



Alpha Realty

Investment Sales

5-Story Walk-up / 3 Apartments & 2 Commercial | 5,000 SF + 10,000 SF Air Rights

41 E 41st St, New York, NY 10017

Murray Hill

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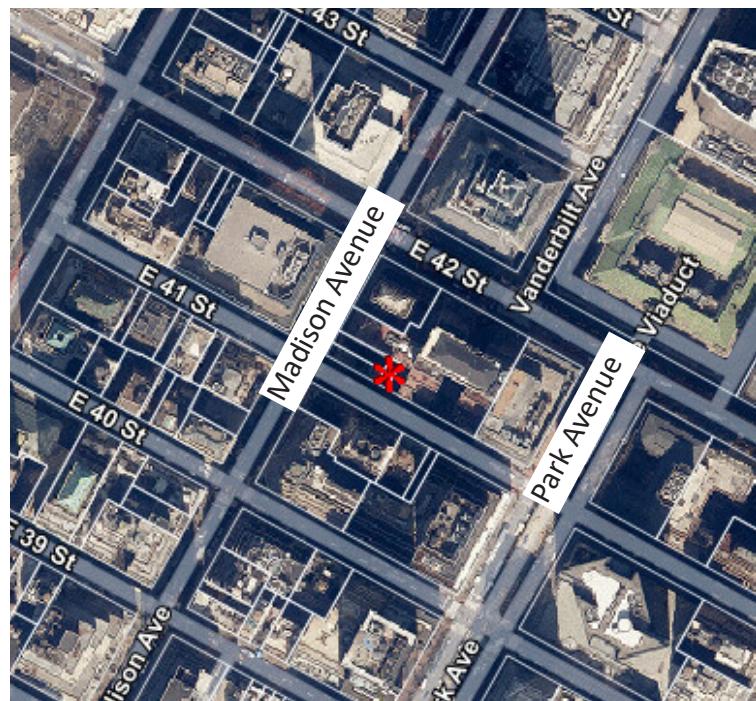
Associate

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**PROPERTY OVERVIEW**

Neighborhood	Murray Hill
Block/Lot	01276/0024
Lot Size	20.25' X 52'
Building Size	20' X 52'
Building SF	5,000 SF
Building Type	5-story/Walk-up
Total Apartments	3
Layouts	3/Floor-Through
Total Commercial	2
Zoning	C5-3
FAR (built/allowed)	4.75/10.0
Taxes (25/26)	\$125,944 (Class 2A)
HPD Violations	5/A, 1/C
Year Constructed	1920

**\$5,400,000**

ASKING PRICE

\$1,055

\$/SF

11.8X

GRM

5.2%

CAP

6.2%

PROJECTED CAP

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied.

FINANCIAL OVERVIEW

	CURRENT	PRO FORMA
INCOME:		
APARTMENTS (3 units)	\$ 189,600	\$ 234,000
COMMERCIAL (2 spaces)	\$ 257,359	\$ 265,073
CAM CHARGES	\$ 6,000	\$ 6,000
UTILITIES REIMBURSEMENT	\$ 11,844	\$ 11,844
VACANCY/CREDIT LOSS	\$ (8,939)	\$ (9,981)
EFFECTIVE GROSS INCOME	\$ 455,864	\$ 506,935
ESTIMATED EXPENSES:		
TAXES (25/26)(Class 2A)	\$ 125,944	\$ 125,944
WATER & SEWER	\$ 8,600	\$ 8,600
MANAGEMENT FEE (3%)	\$ 13,409	\$ 14,972
UTILITIES	\$ 9,100	\$ 9,100
INSURANCE	\$ 10,000	\$ 10,000
REPAIRS, MAINTENANCE & MISC	\$ 6,000	\$ 6,000
TOTAL EXPENSES	\$ 173,053	\$ 174,616
NET OPERATING INCOME	\$ 282,811	\$ 332,319

*Rent Roll available upon request

DETAILS & HIGHLIGHTS

- 5-story walk-up mixed-use building with a total of 3 apartments & 2 stores
- The apartments are large floor through units
- Renovated hallways and top floor apartments
- Tenants reimburse the landlord for utilities
- 10,793' Ft of available Air Rights
- Located in prime Midtown Manhattan, within two blocks of Bryant Park and Grand Central Terminal and close to Berkeley College, with easy access to top dining, shopping, entertainment, and transportation options
- Within walking distance to the Grand Central Station (4 5 6 trains)

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