



31 CATHERINE STREET

LOCATED BETWEEN MADISON STREET AND HENRY STREET

This mixed-use building in prime Chinatown is five stories and consists of two retail stores and 17 one-bedroom (convertible two-bedroom) apartments. Nine of the apartments are rent-regulated, four are free-market, and four are owner-occupied. The apartments measure approximately 450SF each with the ground floor apartment being slightly larger with a yard. The retail spaces are front-to-back and front-to-middle with short leases of less than two years or due-on-sale clauses in the lease. The building measures 25'x79' and has a lot size of 25'x112.' It has the potential to produce a gross income of \$429,595.68 per year. This is a clean building with no violations and it is DHCR updated. There are new aluminum windows and the roof is less than five years. Located in prime Chinatown close to the F, 4, 5, 6, N, R, W, 2, and 3 trains.

\$6,900,000

RENT ROLL

UNITS	RENT	UNITS	RENT	UNITS	RENT
APT GA (FM)	\$3,100.00 (proj)	APT 2C (FM)	\$2,500.00 (proj)	APT 4B (RS)	\$1,196.00
APT 1A (FM)	\$2,500.00 (proj)	APT 2D (FM)	\$2,200.00	APT 4C (RS)	\$1,076.00
APT 1B (RS)	\$1,142.41	APT 3A (FM)	\$2,500.00 (proj)	APT 4D (RS)	\$1,173.00
APT 1C (FM)	\$2,500 (proj)	APT 3B (RC)	\$961.94	STORE A	\$2,700.00
APT 1D (RC)	\$950.09	APT 3C (RS)	\$846.00	STORE B	\$4,389.00
APT 2A (FM)	\$2,075.00	APT 3D (RC)	\$899.73		
APT 2B (FM)	\$2,200.00	APT 4A (RC)	\$890.47		

Gross Annual Income \$429,595.68

EXPENSES (ANNUAL) AMOUNT

Real Estate Taxes	\$62,400.00
Insurance	\$7,572.00
Heating Fuel	\$7,966.00
Water / Sewer	\$15,500.00
Repairs	\$4,370.00
Cleaning	\$2,400.00
Power	\$2,300.00

Total Annual Expenses \$105,508.00

INCOME AMOUNT

Gross Annual Income	\$429,595.68
Less Total Expenses	\$105,508.00
Net Operating Income	\$324,087.68

LICENSED BROKER & PRINCIPAL

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BLOCK - LOT	00277-0052
LOT DIMENSION	25.08' X 112'
LOT SF	2,820
STORIES	5
UNITS	19
YEAR BUILT	1900 (EST)
ZONING	R7-2, C1-5
BUILDING DIMENSIONS	25' X 79'
BUILDING SF	9,876
FAR	RES - 3.44 / FAC - 6.5
POTENTIAL CAP RATE	4.70%

MIXED-USE BUILDING • NINETEEN UNITS • PRIME CHINATOWN