

FIRST OFFER IN OVER 75 YEARS

147 East 30th Street New York, NY 10016

MINIMUM BID: \$6,250,000 web# 1596454


Block & Lot	00886-0038
Neighborhood	Murray Hill
School District	2
Community Board	6
Surrounding Neighborhoods	Gramercy, Flatiron, Midtown East
Police Precinct	17
Building Square Feet	9,700 Approx.
Residential Square Feet	9,700 Approx.
Lot Square Feet	2,634 Approx.
F.A.R As Built	3.68
Maximum Allowed F.A.R.	4
Square Feet Under F.A.R.	842 Approx.
Maximum Usable Floor Area	10,536 Approx.
Building Dimensions	27 Ft X 89 Ft Approx.
Lot Dimensions	26.67 Ft X 98.75 Ft Approx.
Stories	5
Buildings On Lot	1
Total Units	20
Residential Units	20
Year Built	1920'S
Year Altered	1967
Zoning District	R8b
Building Class	Elevator Apt. Miscellaneous (D9)

A great opportunity to purchase a neo-classical style elevator building with upside potential in Manhattan. It is located in Murray Hill, on the tree-lined East 30th Street, between Lexington and Third Avenues. It was altered into its current configuration in 1967. The building consists of 5 floors, with 4 apartments per floor, for a total of 20 units, and a cellar. One of the apartments on the first floor is occupied by the live-in superintendent.

The building is owned by an S corporation. This offering is for 100% of the stock of this corporation, which owns the building free and clear.

Exclusive Brokers:

 Barbara Weinstein, SVP • t: 212.381.2208 • bweinstein@halstead.com

 Dean R. Feldman, EVP • t: 212.381.2213 • dfeldman@halstead.com

 Richard H. Talbert • t: 212.381.2302 • rtalbert@halstead.com

RENT ROLL

The building consists of 20 apartments – 5 Two-bedroom, 5 One-bedroom and 10 Studio apartments:

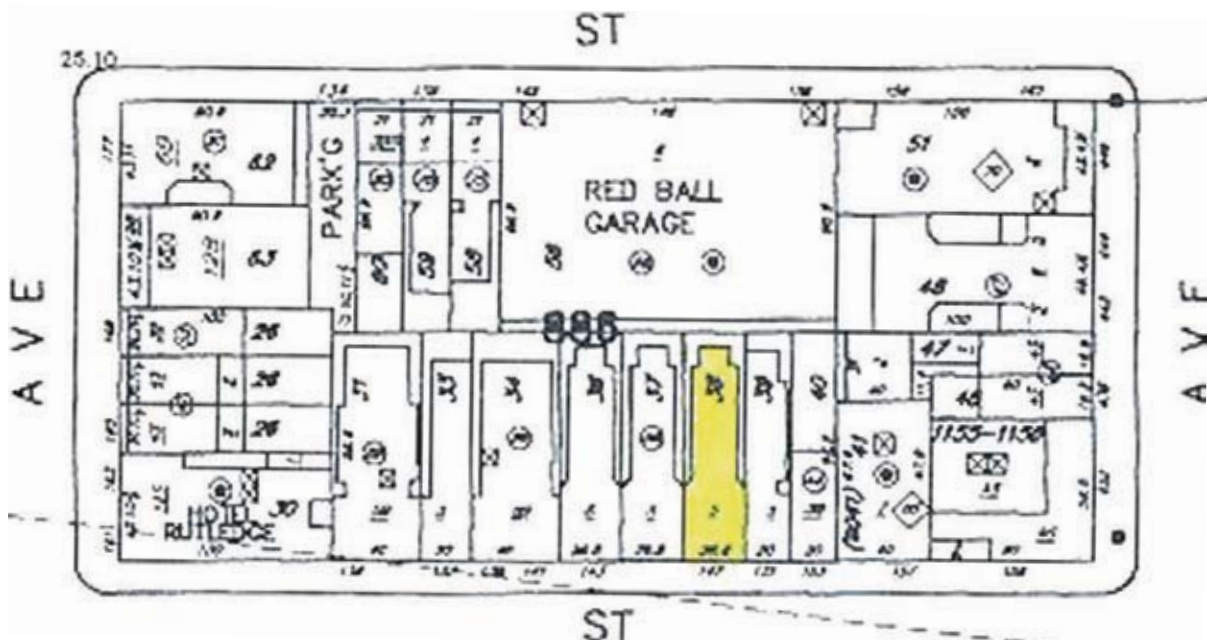
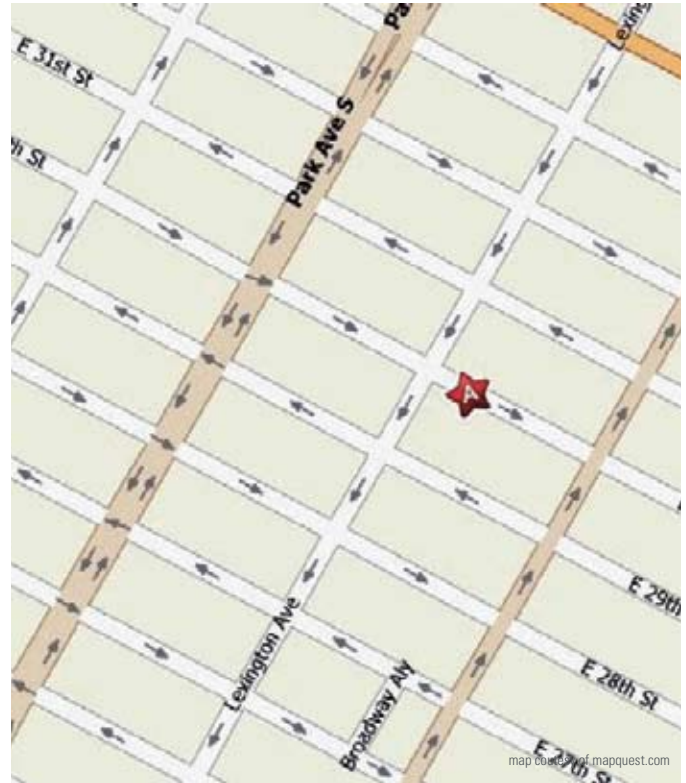
1. 13 apartments are Rent Stabilized (5 of them have preferential rents);
2. 6 apartments are Deregulated (2 Two-bedrooms and 4 Studios);
3. 1 Studio apartment is occupied by the Superintendent (without a lease).

The Total Current Rent Roll is \$25,740.63 per month and \$308,887.56 per year.

The Total Allowed Rent Roll is \$32,539.67 per month and \$390,476.04 per year.

EXPENSES FOR 2007

Reoccurring	
Real Estate Taxes	\$59,816 for '08/09
Insurance	\$9,867
Payroll	\$2,400
Gas: Heating And Cooking + Electricity	\$24,608
Water And Sewer	\$6,000 (Est.)
Repairs And Maintenance	\$5,622 (Est.)
Elevator Contracts	\$3,183
Administrative	\$4,775 (Professional Fees)
Exterminator	\$1,185
Supplies	\$6,115
Telephone	\$432
Miscellaneous	\$3,300
Total Yearly Expenses	\$127,303
Non-Recurring	
Boiler Work	\$16,355 (Est.)
Additional Income	
Basement Laundry	\$50/Month



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