



54

Jane Street

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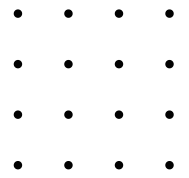
COMPASS





# PROPERTY OVERVIEW





## 54 Jane Street

Rare investment opportunity in one of the most sought-after neighborhoods in NYC!

This is a 4-floor red brick boutique rental building with *eight* rental units, *two per floor*. Most of the units have been recently renovated. The back apartments are corner units and have two exposures.

The ceiling height ranges between 8' - 12', all units have hardwood floors, and many have exposed brick. Located on Jane Street in the heart of the West Village, between Hudson Street and 8th Ave, steps away from the Meatpacking District, The Highline, Little Island, Chelsea Market, The Whitney Museum of American Art, bars, Michelin Star restaurants, and more.



## 54 Jane Street Current + Projected Rent Roll

Unit #	Bedroom	Baths	Status	Current rent	Projected rent
Apt 1	Studio	1	Market	\$2,200	\$2,800.00
Apt 2	1+ garden	1	Market	\$3,800	\$5,000.00
Apt 3	1 bedroom	1	Market	\$3,350	\$4,200.00
Apt 4	1 bedroom	1	Market	\$2,550	\$4,500.00
Apt 5	1 bedroom	1	Market	\$2,850	\$4,500.00
Apt 6	1 bedroom	1	Market	\$2,850	\$4,200.00
Apt 7	1 bedroom	1	Stablized	\$1,835	\$1,835.35
Apt 8	1 bedroom	1	Stablized	\$779.53	\$779.53
<b>Total/ month</b>				<b>20,214.53/ month</b>	<b>27,814.88/ month</b>
<b>Total/ year</b>				<b>242,574.36/ year</b>	<b>333,778.56/ year</b>





## Expenses

Real estate taxes: \$60,159

Electric: \$5,812/year

Water: \$3,198/year

Gas: \$7,789/year

Repairs and maintenance: \$21,4

Insurance: \$12,000/year







**First floor:**

- Studio / free market unit
- 1BR/1BA with a large private garden / free market unit

**Second floor:**

- 1BR/1BA / free market unit
- 1BR/1BA / free market unit

**Third floor:**

- 1BR/1BA / free marker unit
- 1BR/1BA / free market unit

**Fourth floor:**

- 1BR/1BA / rent stabilized
- 1BR/1BA / rent stabilized















NEIGHBORHOOD  
GUIDE

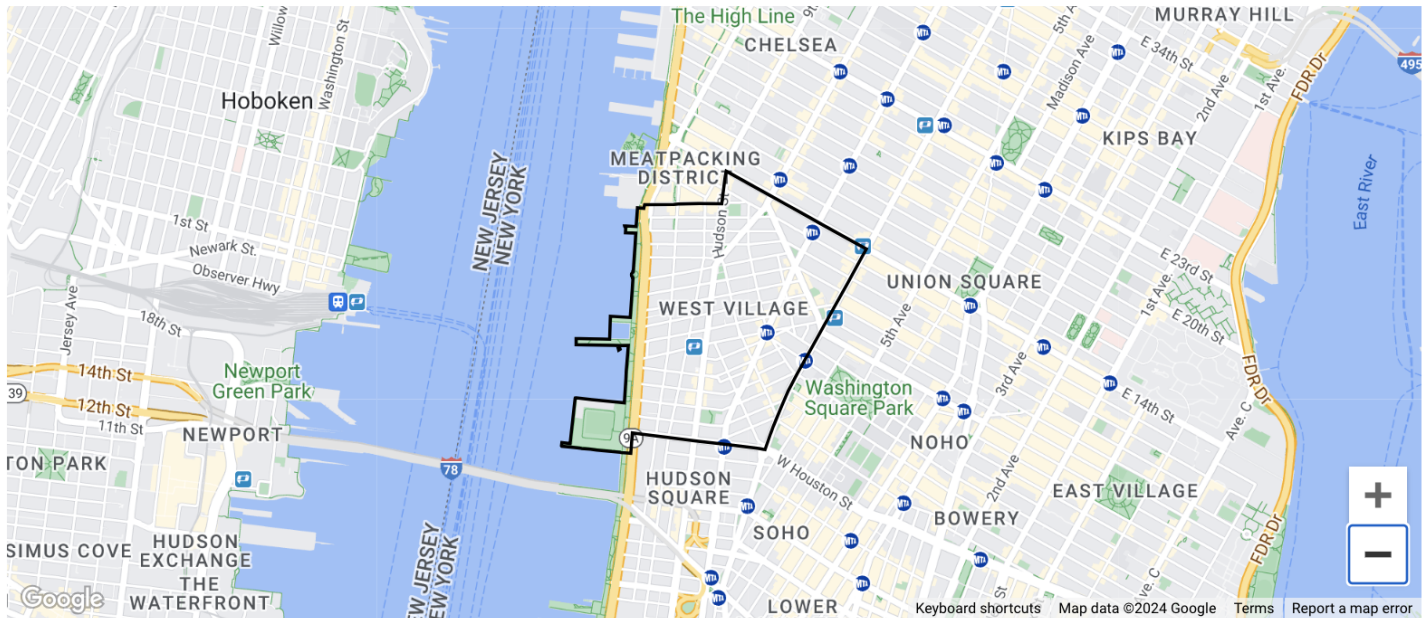


# Welcome to West Village!

The West Village is a destination for shopping, nightlife, and daytime strolls along winding streets. With colonial brownstones, towering trees, and stylish residents, the West Village can sometimes feel like a real-life New York City movie set.



## LOCATED IN DOWNTOWN MANHATTAN



## Commute Times

Columbus Circle 23m by train, 16m by car  
Grand Central 24m by train, 14m by car  
Union Square 22m by train, 5m by car  
Wall Street 24m by train, 13m by car

## Nearest Subways



## Boundaries

East to West Sixth Avenue to West St.

North to South 14th St. to W. Houston

Nearby Neighborhoods Chelsea, Greenwich Village, and Soho





## Around the Block

A beloved pocket of lower Manhattan. The West Village has been the center of bohemian lifestyle since the early 1900s when it was a favorite of writers like Allen Ginsberg and artists like Diane Arbus. Its nooks and crannies held bookstores and cafes that inspired and delighted the city's great thinkers.

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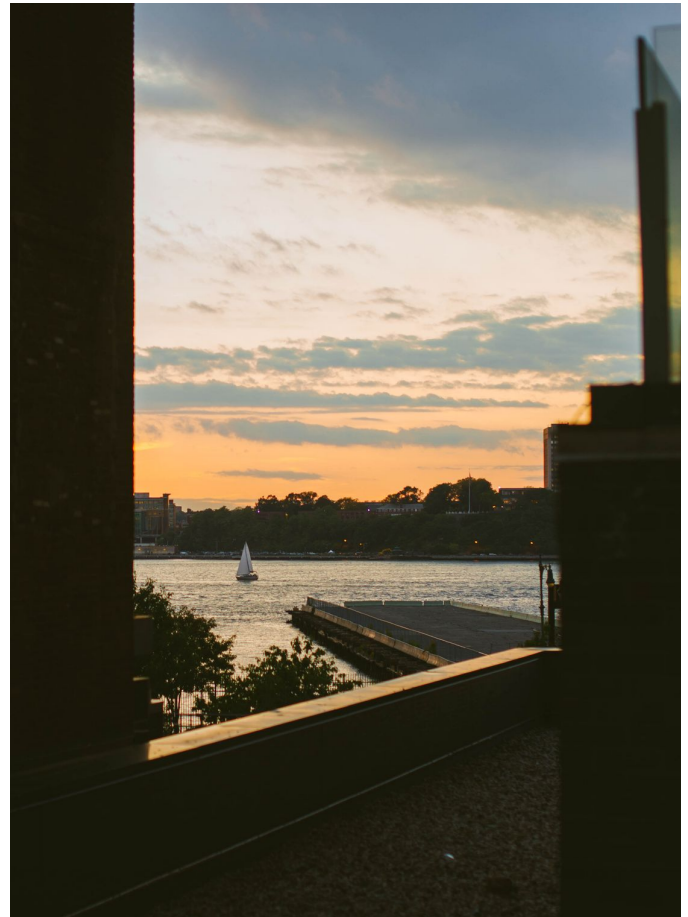
## What to Expect

Those who want a neighborhood that's mellow and laid-back, but never dull. The West Village is filled with picturesque blocks reminiscent of photos from an old NYC scrapbook. It feels like every resident has a favorite coffee shop, pub, or stoop to pass the time on.

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## The Lifestyle

Lazy strolls along the tree-lined streets and stylish cafes at every criss-crossed corner. Cobblestone streets and greenery make the West Village feel like an intimate, communal neighborhood. There are barely any office buildings, so streets are peaceful and serene during the week. For foodies, West Village has it all - lazy brunches, indulgent dinners, and late night snacks.



## The Market

Brownstones, mid-rise co-ops, and walkups. Low vacancy rates lead to a high demand for inventory. The West Village is known for its stunning brownstones, co-ops, and condos.

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## You'll Fall In Love With

The small-town European vibe. You'll fall in love with the effortless grace of the West Village and its residents - especially those on four legs. That's why once you move in you probably won't ever want to leave.



THE POWER OF  
THE #1 BROKERAGE



# An extensive referral network of the top Real Estate Agents

# 17.5%

of Compass transactions resulted directly from referrals to Compass\*

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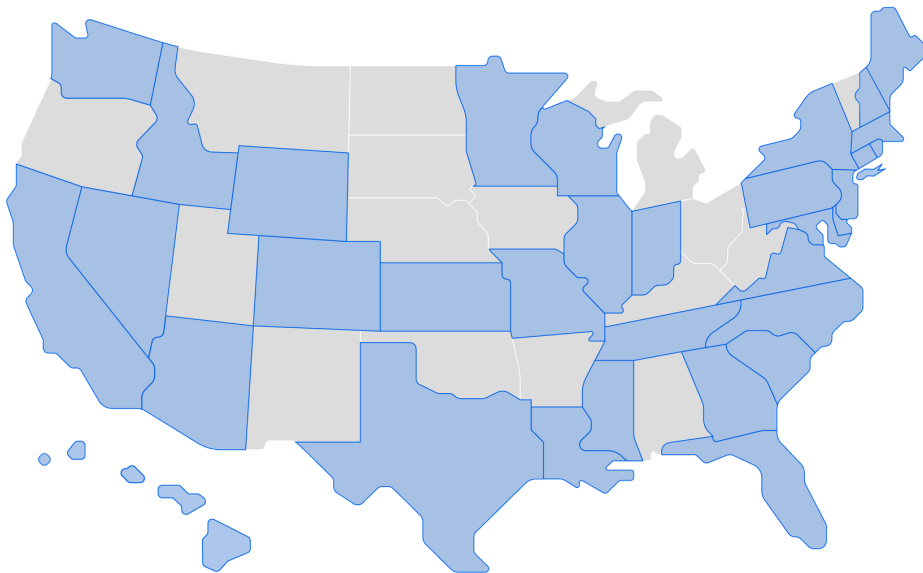
## 400+

Offices Nationally  
Across The U.S.

## 33K+

Agents\*\*

Arizona  
California  
Colorado  
Connecticut  
Delaware  
Florida  
Georgia  
Hawaii  
Idaho  
Illinois  
Indiana  
Kansas  
Louisiana  
Maine  
Maryland  
Massachusetts  
Minnesota  
Mississippi  
Missouri  
Nevada  
New Hampshire  
New Jersey  
New York  
North Carolina  
Pennsylvania  
Rhode Island  
South Carolina  
Tennessee  
Texas  
Virginia  
Washington  
Wisconsin  
Wyoming



# Guiding you home with the Compass Advantage

## Investing Billions in Tech to Sell Your Home

At Compass, the technology of the future is already changing outcomes today. Not only has the company invested over \$1.5B dollars in tech over a 10-year period<sup>1</sup>, but we continue to spend more than \$100M annually on research and development<sup>2</sup> to help our agents make buying or selling easier for you.

## A Marketing Strategy for Every Home

As part of Compass, I have access to a dedicated in-house marketing and design agency of over 300 experts nationwide, making it more effective than ever before to reach your buyer how, when, and where it counts most.

## A 33K+ Network of Top Agents Nationwide

In 2023, 17.5% of Compass transactions resulted directly from referrals to Compass<sup>3</sup>, demonstrating the power and reach of our nationwide network — a network that arms us with privileged access to the homes you've been waiting to find and the prospects ready to buy.

# #1

Residential Real Estate Brokerage in the United States<sup>4</sup>

# \$186B

2023 Gross Transaction Value<sup>5</sup>





# Your buyer follows Compass

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## 20.4B+

Impressions in 2023\*\*

### Digital Reach

Leveraging our expansive digital footprint effectively attracts potential buyers to your listing.

## 137K+

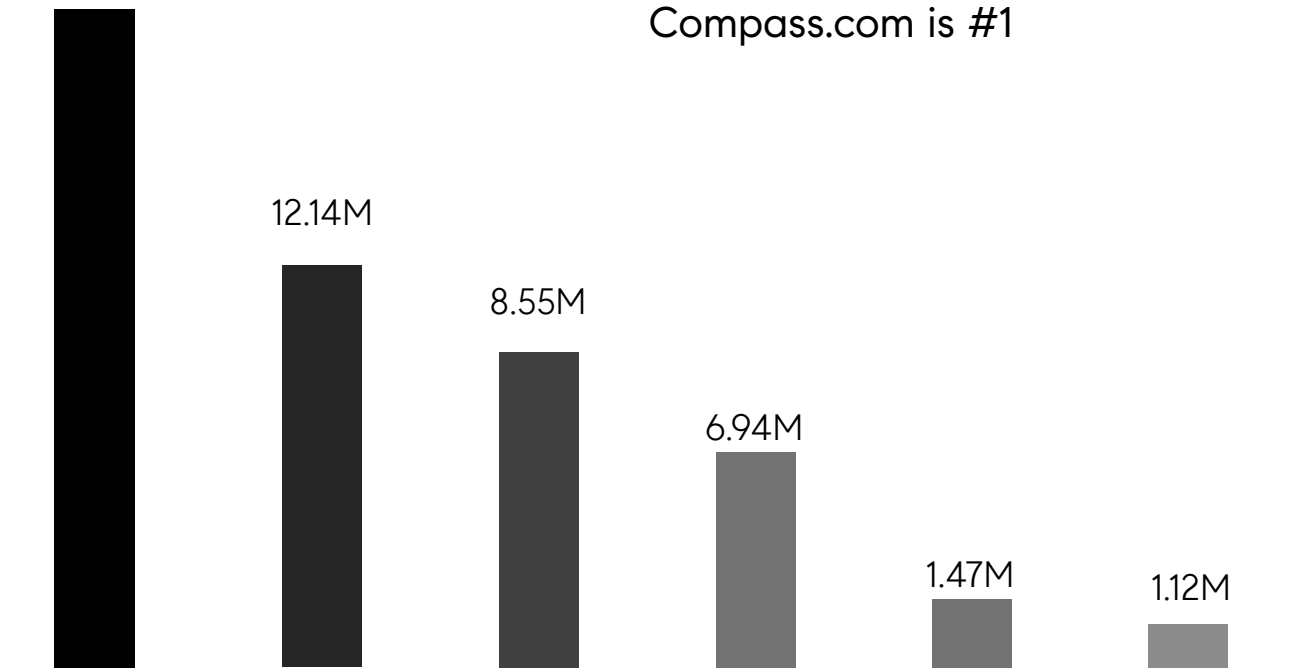
Articles\*\*

### Media Reach

Our in-house media team works with top publications to share compelling narratives about your home with your target buyer.

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20.25M



### Website Visitors

Compass.com is #1

Compass\*

Coldwell  
Banker\*

Sotheby's\*

Keller  
Williams\*

Douglas  
Elliman\*

Berkshire  
Hathaway\*

# Your listing in the hands of international buyers

## Barnes International Realty

Compass has established a program with BARNES International Realty to showcase your listings to their international network of ultra-high-net-worth luxury consumers and leading brokers.

As a leader in high-end real estate and an ambassador for the art of living, BARNES is present in more than 75 exceptional destinations, from major international cities to the most beautiful resorts.



Our program with BARNES gives you access to:

**1,300**

Luxury Agents

**150K**

International Clients

**130**

Offices in the World

**20**

Countries



# Regional Success in Manhattan

# #1

Brokerage in  
NYC\*

# \$5B+

Total 2023  
Manhattan  
sales volume\*\*



## Tri-State Stats

# 65+

Offices

# 5,000+

Agents

# 400+

Employees

\*Based on total transactions and closed sales volume in January-December 2023. Source: The Real Deal, March 2024

\*\*Based on ACRIS and The Real Deal recorded deals for closed sell side transactions from 1/1/23-12/31/23 of Manhattan condos, co-ops, single family homes and townhomes.

# Q1 2024 Manhattan market report

**\$1.88M**

Average sales price

**\$1,396**

Average price  
per square foot

**185**

Average days  
on the market

**\$2.70M**

Average condo price

**\$1.32M**

Average co-op price





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Thank  
You!

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