

| 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.

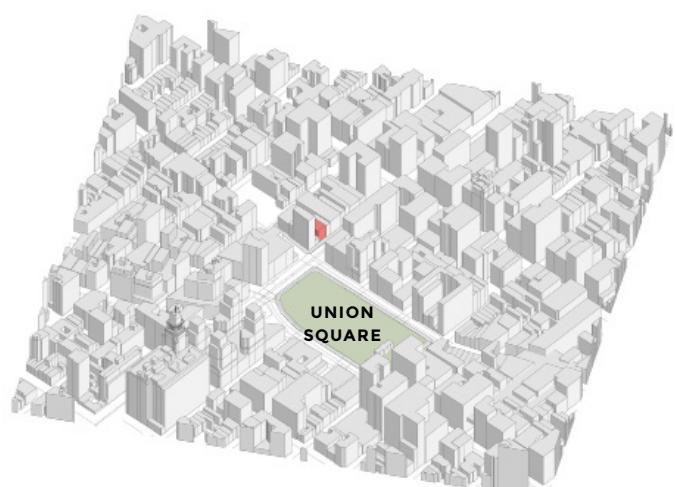
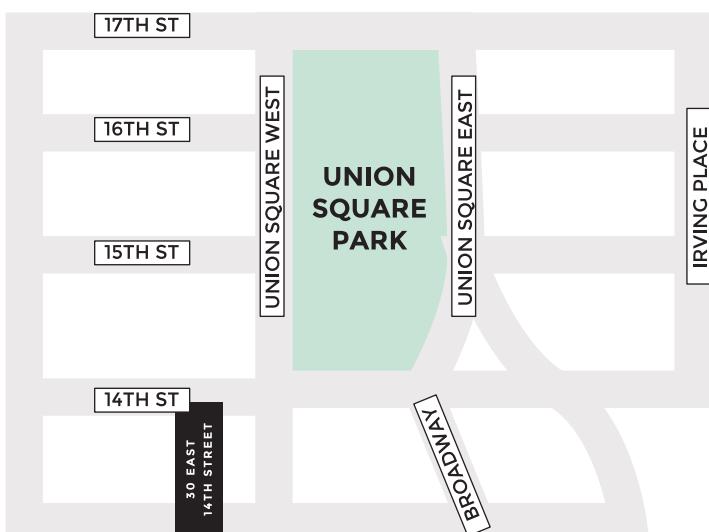
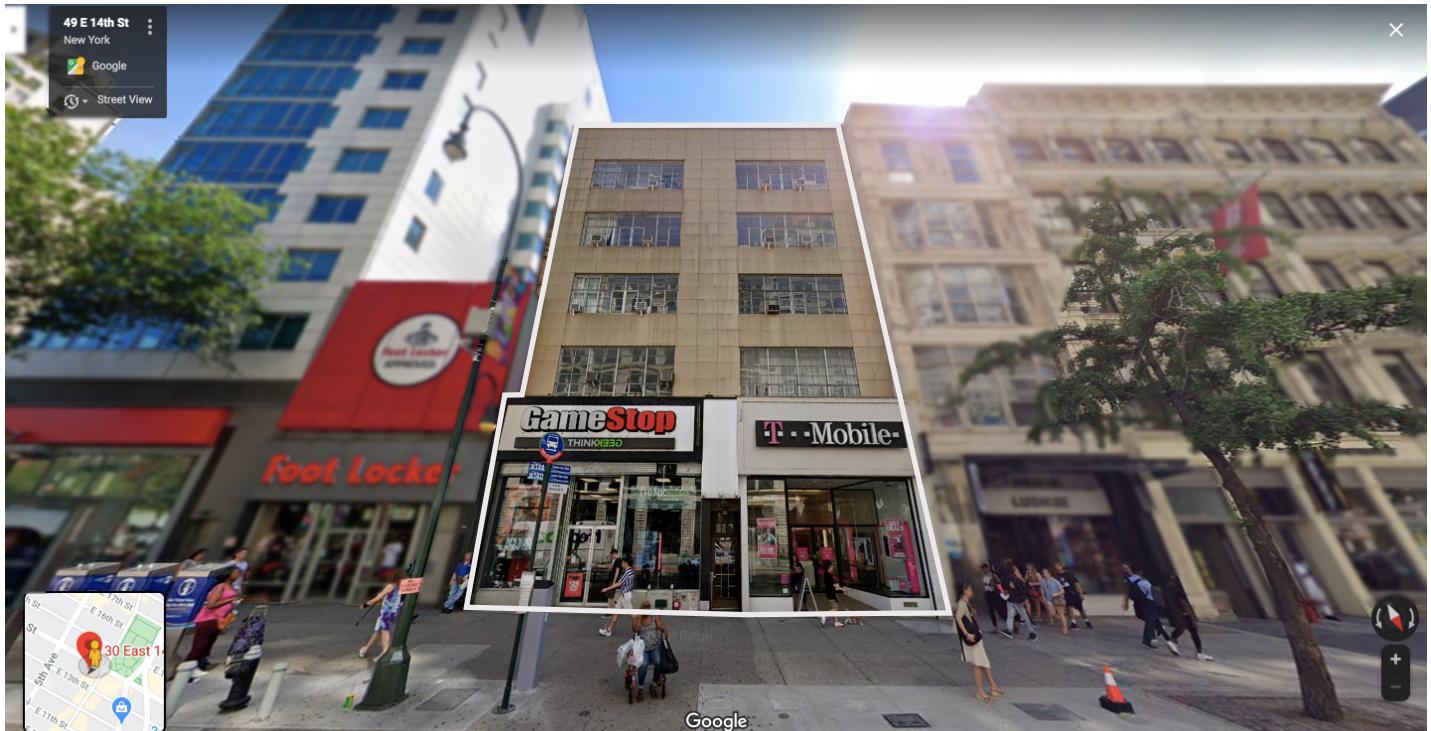
Union Square hosts some of New York City's largest employers, universities and medical centers. Leaders in architectural, graphic design, publishing, entertainment and technology have joined long established Union Square Anchors such as New York University, The New School and Beth Israel Medical center.

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.





| EXISTING 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 lot 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 571 | Lot 18

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

INTERSECTING MAP LAYERS [1](#) : ZONING DETAILS:

None found

[Digital Tax Map](#)

[Zoning Map: 12c PDF](#)

[Historical Zoning Maps PDF](#)

C6	General Central Commercial District												
	C6-1	C6-2	C6-3	C6-4 C6-8	C6-5	C6-6 C6-9	C6-7	C6-1A	C6-2A	C6-3A	C6-3D	C6-3X	C6-4A
Commercial FAR	6.0	10.0	15.0		6.0	9.0	6.0						10.0
Residential District Equivalent	R7-2	R8	R9		R10		R6	R8A	R9A	R9D	R9X	R10A	R10X
Required Accessory Parking PRC-B													
Permitted Sign Regulations (Surface area)	5' X street frontage (no max)			No restriction			5' X street frontage (no max)						

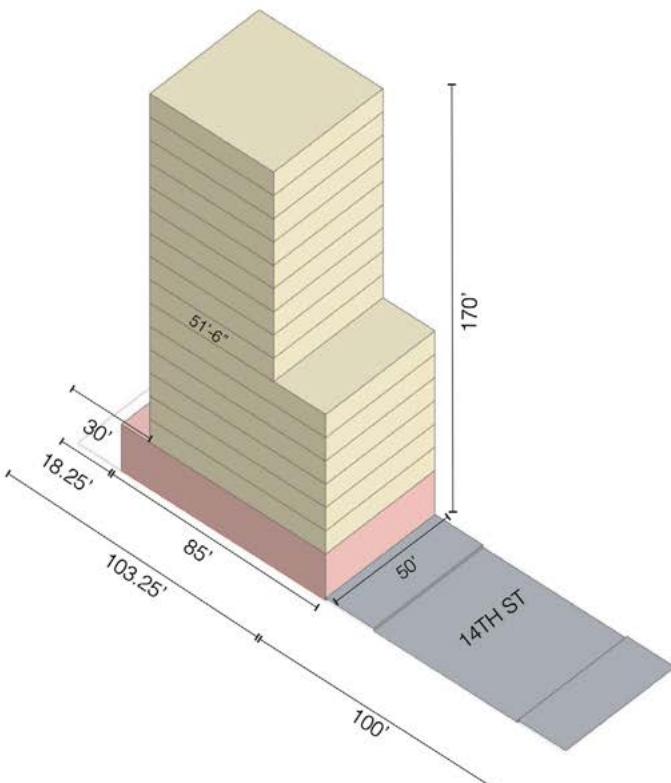
R10		FAR	Open Space Ratio	Lot Coverage	Base Height	Sky Exposure Plane	Tower Lot Coverage	DU Factor	Required Parking
Standard Tower	Basic	max.	max.	Corner Other	min-max	min-max	min-max	Basic	IRHU min.
Standard Tower	Basic	10.00	n/a	n/a	n/a	Starts at 85 ft	n/a-40%	680	40% of DU
Tower-on-a-base	Institutionary	12.00		100%	70%	60-85 ft	n/a		

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
Ground Floor Area	20,900 sq ft
Total # of Units	22
Residential Units	20
Building Info 1	BISWEB
Property Records 2	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

*TOWER ON A BASE OPTION

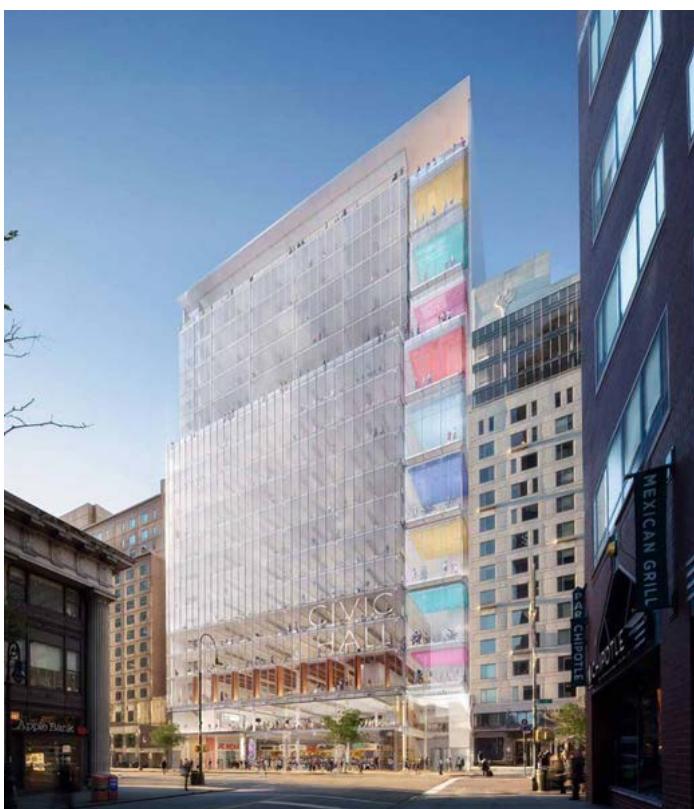


- RETAIL
- RESIDENTIAL
- RESIDENTIAL NEW BUILT

LOT	DIMENSIONS (FT)	HEIGHT (FT)	COMMERCIAL GROSS (SF)	RESIDENTIAL GROSS (SF)	ZONING	FAR	TOTAL NEW BUILT
EXISTING	50 x 85(*1)						4,250
16th		10					2,582
15th		10					2,582
14th		10					2,582
13th		10					2,582
12th		10					2,582
11th		10					2,582
10th		10					2,582
9th		10					2,582
8th		10					2,582
7th		10					3,655
6th		10					3,655
5th		10					3,655
4th		10					3,655
3rd		10					3,655
2nd		10					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.

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