

| 2020 |

30 EAST 14TH STREET

New York






INTRODUCTION

30-32 East 14th Street offers several development/redevelopment opportunities, as well as stable cash flow deriving from its current use. The building may be entirely demolished and replaced by a new ground-up development totaling over 50,000 zoning square feet. Currently a 5-story, mixed-use property comprising of 16 free market residential units and two commercial retail spaces. Nestled in the heart of Manhattan's famed Union Square, the property enjoys easy access to some of the city's most iconic sights and sounds, including NYU, Parson School of Design, New School campuses and nearby Washington Square park. The building's two retail spaces benefit from proximity to one of the city's most heavily trafficked shopping districts. Built in 1910, but renovated in the interim, the building nevertheless maintains a classic New York aesthetic. The property's residential units feature ceilings as high as 14 feet and exposed brick walls. Some upper floor apartments also boast incredible views of surrounding environs and skylight windows. Best of all, units are of varying sizes and layouts, accommodating a variety of household sizes and budgets.



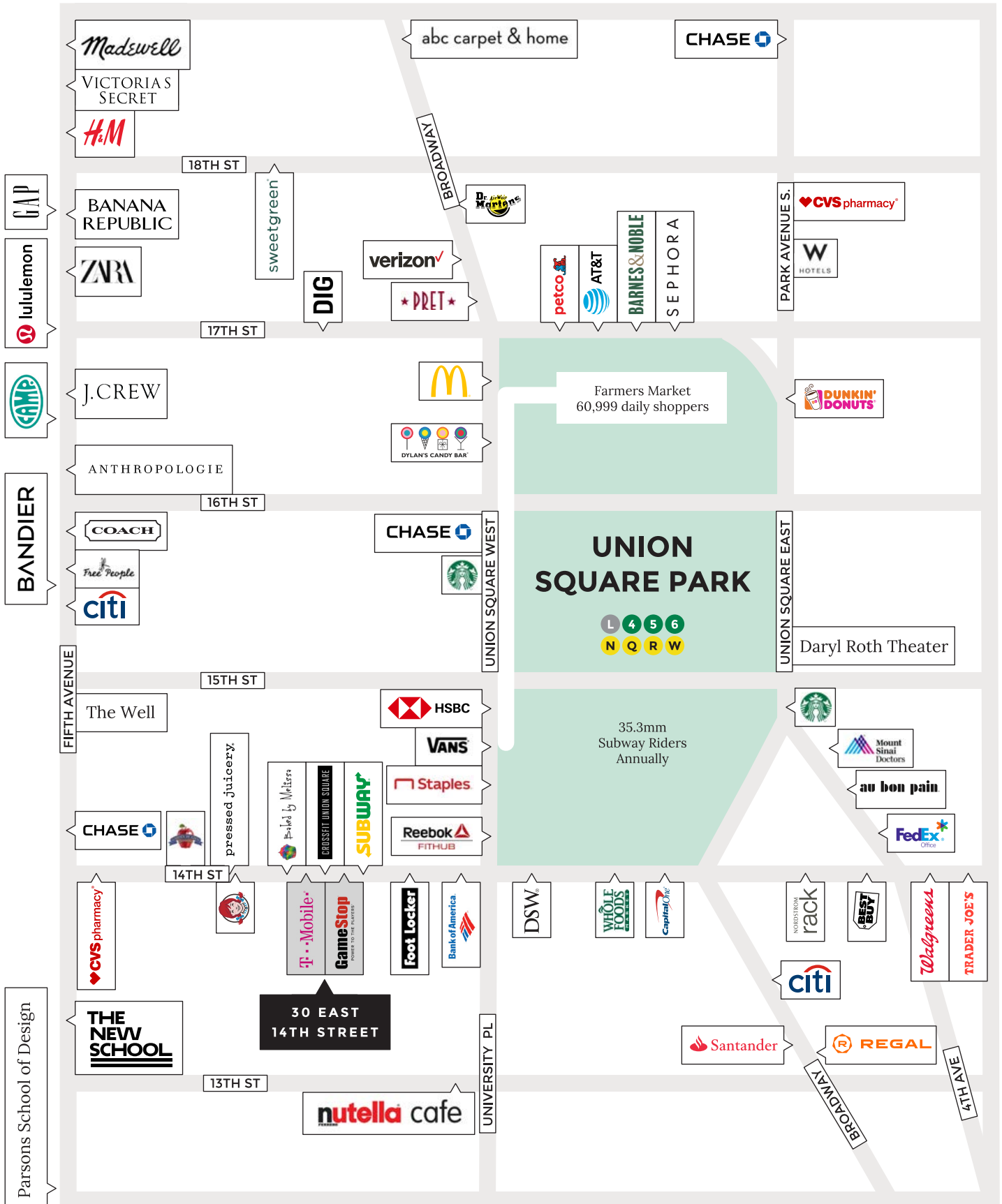
Prime Union Square Location

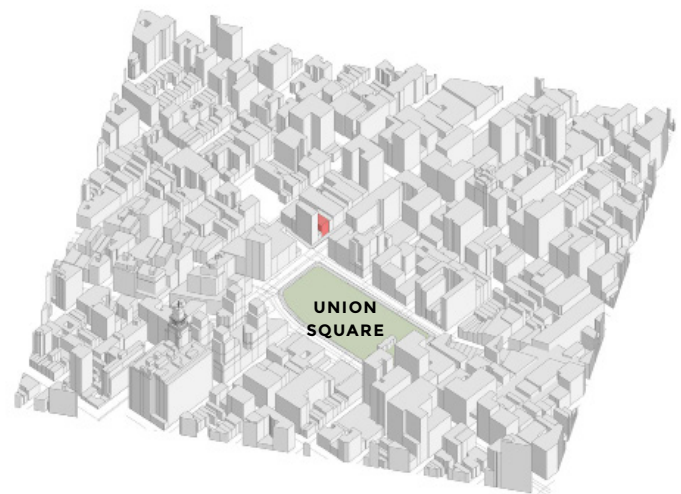
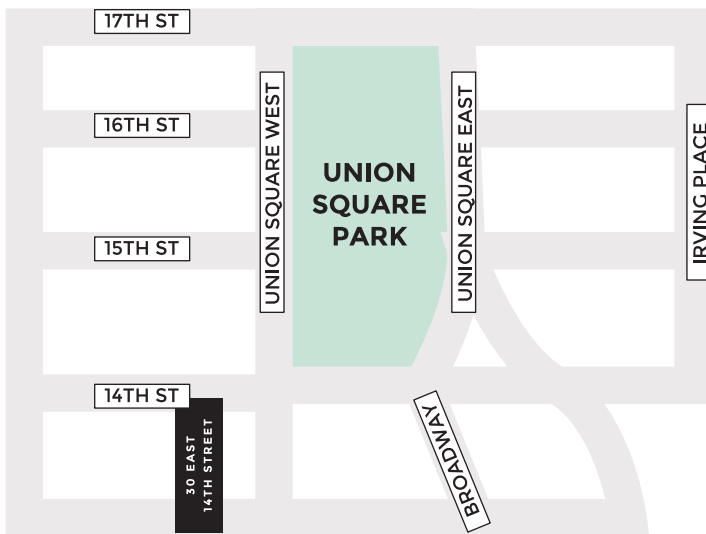
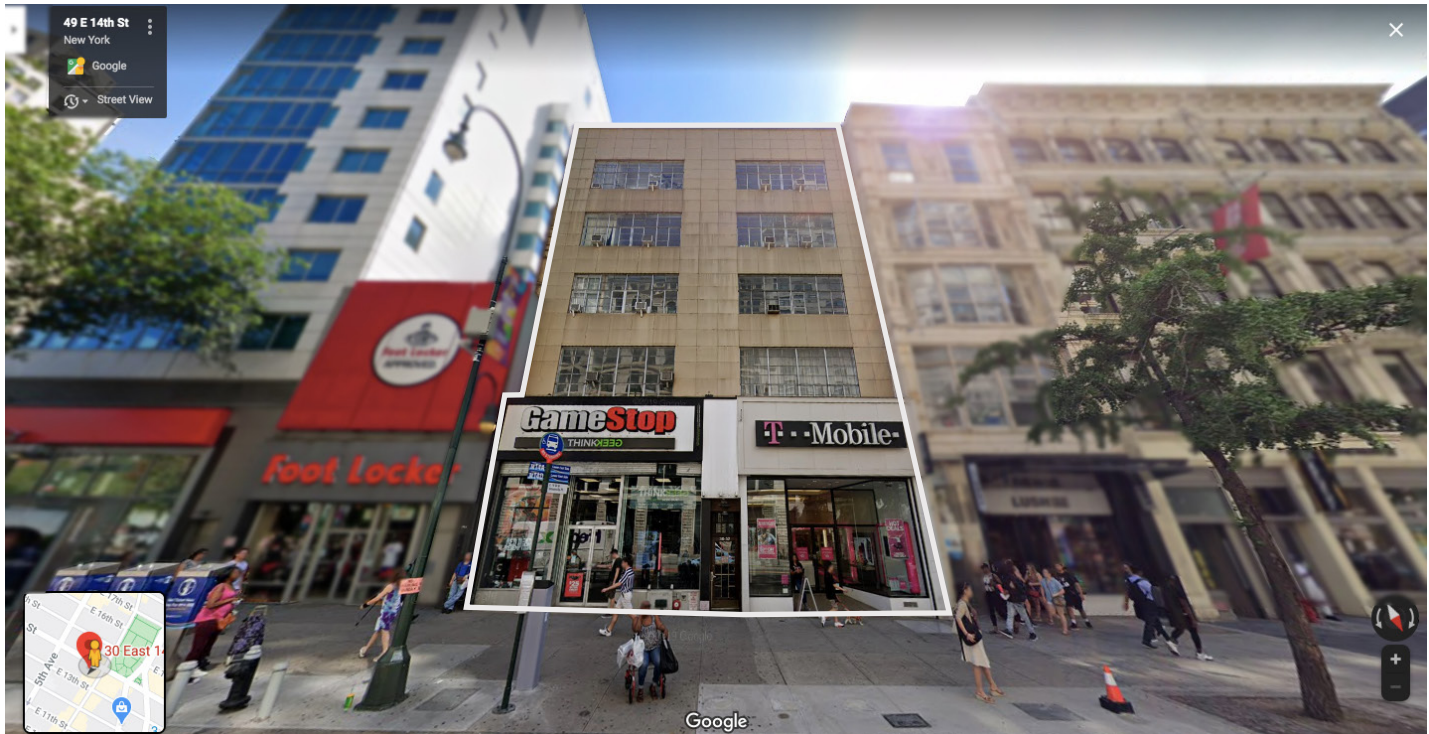
Home to over 70,000 residents, 150,000 employees, and 60,000 students, Union Square is a thriving hub of food, fashion, culture, and cutting-edge businesses. With nearly 400,000 daily visitors, 35 million annual subway riders and, NYC's biggest Greenmarket, the Union Square/14th Street subway station is the third largest transportation hub in New York City. Eight subway lines converge at Union Square, the  trains.

Union Square hosts some of New York City's largest employers, universities and medical centers. Leaders in architectural, graphic design, publishing, entertainment and technology have joined long established Union Square Anchors such as New York University, The New School and Beth Israel Medical center.

Union Square is one of the primary technology hubs in New York City, with more than 160 tech-related businesses employing thousands of employees. Some of the biggest names, including Dropbox, Hulu, Mashable, Compass and eBay and Facebook, it is no surprise some of the largest venture capital firms are located in the neighborhood. Together with Chelsea they represent the fastest growing tech hubs and a significant source of retail and housing demand ensuring long-term appreciation in a prime location. The rise of Union Square and neighboring Chelsea as the nation's fastest growing tech centers represents a significant source of new retail and housing demand, driving long-term value appreciation for the property.







| CURRENT REVENUE & EXPENSES |

REVENUE					
UNIT	LEASE EXPIRATION	Actual Monthly Rent	Projected Monthly Rent	Annual Rent Projected	STATUS
2A	Vacant		\$5,500	\$66,000	FM
2B	09/30/2021	\$3,500	\$4,900	\$58,800	FM
2C	03/31/2021	\$3,900	\$4,600	\$55,200	FM
2D	12/31/2022	\$3,000	\$4,900	\$58,800	FM
3A	08/31/2020	\$4,560	\$5,300	\$63,600	FM
3B	Vacant		\$4,800	\$57,600	DC Pending
3C	07/31/2021	\$3,375	\$3,900	\$46,800	FM
3D	08/31/2021	\$4,975	\$5,600	\$67,200	FM
4A	12/31/2020	\$4,750	\$5,200	\$62,400	FM
4B	07/31/2021	\$3,900	\$4,800	\$57,600	FM
4C	04/30/2022	\$3,450	\$4,200	\$50,400	FM
4D	Vacant		\$5,600	\$67,200	FM
5A	03/31/2022	\$4,350	\$5,200	\$62,400	FM
5B	12/31/2020	\$4,000	\$4,800	\$57,600	FM
5C	03/31/2022	\$3,300	\$4,400	\$52,800	FM
5D	08/31/2021	\$4,000	\$5,500	\$66,000	FM
Store 1 - Game Stop	01/21/2022	\$54,167	\$54,167	\$650,000	FM
Store 2- T-Mobile	06/30/2021	\$63,020	\$63,020	\$756,240	FM
TOTAL		\$168,247	\$196,387	\$2,356,640	

EXPENSES		
Real Estate Taxes 20/21	Per NYC Dept. of Finance	\$822,574
T-Mobile Tax Contribution	Per owner	-\$174,888
Water & sewer	Pass through	\$23,366
Electric (common areas)	Per owner	\$13,887
Insurance	Per owner	\$43,837
Heating & cooling	Pass through	\$17,161
Repairs		\$18,950
Management		\$36,000
Total		\$800,887

Gross Income	\$2,356,640
Expenses	\$800,887
NOI	\$1,555,753

| REDEVELOPMENT OF SITE |

The site offers several as of right development/redevelopment opportunities for a multitude of uses. Residential, Commercial and Community Facility all offer an FAR of 10 on loft over 5,163 square foot lot. The building may be entirely demolished and replaced by a new ground-up residential development of over 50,000 zoning square feet.



TAX LOT | BBL 1005710018
30 EAST 14 STREET, 10003
 Manhattan (Borough 1) Block 871 Lot 18

Zoning Districts: [C6-4](#) [C6-1](#) [C6-1S](#)

INTERSECTING MAP LAYERS: None found

ZONING DETAILS:
[Digital Tax Map](#)
[Zoning Map: 12c \(pdf\)](#)
[Historical Zoning Maps \(pdf\)](#)

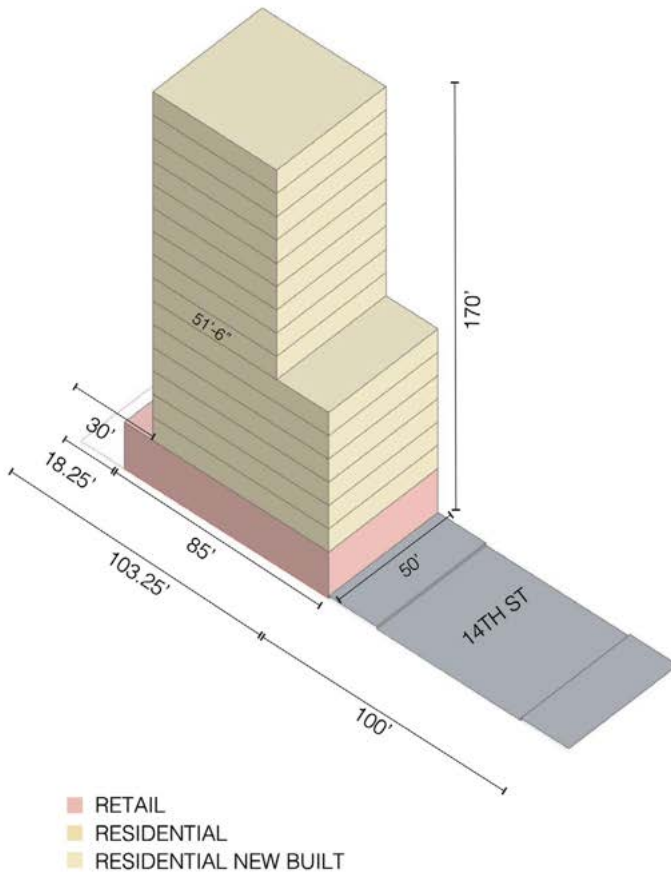
Land Use: Mixed Residential & Commercial Buildings
Lot Area: 5,163 sq ft
Lot Frontage: 50 ft
Lot Depth: 103.25 ft
Year Built: 1910
Year s Altered: 1967, 2001
Building Class: Walk-up Apartments - Over Six Families With Stores (C7)
Number of Buildings: 1
Number of Floors: 5
Gross Floor Area: 20,900 sq ft
Total # of Units: 22
Residential Units: 20
Building Info: [BISWEB](#)
Property Records: [View ACRIS](#)
Housing Info: [View HPD's Building, Registration & Violation Records](#)

Neighborhood Information
Community District: [Manhattan Community District 2](#)
City Council District: [Council District 2](#)
School District: 02
Police Precinct: 6
Fire Company: L003
Sanitation Borough: 1
Sanitation District: 02
Sanitation Subsection: 3A

General Central Commercial District												
C6	C6-1	C6-2	C6-3	C6-4	C6-5	C6-6	C6-7	C6-8	C6-9	C6-1A	C6-2A	C6-3A
Commercial FAR	6.0	6.0	6.0	10.0	10.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0
Residential District Equivalent	R7-2	R8	R9	R10	R10	R10	R10	R10	R10	R10	R10	R10
Required Accessory Parking PRC-B												
Permitted Sign Regulations (surface area)				5 X street frontage (as shown)	No restriction					5 X street frontage (as shown)		

High-Density Non-Contextual Residence District												
R10	FAR	Open Space Ratio range	Lot Coverage Corner	Other	Base Height	Sky Exposure Plane	Tower Lot Coverage min-max	DU Factor	Required Parking Basic	Required Parking (RPU)		
Standard Tower	max.		max		min-max		min-max		max.			
Basic	10.00	n/a	n/a	n/a	n/a	Starts at 85 ft	n/a-40%	680	40% of DU	12% of (RPU)		
Tower-on-a-base	12.00		100%	70%	60-85 ft	n/a	30%-40%					

*TOWER ON A BASE OPTION



	DIMENSIONS (FT)	HEIGHT (FT)	COMERCIAL GROSS (SF)	RESIDENTIAL GROSS (SF)	ZONING	FAR	TOTAL NEW BUILT
LOT	50 x 103.25			5,163			
EXISTING	50 x 85(*1)			4,250			
16th		10		2,582			2,582
15th		10		2,582			2,582
14th		10		2,582			2,582
13th		10		2,582			2,582
12th		10		2,582			2,582
11th		10		2,582			2,582
10th		10		2,582			2,582
9th		10		2,582	R10	10	2,582
8th		10		2,582			2,582
7th		10		3,655			3,655
6th		10		3,655			3,655
5th		10		3,655			3,655
4th		10		3,655			3,655
3rd		10		3,655			3,655
2nd		10		3,655			3,655
GF		20	5,163		C6-4	10	5,163
TOTAL		170	5,163	45,164			50,326

(*1) Existing BLG measured from Google maps, dimension approximated

TOTAL NEW BUILT is 1,300SF is below the MAX BUILDABLE FLOOR AREA (SF)



Price available upon request.

For further information please contact:

SHA DINOUR

Licensed Real Estate Broker
646.693.1212
sdinour@triumphproperty.com

ANTHONY CELEBRINI

Licensed Real Estate Associate Broker
646.693.1202
tonyc@triumphproperty.com



TRIUMPH

475 Park Ave South | 12th Fl. New York | NY | 10016
triumphproperty.com

IB GLOBAL | ILAN BRACHA

Licensed Real Estate Broker
212-707-8188
ib@bracha.com

IB GLOBAL | NATALIE BAGHDADI

Licensed Real Estate Associate Broker
646.406.2106
natalie@bracha.com



575 Fifth Avenue, 14th Fl | New York | NY | 10017
bracha.com

The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. Interested party should carefully verify each item of information herein; there can be no guarantee that the enclosed information is accurate or that the subject property will sell for the suggested asking price. The estimates and assumptions provided herein are based on the subject property containing no environmental contamination. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.