

# 306 East 81st Street

New York, New York 10028



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Marcus & Millichap

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**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT FOR MORE DETAILS.**

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# PROPERTY OVERVIEW



## INVESTMENT HIGHLIGHTS

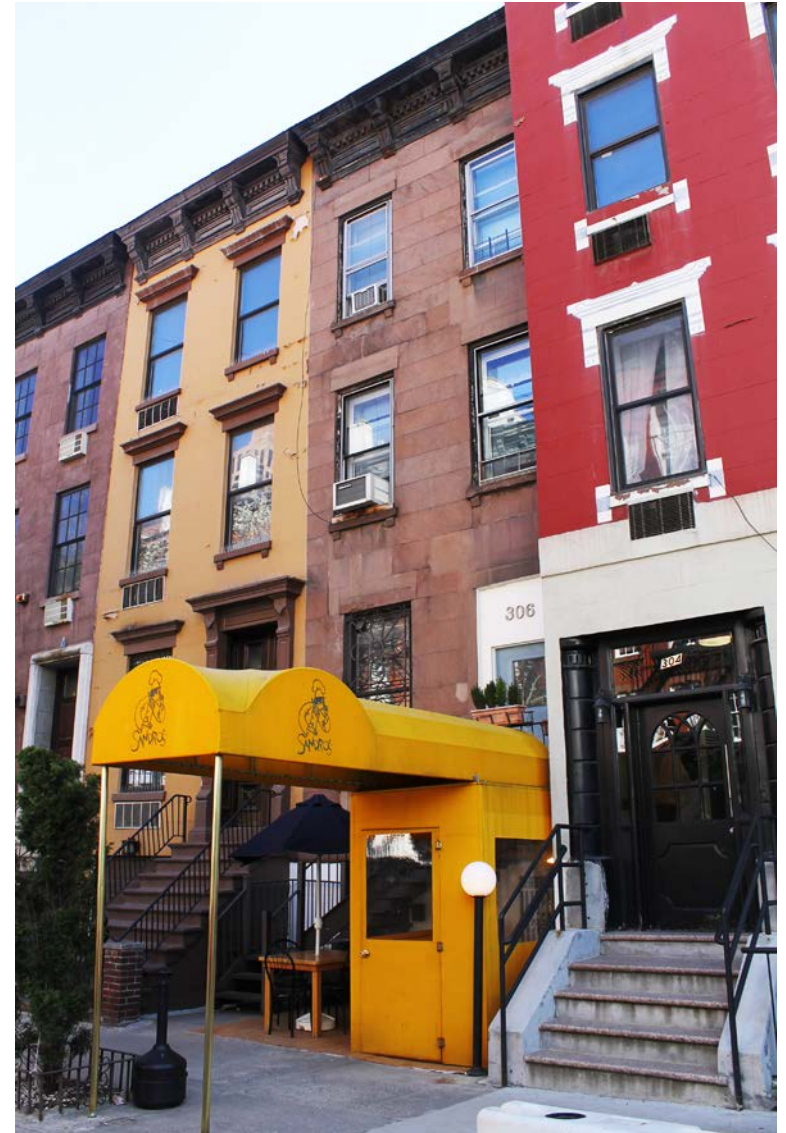
- 4-Story Mixed-Use Building on the Upper East Side
- One Commercial & Two Residential Units
- Two Blocks from Second Avenue Subway
- Continuous Ownership since 1995

Marcus & Millichap is the exclusive sales broker for 306 East 81st Street, a four-story walk-up mixed-use building on 81st Street between First and Second Avenues on the Upper East Side. The subject property can be converted into a single-family home or upgraded and reconfigured to increase the current cashflow.

The subject property measures approximately 15 feet by 65 feet totaling approximately 4,100 square feet and sits on a 15 foot by 102-foot R8B-zoned lot. The property has approximately 2,028 square feet of remaining developable rights and is not landmarked nor in an historic district.

The subject property contains two apartments and one commercial space. The apartments are floor through units that consist of a one-bedroom apartment and 3.5-bedroom duplex. They are moderately renovated. The commercial space is approximately 1,275 square feet and is occupied by Sandro's, a staple Italian restaurant in Yorkville. The lease is month-to-month but the tenant is interested in signing a longer lease.

The subject property is located two blocks from the station entrance to the Second Avenue subway at 83rd Street (86th Street stop). Major developments nearby included a 30-story condominium at 301 East 80th Street and a 19-story condominium at 301 East 81st Street. The Yorkville neighborhood attracts professionals and families because of its easy access to public transportation and its wide range of shops, restaurants, bars, and retailers.



# PROPERTY OVERVIEW | 306 East 81st Street

## PROPERTY SUMMARY

### THE OFFERING

Property Address	306 East 81st Street New York, NY 10028
Block & Lot	1543-148
Zoning	R8B
Maximum Allowed FAR	4
FAR as Built	1.76

### SITE DESCRIPTION

Number of Residential Units	2
Number of Commercial Units	1
Number of Stories	4
Year Built (est.)	1920
Gross Square Feet	4,100
Building Size	15 ft by 45 ft
Lot Size	15 ft by 102.17 ft
Type of Ownership	Fee Simple

### TAX LOT MAP



8 Form 54 (Rev. 5/12/2011)

THE CITY OF NEW YORK

DEPARTMENT OF BUILDINGS  
**CERTIFICATE OF OCCUPANCY**

BOROUGH MANHATTAN DATE **JAN 5 1989** NO. **85276**

This certificate supersedes C.O. No. 58705

THIS CERTIFIES that the ~~lot~~ altered ~~building~~ building-premises located at Block **1543** Lot **148**  
**306 East 81st Street**

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY							
STORY	LIVE LOAD LBS PER SQ FT	MAXIMUM NO. OF PERSONS PERMITTED	ZONING Dwelling OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	O.G.	-	-	-	-	-	Boiler room and storage
Basement	100	49	-	-	6	-	Eating, drinking estab- lishment
first	40	2	1	2	2	-	One (1) apartment
second	40	2	1/2	2	2	-	1/2 Duplex apartment
third	40	2	1/2	2	2	-	1/2 Duplex apartment
<b>Two (2) Family Residence and Eating and Drinking Establishment</b>							



COMMERCIAL PHOTOS



RESIDENTIAL PHOTOS

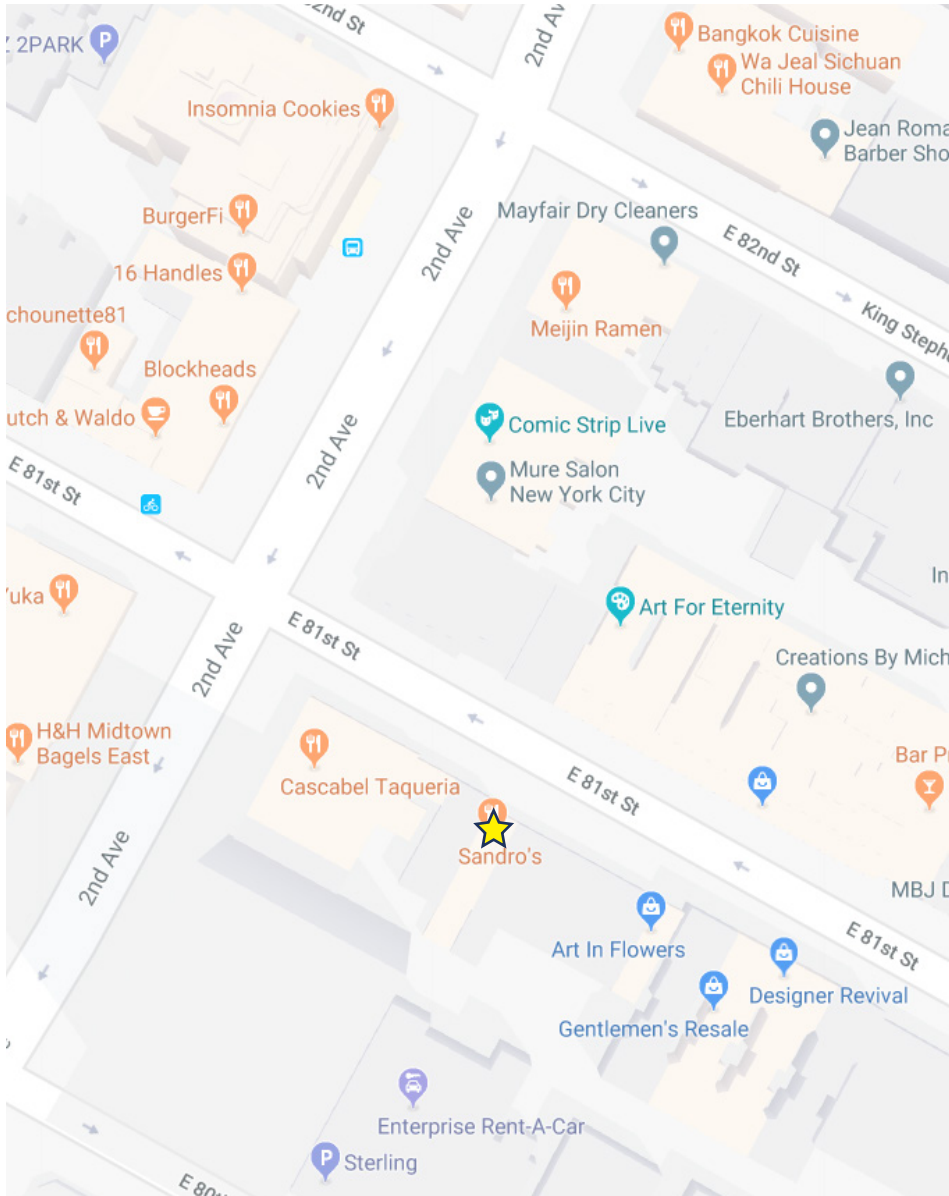




RESIDENTIAL PHOTOS



## LOCAL & REGIONAL MAPS



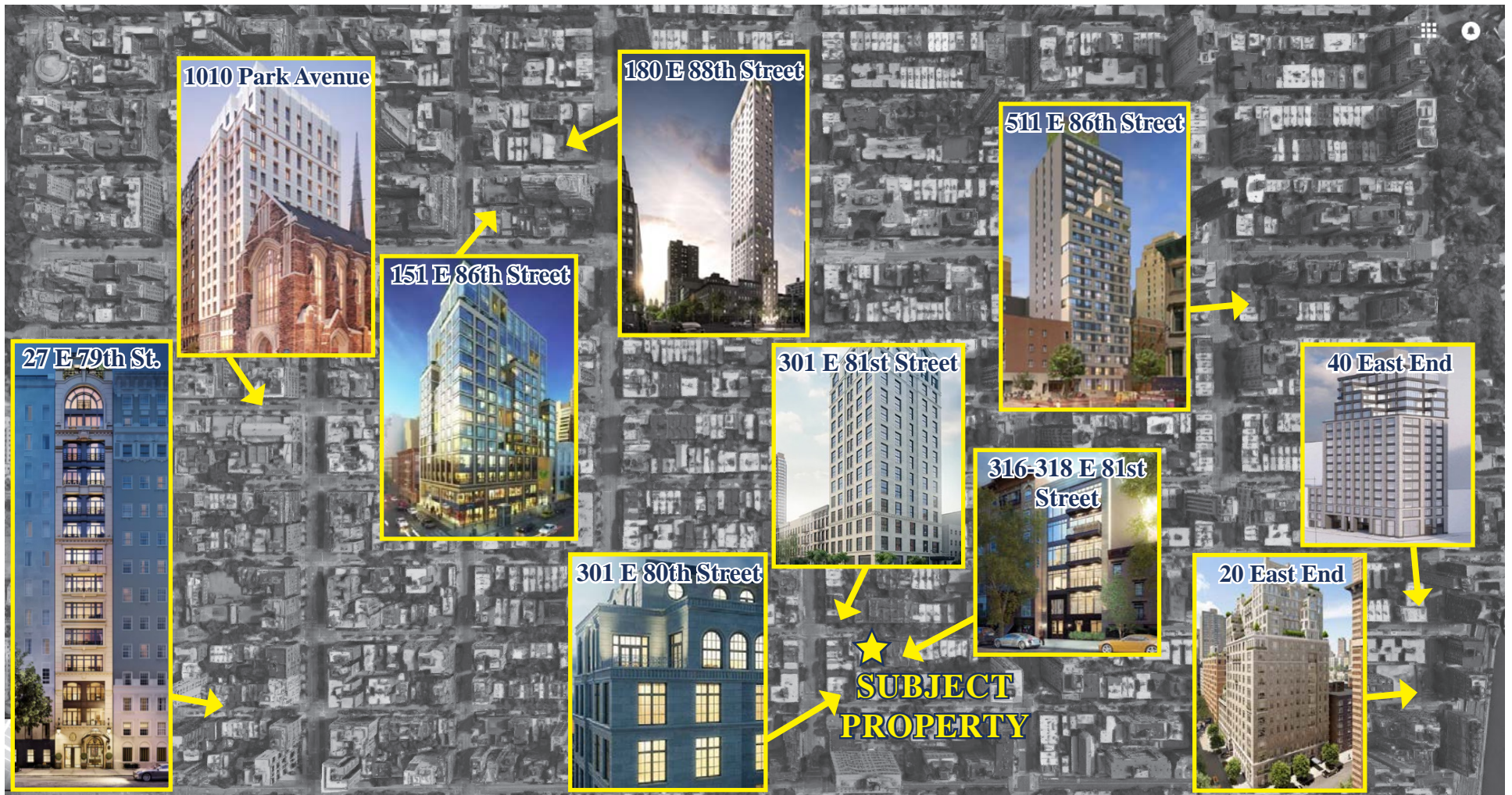


AERIAL MAP





## RECENT & FUTURE DEVELOPMENTS



# PRICING & FINANCIAL ANALYSIS

OFFERING SUMMARY

PROPERTY

Price	\$5,799,000
Price/SF	\$1,414.40
Number of Residential Units	2
Number of Commercial Units	1
Gross Square Feet	4,100
Building Size	15 ft by 45 ft
Lot Size	15 ft by 102.17 ft

VITAL DATA

CAP Rate - Current	3.32%
GRM - Current	24.04
Net Operating Income - Current	\$192,313
Net Cash Flow After Debt Service - Current	\$72,194
Total Return - Current	\$107,135
CAP Rate - Pro Forma	3.70%
GRM - Pro Forma	21.97
Net Operating Income - Pro Forma	\$214,620
Net Cash Flow After Debt Service - Pro Forma	\$82,782
Total Return - Pro Forma	\$121,132

RENT ROLL

Residential Units

Unit #	Unit Type	Legal Status	Unit Size (SF)	Lease End	Notes	Current Rent/SF	Current Rent	Pro Forma Rent/SF	Pro Forma Rent
1	1BR	FM	850	-	Terrace	\$ 42.35	\$ 3,000.00	\$ 49.41	\$ 3,500.00
2	Duplex	FM	1400	-		\$ 50.57	\$ 5,900.00	\$ 55.71	\$ 6,500.00
2					<b>Total Monthly Residential Rent</b>		<b>\$ 8,900.00</b>		<b>\$ 10,000.00</b>
					<b>Total Annual Residential Rent</b>		<b>\$ 106,800.00</b>		<b>\$ 120,000.00</b>

Commercial Unit

Tenant Name	SF (est.)	Lease End	Option	Annual Increases	Current Rent/SF	Current Rent	Pro Forma Rent/SF	Pro Forma Rent
Sandro's	1275	12/31/2018	-	-	\$ 105.41	\$ 11,200.00	\$ 112.94	\$ 12,000.00
					<b>Total Monthly Commercial Rent</b>	<b>\$ 11,200.00</b>		<b>\$ 12,000.00</b>
					<b>Total Annual Commercial Rent</b>	<b>\$ 134,400.00</b>		<b>\$ 144,000.00</b>
					<b>Total Monthly Gross Rent</b>	<b>\$ 20,100.00</b>		<b>\$ 22,000.00</b>
					<b>Total Annual Gross Rent</b>	<b>\$ 241,200.00</b>		<b>\$ 264,000.00</b>



## INCOME & EXPENSES

	Current	Per Unit	Pro Forma	Per Unit
<b>Income</b>				
GROSS POTENTIAL INCOME	\$241,200	\$80,400	\$264,000	\$88,000
Other Income	\$0	\$0	\$0	\$0
Vacancy (1.5%) Deductions	\$3,618	\$1,206	\$3,960	\$1,320
EFFECTIVE GROSS INCOME	\$237,582	\$79,194	\$260,040	\$86,680
<b>Expenses</b>				
Real Estate Taxes	\$19,969	\$6,656	\$20,120	\$6,707
Insurance	\$6,500	\$2,167	\$6,500	\$2,167
Water & Sewer	\$6,000	\$2,000	\$6,000	\$2,000
Gas / Electric	\$8,200	\$2,733	\$8,200	\$2,733
Repairs & Maintenance	\$2,000	\$667	\$2,000	\$667
General & Administrative	\$500	\$167	\$500	\$167
Reserves & Replacements	\$600	\$200	\$600	\$200
Legal	\$1,000	\$333	\$1,000	\$333
Supplies	\$500	\$167	\$500	\$167
TOTAL EXPENSES	\$45,269	\$15,090	\$45,420	\$15,140
Expenses per SF	\$12.84		\$12.89	
% of EGI	19.05%		17.47%	
NET OPERATING INCOME	\$192,313	\$64,104	\$214,620	\$71,540

## FINANCING

Loan Program	5 Year Fixed – Current	5 Year Fixed – Pro Forma
Loan Amount Min	\$1,900,000	\$2,100,000
Loan Amount Max	\$2,200,000	\$2,400,000
Interest Rate Min	4.000%	4.000%
Interest Rate Max	4.375%	4.375%
Fixed Term	5 (&5) Years	5 (&5) Years
Amortization (Years)	30	30

## OPERATING DATA

Income	Current	Pro Forma
Gross Potential Rent	\$241,200	\$264,000
Vacancy (1.5%) Deductions	\$3,618	\$3,960
Effective Gross Income	\$237,582	\$260,040
Less: Expenses	\$45,269	\$45,420
Net Operating Income	\$192,313	\$214,620
Net Cash Flow Before Debt Service	\$192,313	\$214,620
Debt Service	\$120,119	\$131,838
Debt Coverage Ratio	1.60	1.63
Net Cash Flow After Debt Service	\$72,194	\$82,782
Principal Reduction	\$34,941	\$38,349
Total Return	\$107,135	\$121,132
Total Return %	4.29%	4.85%

Expenses	Current	Pro Forma
Real Estate Taxes	\$19,969	\$20,120
Insurance	\$6,500	\$6,500
Water & Sewer	\$6,000	\$6,000
Gas / Electric	\$8,200	\$8,200
Repairs & Maintenance	\$2,000	\$2,000
General & Administrative	\$500	\$500
Reserves & Replacements	\$600	\$600
Legal	\$1,000	\$1,000
Supplies	\$500	\$500
TOTAL EXPENSES	\$45,269	\$45,420
Expenses/Unit	\$15,090	\$15,140
Expenses/SF	\$12.84	\$12.89
% of EGI	19.05%	17.47%

Please note that rates and terms are subject to market fluctuations.  
For updated financing information, please contact:

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