



5 ELDRIDGE STREET

LOCATED BETWEEN CANAL STREET AND DIVISION STREET

This prime 26-footer in Chinatown is a six-story mixed-used building with 13 units in total: eight apartments and five stores. Seven units are vacant (three apartments and four stores) and the building has the potential to produce a gross annual income of approximately \$440,000. At 8,370 SF, this building is 26' x 53' and sits on a 1,926 SF lot measuring 25.83' x 75.' The maximum total buildable square footage is 11,288 SF and there is 3,188 SF of available air rights. The building is individually electric-metered, and each apartment has its own air blower and water heater which runs on electricity. The eight apartments are floor-through two-bedroom railroad-style each with eight-foot ceilings. Located just two blocks from the F train at East Broadway and four blocks from the B and D trains at Grand Street, this is a prime investment/user opportunity in an excellent location.

\$6,500,000

RENT ROLL

UNITS	RENT	STATUS	UNITS	RENT	STATUS
BSMT + N. STORE	\$7,600 PRJ	VACANT	APT 2 (RS)	\$420.17	LXP 3/9/20
S. STORE	\$4,600 PRJ	VACANT	APT 3 (RS)	\$530.66	LXP 3/31/19
FL 1 S. STORE	\$2,500 PRJ	VACANT	APT 4 (DC)	\$2,800 PRJ	VACANT
FL 1 N. STORE	\$2,500 PRJ	VACANT	APT 5 (RS)	\$1,782.50	LXP 12/14/19
REAR YARD STORE	\$2,000	OCCUPIED	APT 6 (RS)	\$1,782.50	LXP 12/14/19
ROOF ST SIGN	\$3,224	LXP 12/31/18	APT 7 (RS)	\$3,000 PRJ	VACANT
APT 1 (RS)	\$923.88	LXP 7/14/19	APT 8 (RS)	\$3,000 PRJ	VACANT
Gross Annual Income	\$439,964.52				

EXPENSES	AMOUNT	EXPENSES	AMOUNT
Real Estate Taxes	\$67,512.10	Dues & Subscriptions	\$565.60
Insurance	\$9,179.50	Supplies	\$127.77
Electricity & Gas	\$2,218.41	Pest Control	\$190.53
Water / Sewer	\$4,539.00	Professional Fees	\$845.00
Repairs / Maintenance	\$5,000.00	Miscellaneous	\$238.92
Management 3%	\$13,176.00		
Super	\$8,320.00		
Total Annual Expenses	\$111,912.83		

INCOME	POTENTIAL
Gross Annual Income	\$439,964.52
Less Total Expenses	\$111,912.83
Net Operating Income	\$328,051.69

LICENSED BROKER & PRINCIPAL DANIEL BARCELOWSKY

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BLOCK - LOT	00292-0029
LOT DIMENSION	25.83' X 75'
LOT SF	1,926
STORIES	6
UNITS	13
YEAR BUILT	1900 (EST)
ZONING	C6-1G
BUILDING DIMENSIONS	26' X 53'
BUILDING SF	8,370
FAR	RES - 3.44 / COM - 6 / FAC - 6.5
POTENTIAL CAP RATE	5.05%

26-FOOTER • MIXED-USE BUILDING • PRIME CHINATOWN