

MIXED-USE FREE-MARKET RESIDENTIAL BUILDING * 50 FEET OF FRONTAGE * PRIME LES



165-167 ELDRIDGE STREET

LOCATED BETWEEN DELANCEY STREET AND RIVINGTON STREET

This gem located in the Lower East Side is an amazing investment property deal of a mixed-use residential building. The property is an eight story elevator building with one commercial space and eighteen units. The building is 5,000 SF and measures 50' x 100.' It sits on a 5,029 SF lot measuring 50.08' x 100.42.' The property produces a gross annual income of approximately \$1,417,908.00. It is five minutes away from the J and Z trains at the Bowery station. This is a unique opportunity in the heart of Manhattan.

\$21,000,000

RENT ROLL

UNITS	ACTUAL	BEDS	UNITS	ACTUAL	BEDS
STORE	\$42,509	N/A	5B	\$ 3,450	1/1
3A	\$ 4,000	1/1	5C	\$ 6,150	3/2
3B	\$ 3,800	1/1	6A	\$ 3,100	1/1
3C	\$ 3,900	1/1	6B	\$ 3,800	1/1
3D	\$ 3,900	1/1	6C	\$ 6,400	3/2
4A	\$ 3,400	1/1	7A	\$ 5,200	2/1
4B	\$ 3,300	1/1	7B	\$ 4,900	2/1
4C	\$ 3,700	1/1	8A	\$ 4,900	2/1
4D	\$ 3,700	1/1	8B	\$ 4,900	2/1
5A	\$ 3,150	1/1			

Actual Gross Annual Income: \$1,417,908.00
Potential Gross Annual Income: \$1,469,019.00

EXPENSES	POTENTIAL
Real Estate Taxes:	\$424,034
Insurance:	\$ 8,550
Water/Sewer:	\$ 16,200
Repairs/Super:	\$ 14,250
Management:	\$ 42,920
Fuel:	\$ 23,400
Electric:	\$ 8,175
Super:	\$ 12,000

TOTAL ANNUAL EXPENSES: \$549,529.00

INCOME	ACTUAL	POTENTIAL
Gross Annual Income:	\$1,417,908.00	\$1,469,019.00
Less Total Expenses:	\$ 549,529.00	\$ 549,529.00
NET OPERATING INCOME:	868,379.00	\$919,490.00

LICENSED BROKER & PRINCIPAL

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BLOCK/LOT	00420-0068
LOT DIMENSION	50.08' x 100.42'
LOT SF	5,029
STORIES	8
UNITS	19
YEAR BUILT	2002
ZONING	C4-4A
BUILDING DIMENSIONS	50' x 100'
BUILDING SF	5,000
FAR	RES: 4.0 / FAC: 4.0
ACTUAL CAP RATE / POTENTIAL CAP RATE	4.1% / 4.4%

