND ENERGY ENERGY ANALYSIS

NYC DOB No: [Barcode]

SCALE SIGNATURE: [Signature], DATE: 2.1.2016, PROJECT No.: [Barcode], DRAWING BY: L.T., CHK BY: IA, DWG No: E-001.00, SCALE: [Barcode]

4 OF 4

INTERIOR LIGHTING POWER ALLOWANCES

LIGHTING POWER DENSITY (LPD) 900 LUX

USE: RETAIL

RETAIL - 1.5

TOTAL INTERIOR LIGHTING POWER: 2100 WATT

MAX. 1.0 W/FT² = 4000 W/1000 SF OF 10' X 10' = 2000 WATT

40' X 60' X 10' W EACH = 6300 WATT W. OK.

OUTSIDE LIGHT

NOTES: ALL EXTERIOR BUILDING LIGHTS LUMINAIRES THAT OPERATE AT GREATER THAN 100 WATTS SHALL BE CONTROLLED BY A PHOTO-EYE OR BY A PHOTO-EYE CONTROLLED BY A MOTION SENSOR.

TABLE 506.4.2 (1) (2) ZONE 2 - RESIDENTIAL BUSINESS DISTRICTS

LIGHTING POWER ALLOWANCES FOR BUILDING DISTRICTS (200W LEAKER FOOT OF DOOR WITH 1' HANGOVER AT ENTRANCE, 2' AT THOMPSON ST TO COVER 20' POST OF HAMP, ETC. OK)

FIT. SIGN INTERNALLY ILLUMINATED EXIT SIGNS SHALL NOT EXCEED 3 WATTS PER SIDE. 2 REQUIRED.

SET POINT TEMPERATURE CONTROLS

110°F FOR DWELLINGS AND 90°F FOR OTHER OCCUPANCIES.

FOR THIS USE - RETAIL - 1, 80°

HVAC - MAKE TRANE 2016 COMMERCIAL, MEA 17-04-E, INDOOR MODEL 22TASB6A(2K BTU) (2) 21 SEERS 45% EFFICIENCY OUTDOOR MODEL 22TASB6A(6) TONS EACH

MULTI-TONES WALL MOUNTED FOR 2 LOCATIONS AT STORE SEE PLANS

AN OPERATING AND MAINTENANCE MANUAL IS TO BE PROVIDED TO THE BUILDING OWNER BY THE MECHANICAL CONTRACTOR. IF APPLICATION FILED TO BE DIFFERENT, PLAN TO REVISE.

EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROPOSED 1st FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROPOSED 1st FLOOR R.C.P.
SCALE: 1/8" = 1'-0"

4 PARTIAL SECTION

PARTITION WITH METALS - 1/2" METAL STUDS @ 16" O.C. WITH ONE (1) LAYER OF PRECAST IN-TYPE GYPSUM BOARD ON EACH SIDE. PROVIDE INTERNAL BRACING AT JOINTS. USE 1/2" METAL STUDS WITH 1/2" GYPSUM BOARD ON EACH SIDE. PROVIDE INSULATION. WOOD STUDS AS OPTION AT THE BRICK MASONRY WALLS (SOUTH AND NORTH SIDES).

5 PARTITION DETAIL (TYP)

PARTITION WITH METALS - 1/2" METAL STUDS @ 16" O.C. WITH ONE (1) LAYER OF PRECAST IN-TYPE GYPSUM BOARD ON EACH SIDE. PROVIDE INTERNAL BRACING AT JOINTS. USE 1/2" METAL STUDS WITH 1/2" GYPSUM BOARD ON EACH SIDE. PROVIDE INSULATION. WOOD STUDS AS OPTION AT THE BRICK MASONRY WALLS (SOUTH AND NORTH SIDES).

6 CEILING DETAIL (TYP)

REMOVE ALL EXISTING PARTITIONS, SHELVES, FLOORING, CEILING, AND NON-STRUCTURAL PARTITIONS.

REPLACE EXISTING INTERIOR FLOORING, WALLS, AND CEILING.

PAINT AND ELECTRICAL WORK AS NEEDED.

INSTALL NEW COMMERCIAL AREA, EXISTING WOOD FLOOR WITH NEW COMMERCIAL TYPE PRODUCT AND ATTACHED.

INSTALL NEW COMMERCIAL AREA SHELVES, ETC.

INSTALL NEW COMMERCIAL AREA SHELVES, ETC.

INSTALL NEW COMMERCIAL AREA SHELVES, ETC.

REMOVE STONE FRONT REPLACEMENT OF EXISTING NEW OPENING BY 7" GLASS INSULATE WITH OPTIMAL EFFICIENCY GLASS WITH ENERGY CODE.

PREP SUPPRESSION SYSTEM TO BE FILED SEPARATELY.

BEHIND WALLS EXISTING IN FIRST FLOOR. PRESERVE OR MAINTAIN AS NEEDED. DIRECT REPAIR/REPLACEMENT OF LAUNDRY AND VENT.

NEW COUPLERS, SHELVE, AND EQUIPMENTS.

ADDITIONAL NOTES: THE COMMERCIAL SPACE IS EXISTING AS USE GROUP 4 (REI) CATEGORY 1 (NO MAJOR STRUCTURAL WORK UNDER THE FLOOR).

PROPOSED ALTERATION FIRST FLOOR COMMERCIAL OF THE EXISTING 17 THOMPSON STREET MANHATTAN

TASHEED BUILDING CONSULTANTS LLC, 587 7th STREET, BROOKLYN NY 11239, TEL: 718-498-8888

ENGINEER: AHM HOQUE, ASHRAF HOQUE, 8411 ELMHURST AVENUE #11 FLEMING NY 11731

PROJECT: 17 THOMPSON STREET MANHATTAN

DRAWING TITLE: 1st FLOOR PLANS AND R.C.P. DETAILS

NYC DOB Number: [Barcode]

SCALE SIGNATURE: [Signature], DATE: 2.1.2016, PROJECT No.: [Barcode], DRAWING BY: L.T., CHK BY: IA, DWG No: A-002.1, SCALE: [Barcode]

17 NYC
Thompson St

For more information please contact exclusive sales agent:

Nicole Carra

212.307.3258

nicole@nlcrealtyllc.com

NLC Realty, LLC Assoc.

445 Park Ave

New York, NY 10022

212.307.3258

NLC Realty, LLC Assoc.
INVESTMENT PROPERTY

© NCL Realty, LLC Assoc. Investment Property. The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses 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. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein.