



232 EAST 58TH STREET

OFFERING MEMORANDUM

Marcus & Millichap
NYM GROUP

232 EAST 58TH STREET

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Marcus & Millichap
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232 EAST 58TH STREET

is being offered at

\$4,300,000

THE OFFERING

- Rare Opportunity & Long Term Ownership.** The property has been owned and operated by the same family for over 70 years, presenting a rare opportunity to acquire a 4-unit mixed-use building in the heart of Midtown East.
- 100% Free Market – Value Add & Retail Repositioning.** 232 East 58th Street represents a true value-add & retail repositioning opportunity. The asset consists of four units: a ±2,000 SF ground-floor retail space currently leased significantly below market, a full-floor boutique office, and two free market residential units – both of which can be converted to 2BR layouts to increase cash flow. Statutorily exempt from rent stabilization, the building is 100% free market, providing for immediate upside. Additionally, floors 2 & 3 will be delivered vacant upon sale, providing for immediate business plan execution upon acquisition.
- Multiple Investment Strategies.** 232 East 58th Street features multiple investment strategies, including, but not limited to: converting the office floor to residential to capture historically strong rental demand, transitioning the asset into protected Tax Class 2A status, repositioning the under-market retail as the current term nears expiration, potential end-user occupancy of the restaurant, and executing a value add business plan through cosmetic renovations to increase cash flow significantly.
- Unrivaled Location.** Positioned just off the corner of East 58th Street and 2nd Avenue, 232 East 58th Street sits on a quiet, tree-lined block at the nexus of Midtown East and the Upper East Side—two of Manhattan’s most affluent and high-demand neighborhoods. The property is surrounded by high-end national retailers, luxury condo towers, and ongoing residential development, forming a dense live-work-play ecosystem. With direct access to the 4/5/6, N/R/W, F, and Q subway lines, the Queensboro Bridge, and major bus routes, the location offers unrivaled connectivity to the entire city. Resultantly, high profile renters and retailers are eager to pay a premium for all this area has to offer.

LISTING METRICS

4 TOTAL UNITS	4,760 TOTAL SQUARE FEET	100% FREE MARKET	
3,240 AVAILABLE AIR RIGHTS	\$71,372 PROJECTED TAXES	4 TAX CLASS	NEARBY TRANSPORTATION



FINANCIAL ANALYSIS

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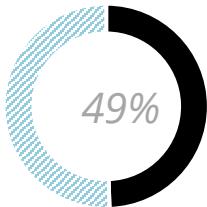
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FINANCIAL OVERVIEW

OFFERING PRICE

\$4,300,000**100%**RATIO OF
FAIR MARKET UNITS**36%**PROPERTY TAXES
RATIO**\$6,000**PRO FORMA
AVERAGE MONTHLY
RENT

EXPENSE RATIO



\$/SF	\$903
\$/UNIT	\$1,075,000
TOTAL SF	4,760
TOTAL UNITS	4

UPSIDE ANALYSIS



4,760
GROSS TOTAL SF

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232
East 58th Street

INCOME

	CURRENT	PRO FORMA
Gross Potential Residential Rent	\$27,600	\$144,000
Gross Potential Commercial Rent	\$168,000	\$228,000
Other Income	\$1,680	\$1,680
Gross Income	\$197,280	\$373,680
Vacancy/Collection Loss	(\$828)	(\$11,210)
Effective Gross Income	\$196,452	\$362,470
<i>Average Residential Rent/Month/Unit</i>	\$1,150	\$6,000

EXPENSES

Property Taxes	Tax Class: 4	Actual	\$71,372	\$73,513
Fuel - Oil #2		Projected	\$3,600	\$3,708
Insurance		Projected	\$5,250	\$5,408
Water and Sewer		Projected	\$1,900	\$1,957
Repairs and Maintenance		Projected	\$3,000	\$3,090
Common Electric		Projected	\$1,190	\$1,226
Super Salary		Projected	\$5,000	\$5,150
Management Fee		Projected	\$5,894	\$6,070
Total Expenses			\$97,206	\$100,122
Net Operating Income			\$99,246	\$262,348



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FINANCIAL ANALYSIS

RENT ROLL

232 East 58th Street

COMMERCIAL RENT

UNIT	TENANT NAME	NOTES	LEASE START	SF	EXPIRATION	ACTUAL	PRO FORMA	MARKET RENT	\$/PSF
Restaurant *	CHOLA Coastal Indian Cuisine	COVID Discounted Rent - Former Rent \$19K/mo - Pays 60% of RET Increases over Base Year - Pays for own Water Usage	Nov-17	2,000	Nov-27	\$14,000	\$14,000	\$20,750	\$84
FL 2 Office**	Studio Charlie Bennett NYC	Food Photography Studio - Delivered Vacant - Unit Can be Converted to Residential Use		900	Feb-26	\$0	\$5,000	\$5,000	\$67
MONTHLY COMMERCIAL REVENUE				2,900		\$14,000	\$19,000	\$25,750	

RESIDENTIAL RENT

UNIT#	STATUS	NOTES	BEDROOMS	ROOMS	SF	EXPIRATION	ACTUAL	PRO FORMA
FL 3	FM	Floor Through Apt -3 BR Conversion - Vacant - Projected	1 Bedroom	3	900		\$0	\$6,000
FL 4	FM	Floor Through Apt - 3 BR Conversion	2 Bedroom	4	900	Apr-26	\$2,300	\$6,000
MONTHLY RESIDENTIAL REVENUE			3	7	1,800		\$2,300	\$12,000
ANNUAL RESIDENTIAL REVENUE							\$27,600	\$144,000
ANNUAL COMMERCIAL REVENUE							\$168,000	\$228,000
TOTAL ANNUAL REVENUE							ACTUAL \$195,600	PRO FORMA \$372,000

Notes

There are 4 total units.

* The Restaurant is Currently on a COVID Discount Paying Below Market Rent. Market Rent is \$125/sf

** The 2nd Floor Office Can be Converted to Residential

Pro Forma Represents Market Rent for Retail

FINANCIAL ANALYSIS

INCOME & EXPENSE ANALYSIS

232 East 58th Street

GROSS POTENTIAL INCOME

		ACTUAL	
		%EGI	\$/UNIT
Gross Potential Residential Rent	\$27,600	14%	\$13,800
Gross Potential Commercial Rent	\$168,000	85%	\$84,000
Commercial Tax Reimbursements	\$1,680	1%	\$840
Gross Income	\$197,280		\$49,320
Vacancy/Collection Loss	(\$828)	3%	(\$207)
Effective Gross Income	\$196,452		\$49,113
Average Residential Rent/Month/Unit	\$1,150		

PRO FORMA

	PRO FORMA	
	%EGI	\$/UNIT
\$144,000	39%	\$72,000
\$228,000	61%	\$114,000
\$1,680	0%	\$840
\$373,680		\$93,420
(\$11,210)	3%	(\$2,803)
\$362,470		\$90,617
\$6,000		

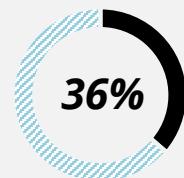
AVERAGE RENT
PER MONTH

\$1,150

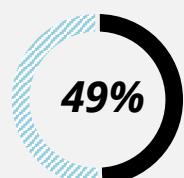
PERCENT
FAIR MARKET



TAXES AS
PERCENT OF EGI



EXPENSE RATIO



NET OPERATING INCOME

Property Taxes	Tax Class: 4	Actual	\$71,372	36%	\$17,843	
Fuel - Oil #2		Projected	\$3,600	2%	\$900	
Insurance		Projected	\$5,250	3%	\$1,313	
Water and Sewer		Projected	\$1,900	1%	\$475	
Repairs and Maintenance		Projected	\$3,000	2%	\$750	
Common Electric		Projected	\$1,190	0.6%	\$0.25	
Super Salary		Projected	\$5,000	3%	\$1,250	
Management Fee		Projected	\$5,894	3%	\$1,473	
Total Expenses			\$97,206	49%	\$24,301	
Net Operating Income			\$99,246			

LEASE STATUS MIX

UNIT BREAKDOWN	% OF TOTAL	RENT	TOTAL	AVG. RENT
Total Units	--	\$16,300	4	\$4,075
Total RS Units	0%	\$0	0	\$0
Total RS - TE Units	0%	\$0	0	\$0
Total RC Units	0%	\$0	0	\$0
Total FM Units	100%	\$2,300	2	\$1,150
Total Commercial	50%	\$14,000	2	\$7,000

RENTAL ANALYSIS BY UNIT TYPE

TYPE	% OF TOTAL	RENT	TOTAL	AVG. RENT
Studio	0%	\$0	0	\$0
1 Bedroom	50%	\$0	1	\$0
2 Bedroom	50%	\$2,300	1	\$2,300
3 Bedroom	0%	\$0	0	\$0
4 Bedroom	0%	\$0	0	\$0
5 Bedroom	0%	\$0	0	\$0
6 Bedroom	0%	\$0	0	\$0
SRO	0%	\$0	0	\$0

UPSIDE ANALYSIS



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East 58th Street

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PROPERTY DESCRIPTION

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232 East 58th Street

Neighborhood	Central Midtown
Borough	Manhattan
Block & Lot	1331 – 33
Lot Dimensions	20' X 100.42'
Lot SF	2,008
Building Dimensions	20' X 100'
Approximate Building SF	4,760
Zoning	R8B
Max Far	4.00
Available Air Rights	3,240
Landmark District	None
Historic District	None
Annual Tax Bill	\$71,372
Tax Class	4



TAX MAP



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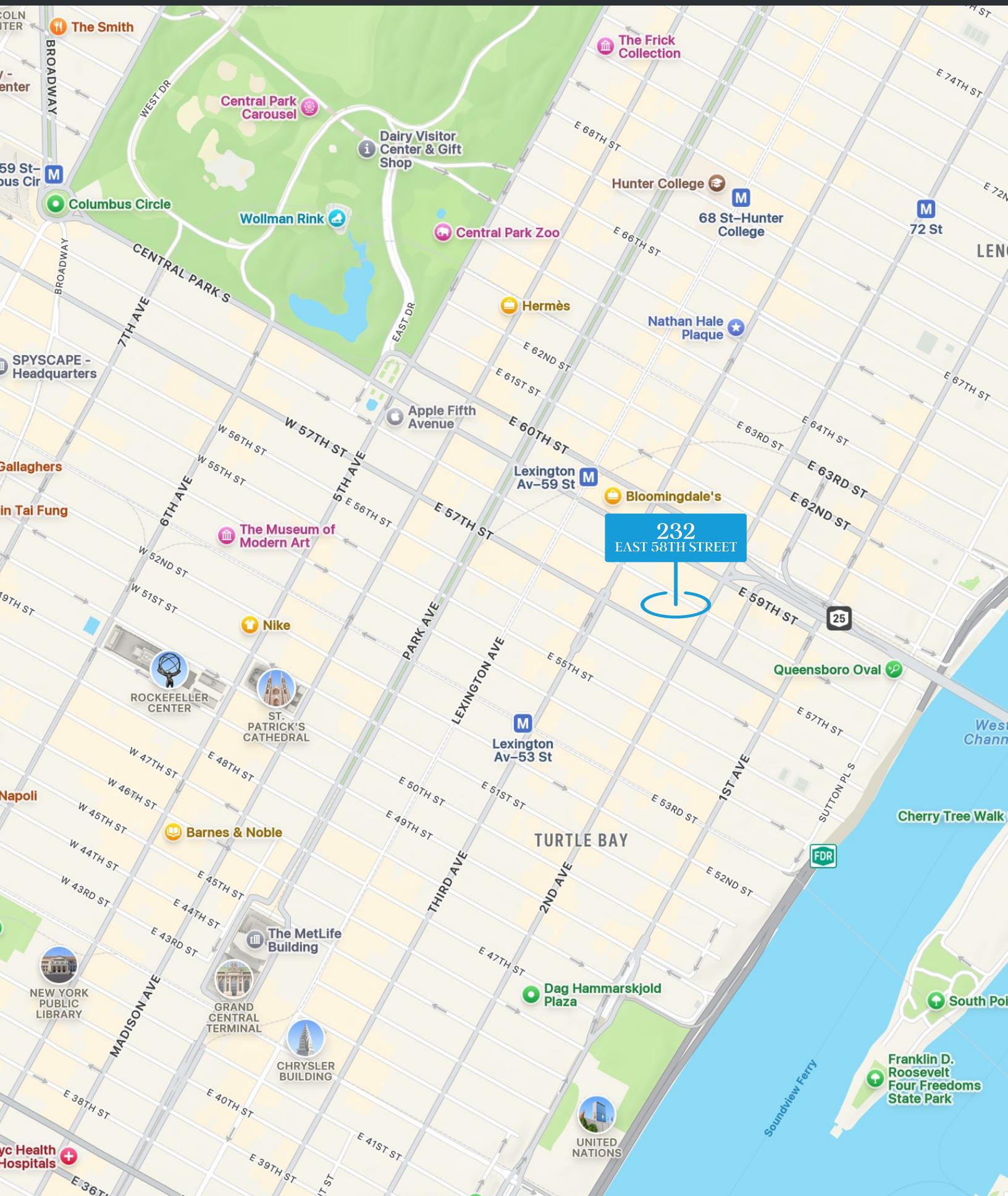
PROPERTY PHOTOS - EXTERIORS



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Broker of Record

John Horowitz

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