

313 & 319 EAST 95TH

60 Units | 74% Free Market | 2-Building Portfolio



313 East 95th Street



319 East 95th Street

UPPER EAST SIDE, NY





EXECUTIVE SUMMARY

JLL has been retained on an exclusive basis to arrange for the sale of 313 & 319 East 95th Street, two ~37' wide, six-story walk-up buildings located on the north side of East 95th Street between First and Second Avenues in Manhattan's Upper East Side. 313 East 95th Street comprises approximately 16,902 gross sf above grade with 28 residential units (1 studio, 9 one-bedrooms, and 18 two-bedrooms) and 2 commercial spaces. 319 East 95th Street also contains approximately 16,902 gross sf above grade featuring 30 residential units (5 studios, 10 one-bedrooms, 14 two-bedrooms, and 1 three-bedroom). Combined, the properties total 33,804 gross sf approximately with 58 residential apartments and 2 commercial units, with 74% of apartments (43 units) currently free market and the remaining 15 units rent stabilized. Both properties feature similar infrastructure with central heating systems distributing steam via cast iron radiators, tenant-provided window air conditioning units, and individually metered electricity.

313 East 95th Street contains 28 residential apartments (85% free market) with current average rents of \$2,220/month for studios, \$2,620/month for one-bedrooms, and \$2,971/month for two-bedrooms. The building also includes two commercial spaces leased to My One and Only Dog Salon (\$30,900 increasing annually through April 2029) and Creative Speech Therapy Clinic (\$30,816 increasing annually through May 2027). 319 East 95th Street houses 30 residential apartments (63% free market) with average rents of \$2,271/month for studios, \$2,484/month for one-bedrooms, \$3,028/month for two-bedrooms, and \$2,543/month for the three-bedroom unit. When viewed as a combined portfolio, the properties offer a weighted average rent of \$2,262/month for studios, \$2,548/month for one-bedrooms, and \$2,997/month for two-bedrooms, with total annual commercial income of \$61,716 providing additional stable

revenue. When comparing the average in-place rents with the fair market projections, 313-319 East 95th Street is renting below market. The average studios and one-bedrooms across the two buildings are renting for \$2,262 and \$2,548 which are 25% and 33% below market, respectively. The two-bedrooms are renting for \$2,997 on average, which represents a 31% dip from the fair market rate. When looking at the blended average across all unit types, the two buildings are renting 30% below market, implying there is embedded upside to be captured by prospective investors.

Furthermore, The Upper East Side submarket remains undervalued from a rental perspective when compared to competing rental markets. Of the 14 Manhattan submarkets surveyed by M.N.S. for April 2025, the Upper East Side ranks 12th in terms of average rents for one-bedroom apartments and 13th for two-bedroom apartments. This pricing disparity creates a significant mark-to-market opportunity for the properties as rising rents in other submarkets will push tenants toward areas with lower entry rents.

Located in the Yorkville section of Manhattan's Upper East Side, the properties are situated in a neighborhood known for its affluent residents, young professionals, and families. The area offers a unique blend of old-world charm and modern amenities, with residents enjoying convenient access to Carl Schurz Park, Central Park, and the renowned Museum Mile. Transportation options are abundant, with the  train at 96th Street and 2nd Avenue, the  train at 96th Street and Lexington Avenue, numerous bus lines, and ample Citi Bike stations providing excellent connectivity throughout Manhattan.

ASKING PRICE: \$23,750,000



58 Residential Units and 2 Stores Across Both Buildings (43 Free Market and 15 Rent Stabilized) / 74% Free Market



Ideal Unit Mix: Six (6) studios, Nineteen (19) one-bedrooms, Thirty-two (32) two-bedrooms, and One (1) three-bedroom



The blended average rent across all unit types currently sits 30% below the market average, creating significant potential for light value-add



Upper East Side Value Proposition Compared to Competing Manhattan Rental Markets



Steps from Central Park and Museum Mile



Prime Upper East Side Location Attracting Successful Young Professionals and Families



Two (2) Leased Commercial Units Providing Stable Cash Flow



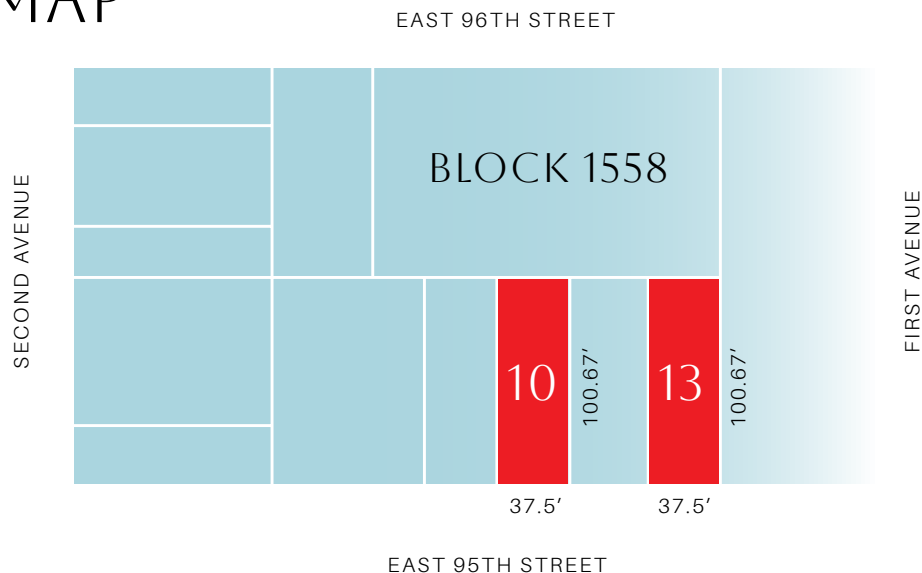
Excellent Connectivity via the


PROPERTY INFORMATION

| | |
|--------------------|------------------------------------------------------------------------------------------------------------|
| Address | 313 & 319 East 95th Street, New York, NY 10128 |
| Location | The subject properties are located on the north side of East 95th Street between First and Second Avenues. |
| Block / Lot | 1558 / 10 & 13 |

| | 313 East 95th Street | 319 East 95th Street | Combined |
|-----------------------------|----------------------|----------------------|------------------|
| Stories | 6 | 6 | - |
| Building Dimensions | 37.5' x 87' | 37.5' x 87' | - |
| Gross Square Footage | 16,902 | 16,902 | 33,804 |
| Residential Units | 28 | 30 | 58 |
| Retail Units | 2 | 0 | 2 |
| Total | 30 | 30 | 60 |
| Lot Dimensions | 37.5' x 100.67' | 37.5' x 100.67' | - |
| Lot Square Footage | 3,775 | 3,775 | - |
| Zoning | R8 | R8 | R8 |
| Base FAR | 6.02 | 6.02 | 6.02 |
| Base ZFA | 22,726 | 22,726 | 45,451 |
| Air Rights | 5,824 | 5,824 | 11,647 |
| UAP FAR | 7.2 | 7.2 | 7.2 |
| UAP ZFA | 27,180 | 27,180 | 54,360 |
| Air Rights | 10,278 | 10,278 | 20,556 |
| Assessment (25/26) | \$1,876,960 | \$1,367,010 | \$3,243,970 |
| Full Taxes (25/26) | \$234,620 | \$170,876 | \$405,496 |
| TYPE | UNIT COUNT | UNIT COUNT | TOTAL |
| FM | 24 | 19 | 43 (74%) |
| RS | 4 | 11 | 15 (26%) |
| TOTAL | 28 | 30 | 58 (100%) |

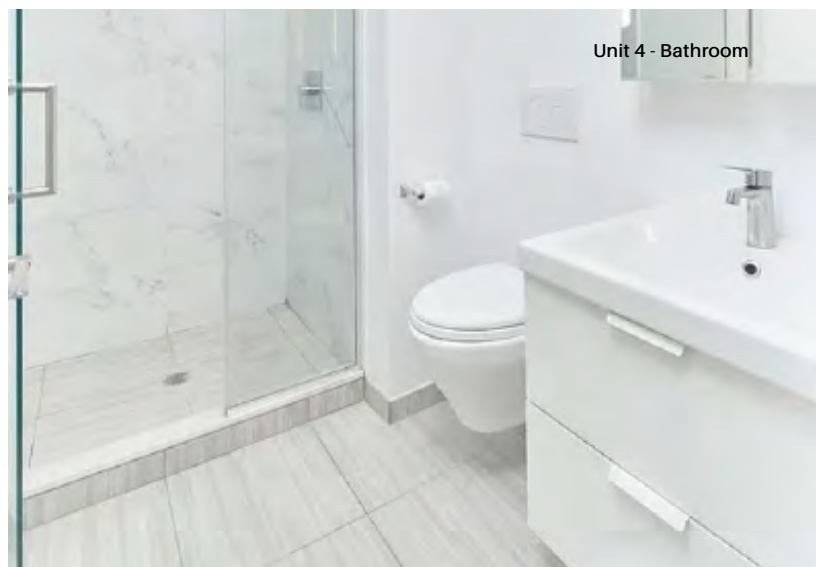
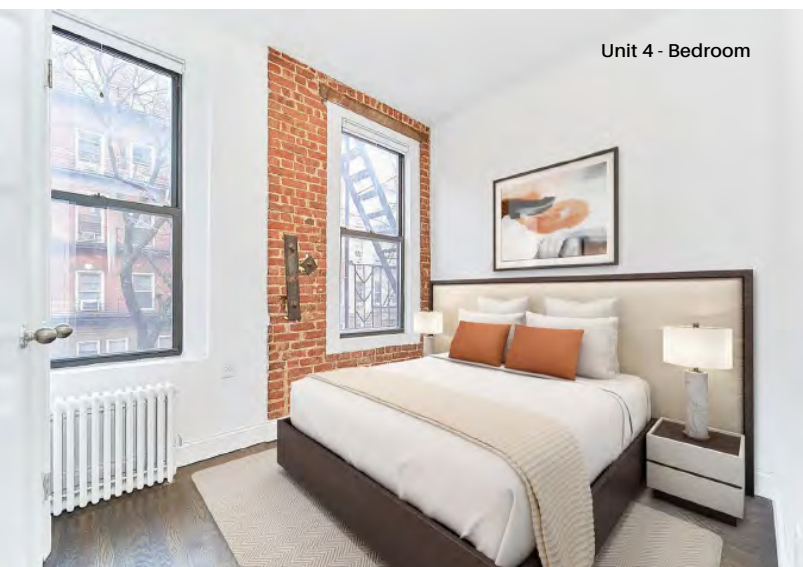
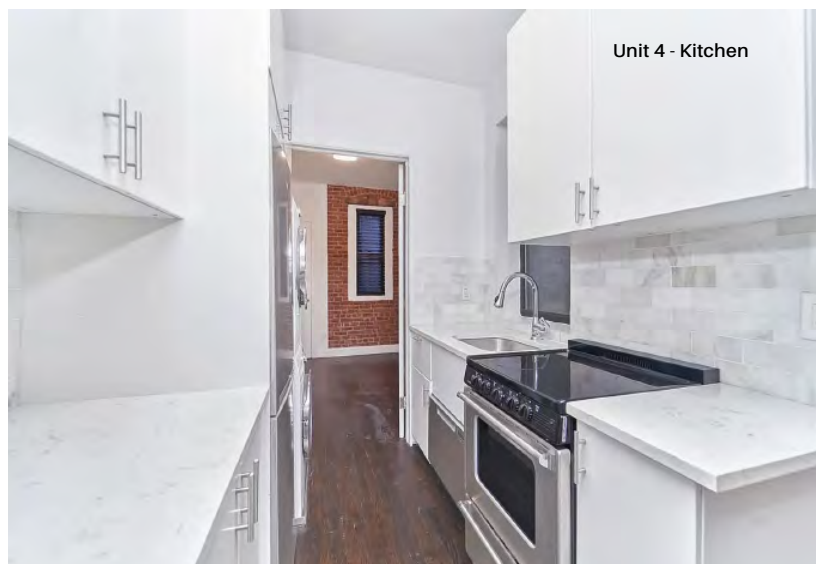
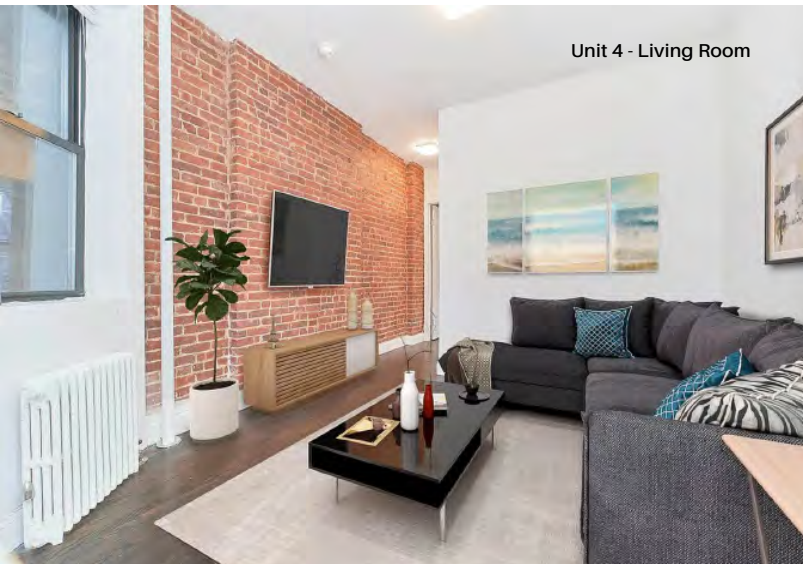
TAX MAP





313 & 319 EAST 95TH

313 E 95 ST - INTERIOR PHOTOS



313 & 319 EAST 95TH

313 E 95 ST - INTERIOR PHOTOS



Unit 12A - Bedroom



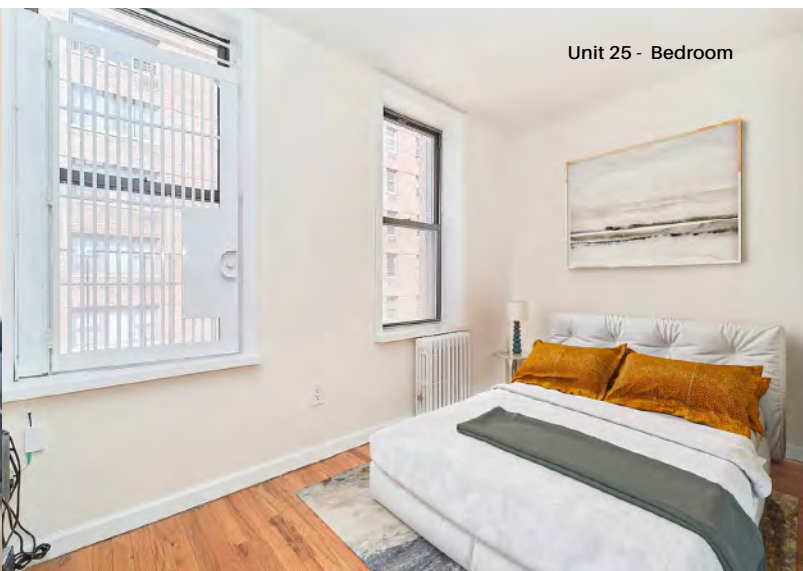
Unit 12A - Kitchen



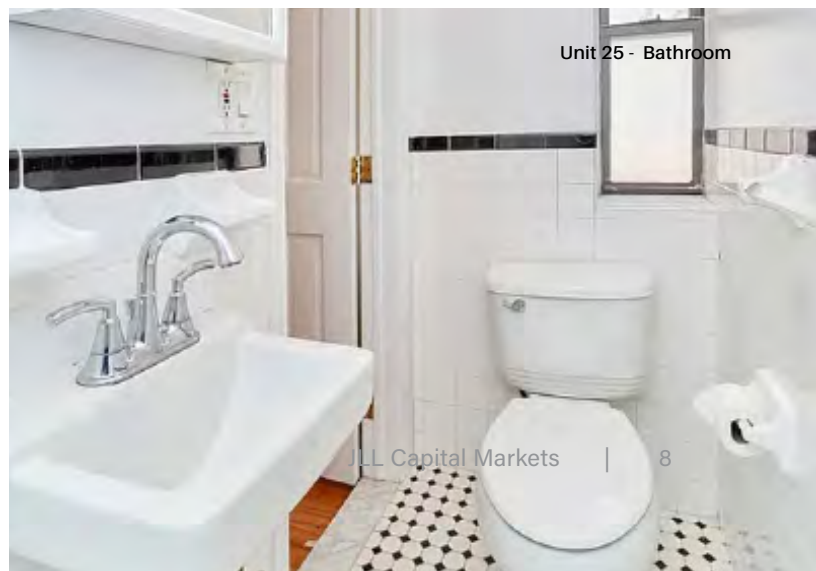
Unit 25 - Living Room



Unit 25 - Kitchen



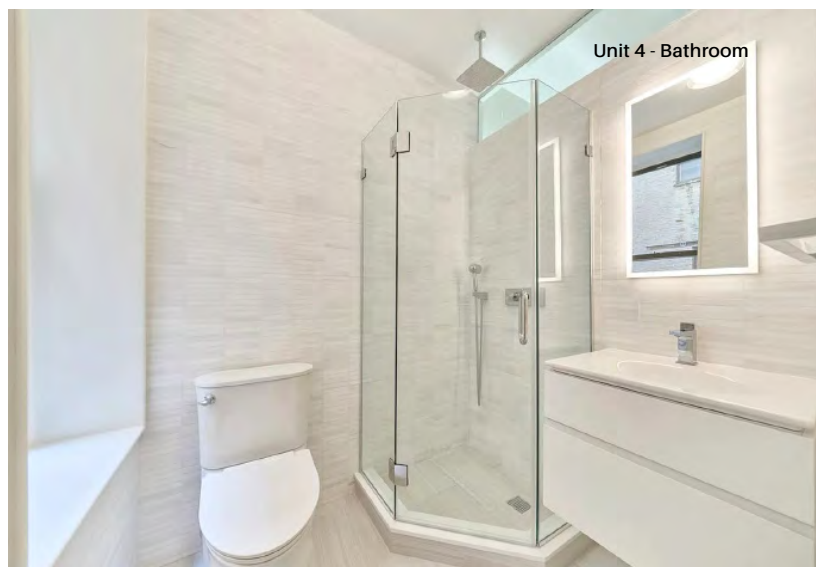
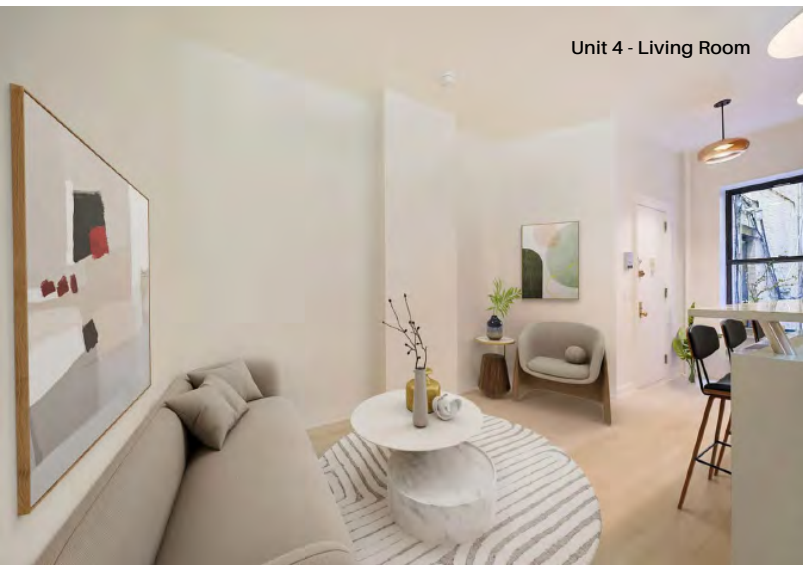
Unit 25 - Bedroom



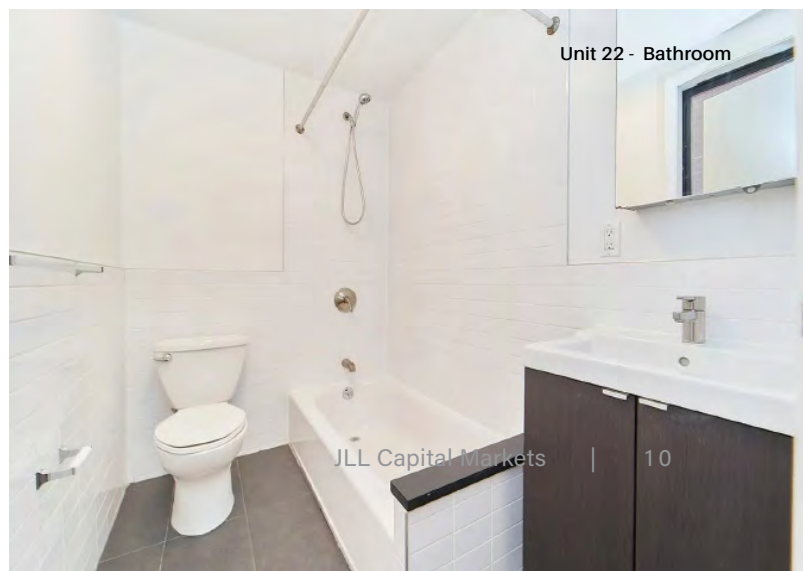
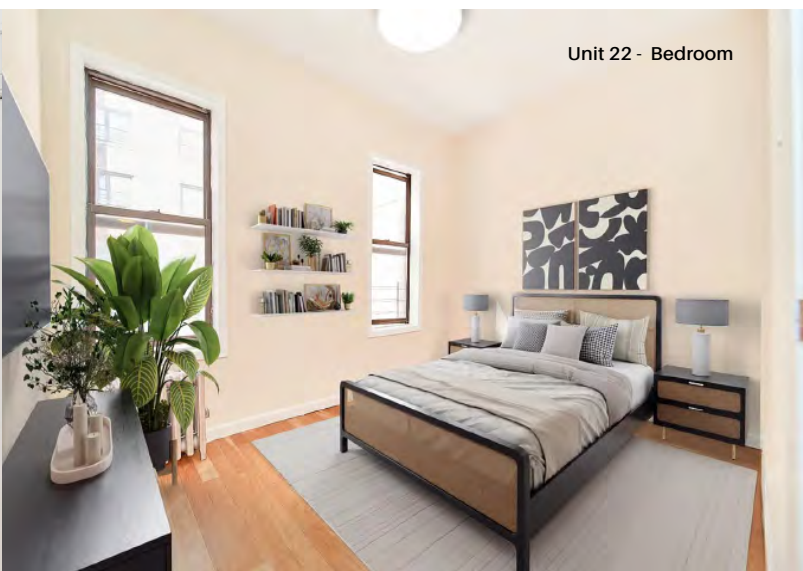
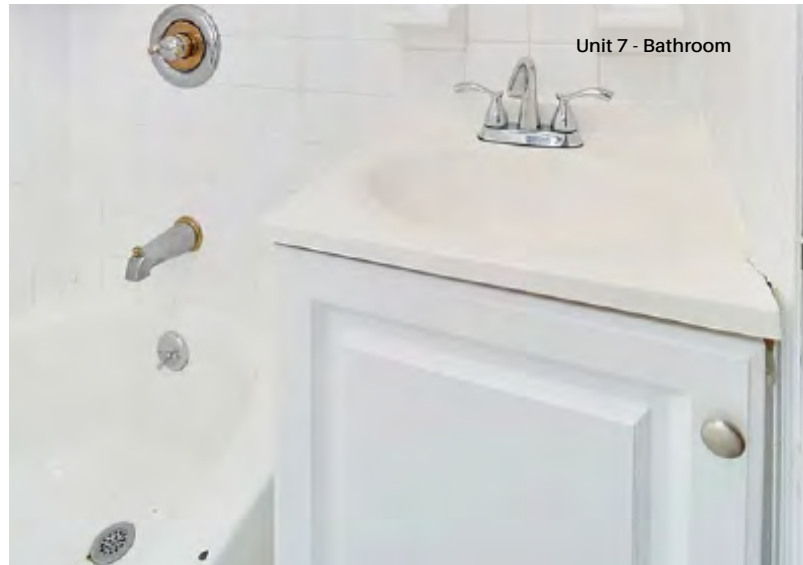
Unit 25 - Bathroom

313 & 319 EAST 95TH

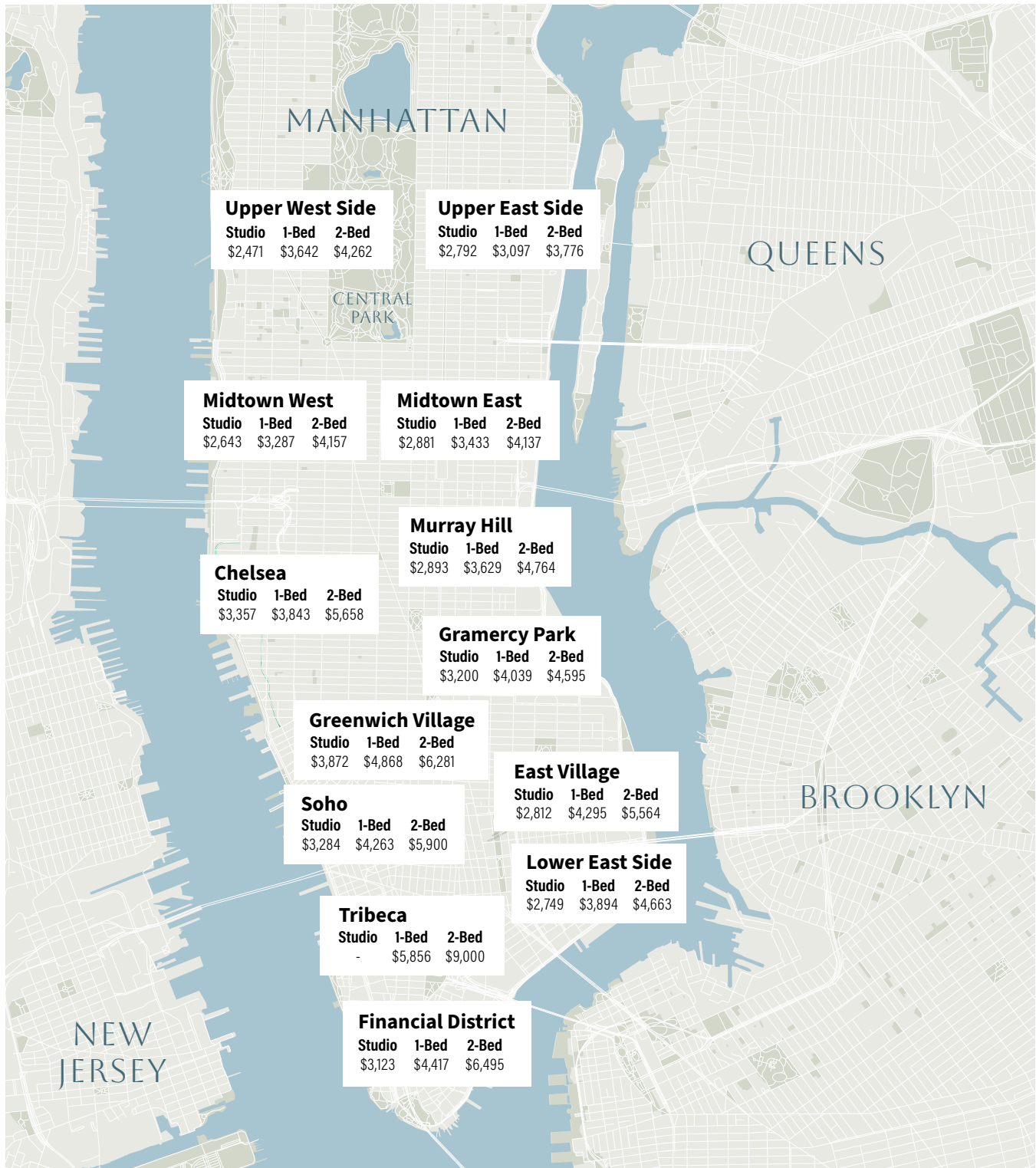
319 E 95 ST - INTERIOR PHOTOS



319 E 95 ST - INTERIOR PHOTOS



AVG. RENTS BY NEIGHBORHOOD MAP



THE UPPER EAST SIDE

VALUE PROPOSITION VS. COMPETING RENTAL MARKETS

The Upper East Side remains undervalued from a rental perspective when compared to competing rental markets. Of the 14 Manhattan submarkets surveyed by M.N.S. the Upper East Side ranks 9th in terms of average rent for studios, 12th for one-bedrooms, and 13th for two-bedrooms. As rents continue to rise in other submarkets it will push tenants to submarkets with lower entry rents. Despite the lower rents on the Upper East Side, the neighborhood features many desirable amenities that young professionals look for with various bars, restaurants, transportation options and easy access to Central Park.

AVERAGE RENTS BY BEDROOM TYPE

| Rank Neighborhood | Avg. Studio Rent ¹ | Rank Neighborhood | Avg. 1-Bed Rent ¹ | Rank Neighborhood | Avg. 2-Bed Rent ¹ |
|-----------------------------|-------------------------------|-----------------------------|------------------------------|-----------------------------|------------------------------|
| 1 Greenwich Village | \$3,872 | 1 Tribeca | \$5,856 | 1 Tribeca | \$9,000 |
| 2 Chelsea | \$3,357 | 2 Greenwich Village | \$4,868 | 2 Financial District | \$6,495 |
| 3 SoHo | \$3,284 | 3 Financial District | \$4,417 | 3 Greenwich Village | \$6,281 |
| 4 Gramercy Park | \$3,200 | 4 East Village | \$4,295 | 4 SoHo | \$5,900 |
| 5 Financial District | \$3,123 | 5 SoHo | \$4,263 | 5 Chelsea | \$5,658 |
| 6 Murray Hill | \$2,893 | 6 Gramercy Park | \$4,039 | 6 East Village | \$5,564 |
| 7 Midtown East | \$2,881 | 7 Lower East Side | \$3,894 | 7 Murray Hill | \$4,764 |
| 8 East Village | \$2,812 | 8 Chelsea | \$3,843 | 8 Lower East Side | \$4,663 |
| 9 Upper East Side | \$2,792 | 9 Upper West Side | \$3,642 | 9 Gramercy Park | \$4,595 |
| 10 Lower East Side | \$2,749 | 10 Murray Hill | \$3,629 | 10 Upper West Side | \$4,262 |
| 11 Midtown West | \$2,643 | 11 Midtown East | \$3,433 | 11 Midtown West | \$4,157 |
| 12 Upper West Side | \$2,471 | 12 Upper East Side | \$3,360 | 12 Midtown East | \$4,137 |
| 13 Harlem | \$2,449 | 13 Midtown West | \$3,287 | 13 Upper East Side | \$3,776 |
| 14 Tribeca | - | 14 Harlem | \$2,802 | 14 Harlem | \$3,370 |

^{*}Per MNS Rental Market Report April 2025 ¹ Non-doorman

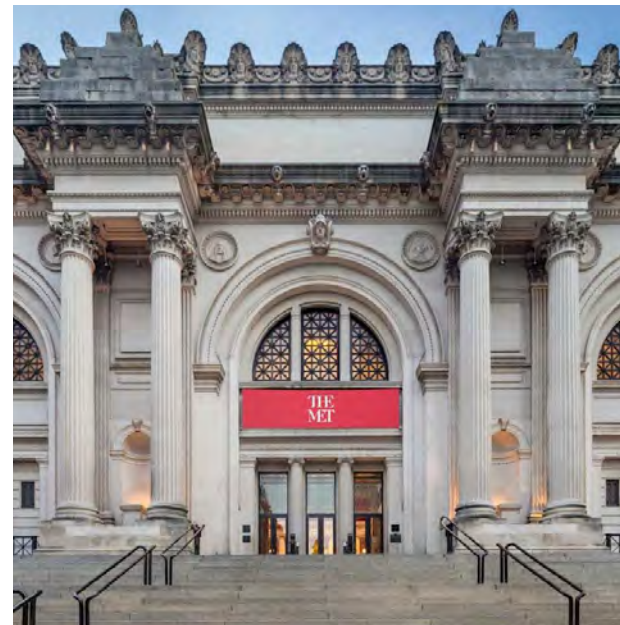


313 & 319 EAST 95TH

TRANSPORTATION

While the neighborhood has a tremendous amount of amenities and cultural offerings for its residents and visitors, part of the allure of living in the Upper East Side is that it provides remarkable accessibility to the entire city and outer boroughs. The neighborhood is served by the **4 5 6 Q** trains at the 96th Street subway station, which provide direct north and south access and connection to all corners of Manhattan and the boroughs. 313 & 319 East 95th Street benefit immensely from being located just around the corner from the **Q** train at the 96th Street station. By car, LaGuardia Airport is a 15-minute drive, JFK Airport is a 30-minute trip and Newark International Airport is a 40-minute trip. The popular Citi Bike program provides a convenient and more affordable alternative to other modes of public transportation offered in New York City.





NEIGHBORHOOD OVERVIEW

The Upper East Side of Manhattan is synonymous with affluence and refinement, characterized by its well-heeled residents and elegant brownstones lining tree-shaded streets. This prestigious neighborhood is home to a mix of old-money families, successful professionals, and younger affluent singles, creating a sophisticated yet vibrant atmosphere. The area boasts world-class cultural institutions like the Metropolitan Museum of Art and the Guggenheim, which contribute to its intellectual and artistic identity. While traditionally known for its conservative demeanor, the Upper East Side has evolved to include a more diverse dining and nightlife scene. Alongside classic white-tablecloth

establishments and venerable social clubs, you'll find trendy farm-to-table restaurants, chic wine bars, and upscale cocktail lounges that cater to a younger crowd. Madison Avenue's luxury boutiques and high-end retailers maintain the neighborhood's reputation for exclusivity, while the eastern parts of the area offer a more relaxed, family-friendly vibe with local cafes and casual shopping. Despite its upscale nature, Central Park provides a democratic gathering space where residents from all walks of life come together, embodying the unique blend of prestige and community that defines the Upper East Side.

SHOPPING & DINING

The Upper East Side is home to a wide variety of national retailers, boutiques, museums, galleries, recreational options, restaurants, nightclubs, first-class schools, and healthcare facilities. Shopping is abundant throughout the Upper East Side. From the big national retailers along Fifth Avenue to the small boutique stores on the eastern border, the Upper East Side provides a wide array of shopping to residents and tourists alike.

Regarded as one of only a handful of truly first-class shopping locations in the world, Fifth, Madison, and Lexington Avenues offer a staggeringly impressive display of elite retailers. Among the world-class luxury brands and department stores that line the neighborhood's streets are Armani, Theory, Tumi, Alexis Bittar, Jonathan Adler, Maje, Aesop, Lily Pulitzer, Missoni, Vilebrequin, Intermix, Zadig &

Voltaire, Sandro, Vince, Diptyque, Nanette Lepore, Carolina Herrera, and Christian Louboutin. As the plentiful shopping options in the submarket have continued to grow, a variety of middle-market retailers have also appeared, including J. Crew, Tory Burch, Madewell, Jack Rogers, Williams-Sonoma, and Lululemon.

The variety of restaurant options on the Upper East Side astound. Notable restaurants include Sarabeth's, Gina La Fornarina, Tarallucci e Vino, Table d'Hôte, Sfogliata, Via Quadronno, Ristorante Morini, Demarchelier, Giovanni Venticinque, Flex Mussels, Sant Ambroeus, Kappo Masa, and Café Boulud. This concentration of excellent, highly regarded restaurants, as well as several notable bars, is a boon for the occupants of the property, adding nearby excitement to the list of neighborhood amenities.



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 Streets. As the largest art museum in the Western Hemisphere, the Met houses exhibits of art and artifacts from countless cultures throughout history.

For those who prefer the art of the 20th Century, the Guggenheim Museum is located adjacent to Central Park on Fifth Avenue between 88th and 89th 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.

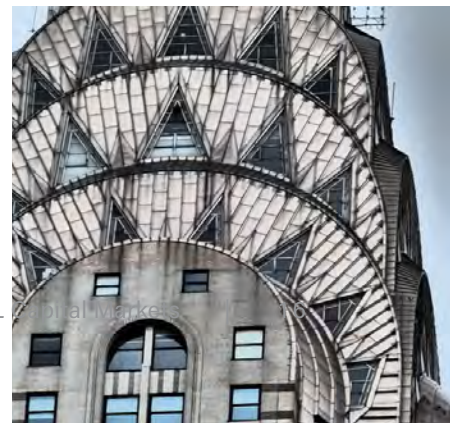
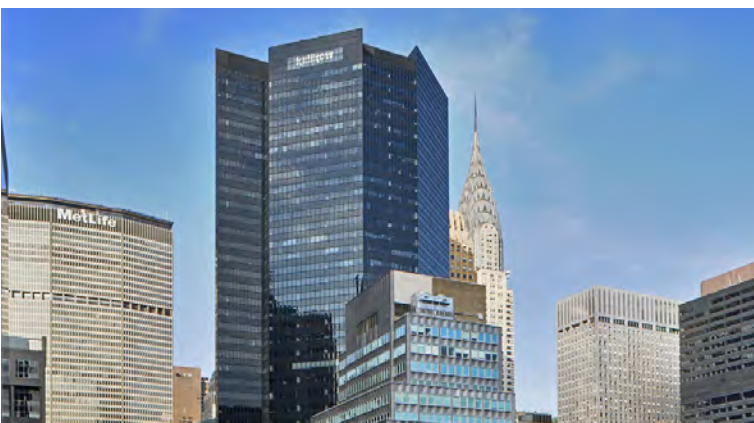
The Cooper-Hewitt Museum presents the Smithsonian Institute's rich collection of works of design. The museum is inside a restored mansion built for Andrew Carnegie in 1901. Other nearby cultural attractions include the Jewish Museum, the Asia Society, and the American Irish Historical Society.



A MAJOR EMPLOYMENT CENTER

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, the offering is just a short

subway ride from the Chrysler Building, the Empire State Building, the MetLife Building, 101 Park Avenue, One Vanderbilt as well as major projects like J.P. Morgan Chase's new headquarters set to open in 2025— some of city's largest office spaces containing countless businesses and employment opportunities.



EDUCATION

The Upper East Side hosts some of New York City's premier educational institutions, ranging from private boys and girls schools and pre-eminent public schools, to internationally acclaimed colleges and institutions of higher learning. Allen-Stevenson, Buckley, Brearley, Browning, Chapin, Dalton, Hewitt, Loyola, Lycee Francais, Marymount, Nightingale, Regis, St. Bernard's, St. David's, Sacred Heart, Spence, and Trevor Day School are all found on the Upper East Side. These schools provide numerous educational options to the neighborhood at

an elite level, and feed to top universities as well as institutions of higher learning worldwide. Furthermore, the Upper East Side is home to PS 158 Bayard Taylor School, PS 6, Eleanor Roosevelt High School, Robert Wagner Middle School, and Yorkville East Middle School. Institutions of higher learning also maintain a significant footprint on the Upper East Side through Rockefeller University, Hunter College, Weill Cornell Medical College, and the Icahn School of Medicine at Mount Sinai Hospital.

UPPER EAST SIDE SCHOOLS



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, Carl Schurz Park can be enjoyed by the Upper East Side Residents. Carl 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 Carl Schurz Park.

The Vanderbilt Y and 92nd Street Y are popular facilities utilized by many area residents. These divisions of the Y are institutions keeping many residents and families involved in neighborhood activities including athletic events, summer camps, classes for the youth, community board meetings, concerts and seminars on a wide variety of topics. Finally, residents have access to Asphalt Green's Upper East Side campus, featuring an expansive outdoor space offering a variety of programs and facilities to meet the needs of every age and fitness level.



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UPPER EAST SIDE, NY

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