

Upper Westside
Eight-Family Walk-up for Sale
267 West 90th Street
NYC 10024
BTW Broadway & West End

Address: 267 West 90th Street, NYC 10024
 Location: Btw Broadway & West End, three blocks from the # 1 subway
 Description: 4.5 story, eight-family walk-up W/ large unused basement.
 (2) Market apt (6) rent stabilized, (8) Total Units.
 (1) three bedroom with rear balcony (6) one beds (1) w/ roof deck space
 (1) w/ backyard; (1) w/ balcony and (1) large studio
 Size: 18x100.67 Built: 18x70
 Sq Ft: Aprx. 4,700 built F.A.R. (4)
 Add. Air rights: 2,563
 Zoning: R8B
 Block/Lot: 1238/106
 Assessment: \$245,052.00
 Taxes: \$32,000.00



Benefit Remarks: New Boiler from 2005, renovated apartments very clean building. Basement can be converted into duplex room for apartment above or laundry room for tenants. One can also build an additional room on the 5th floor, taking advantage of the unused air-rights.

Actual Income:	8 Apts, (2) Market Rate (6) Stabilized	\$185,264.36
Expenses:		
	Taxes:	\$32,000.00
	#2 Oil (500 Gallon tank)	\$9,000.00
	Repairs	\$7,200.00
	Super	\$4,800.00
	Management	\$10,800.00
	Electric	\$2,000.00
	Legal	\$1,500.00
	Water/Sewer	\$3,830.00
Total:		\$71,130.00
NOI		\$114,134.36



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	Unit	Tenant	Actual Payments	Registered Leased Rents	Lease Expiration
P	1F	Bryan Ebert	\$1548.83	\$1676.38	4/09
RS	1R	James Boland	\$2165.44	\$2165.44	8/10
M	2	Thompson, Gabreille, Silberstein	\$4300.00	\$4300.00	8/09
P	3F	Mark Bruno	\$1717.33	\$1968.47	1/09
RS	3R	Daniel Egan	\$697.46	\$697.46	10/09
M	4F	Richard Amsinger	\$2000.00	\$2000.00	3/09
RS	4R	Kate Glassner	\$905.67	\$905.67	11/09
RS	5	Geoff Dillon	\$1725.25	\$1725.25	5/09
			\$15059.98 /	\$15,438.67 /	
			\$180719.76	\$185,264.36	

* (P) stands preferential rent, * (RS) stands for Rent stabilized, * (M) stands for market rate

Property tours available by request.