218-220

THOMPSON STREET

NEW YORK, NY 10012

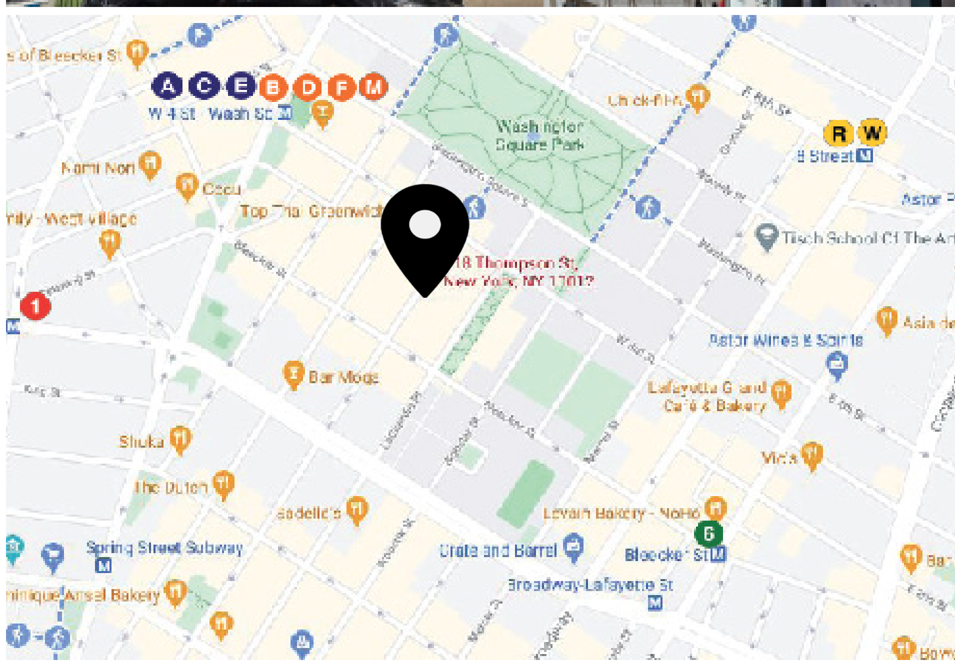
SALE PRICE

$11,200,000

SALE METRICS	
18,375 Approx SF	32 Apts & 2 Stores # of Units
3.55% Current Cap Rate	5.44% Pro Forma Cap Rate
$610 Price/SF	$329,412 Price/Unit

INVESTMENT HIGHLIGHTS

BLOCK & LOT:	00537-0006
NEIGHBORHOOD:	Greenwich Village
CROSS STREETS:	Bleecker St & W 3rd St
PROPERTY DIMENSIONS:	50 ft x 72 ft
LOT DIMENSIONS:	50 ft x 85 ft
# OF UNITS:	32 Apts & 2 Stores
TOTAL SQUARE FOOTAGE:	18,375
ZONING:	R7-2
FAR:	3.44
TAX CLASS:	2



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IPRG

INCOME

INCOME

UNIT	FLOOR	TYPE	STATUS	CURRENT	PRO FORMA	EXPIRATIONS	COMMENTS
1	Ground Rear	3 Bedroom	FM	$4,000	$4,000	07/31/2021	
2	Ground Rear	Studio	RS	$1,742	$1,742	02/28/2022	Rent Credit
3	2nd Fl	1 Bedroom	RS	$1,454	$1,454	04/30/2022	
4	2nd Fl	Studio	RS	$0	$2,436		Delivered Vacant
5	2nd Fl	2 Bedroom	FM	$3,000	$4,000	07/31/2021	
6	2nd Fl	2 Bedroom	RS	$959	$959	07/31/2022	
7	2nd Fl	1 Bedroom	FM	$0	$3,200	-	Delivered Vacant
8	2nd Fl	2 Bedroom	RS	$2,575	$2,575	08/31/2021	
9	3rd Fl	1 Bedroom	RS	$1,459	$1,459	04/30/2021	
10	3rd Fl	1 Bedroom	RS	$662	$662	03/31/2022	
11	3rd Fl	2 Bedroom	RS	$765	$765	-	No Lease
12	3rd Fl	2 Bedroom	RS	$806	$806	04/30/2022	
13	3rd Fl	1 Bedroom	FM	$2,500	$3,200	08/31/2021	
14	3rd Fl	2 Bedroom	FM	$0	$4,000	-	Delivered Vacant
15	4th Fl	1 Bedroom	RS	$797	$797	01/31/2023	
16	4th Fl	1 Bedroom	RS	$784	$784	08/31/2021	
17	4th Fl	2 Bedroom	FM	$2,800	$4,000	04/30/2022	
18	4th Fl	2 Bedroom	RS	$0	$926	01/31/2022	Super Unit
19	4th Fl	1 Bedroom	RS	$794	$794	12/31/2021	
20	4th Fl	2 Bedroom	RS	$820	$820	10/31/2021	
21	5th Fl	1 Bedroom	RS	$742	$742	07/31/2021	
22	5th Fl	1 Bedroom	FM	$1,900	$3,000	04/30/2022	
23	5th Fl	2 Bedroom	RC	$528	$528	-	No Lease, Scrie Tenant
24	5th Fl	2 Bedroom	FM	$2,075	$3,800	07/31/2021	
25	5th Fl	1 Bedroom	RS	$2,216	$2,216	10/31/2022	Pref Rent Credit
26	5th Fl	2 Bedroom	FM	$1,900	$1,900	03/31/2023	
27	6th Fl	1 Bedroom	FM	$2,650	$3,000	07/31/2021	
28	6th Fl	1 Bedroom	FM	$2,850	$3,000	07/31/2021	
29	6th Fl	2 Bedroom	RS	$1,469	$1,469	01/31/2022	
30	6th Fl	2 Bedroom	FM	$3,000	$3,800	09/30/2021	
31	6th Fl	1 Bedroom	FM	$1,850	$2,800	05/31/2023	
32	6th Fl	2 Bedroom	RS	$1,655	$1,655	06/30/2021	
Comm 1	Ground	Sunflower Glass Co.	Retail	$6,500	$6,695	04/7/2031	New 10 Yr Lease, Annual Escalations
Comm 2	Ground	Urban Tea Management	Retail	$7,725	$7,956	11/7/2030	New 10 Yr Lease, Annual Escalations
		MONTHLY:		$62,975	$81,938		
		ANNUALLY:		**$755,701**	**$983,260**		

EXPENSES

		CURRENT		PRO FORMA
GROSS OPERATING INCOME:	$	755,701	$	983,260
VACANCY/COLLECTION LOSS (3%):	$	(22,671)	$	(29,498)
EFFECTIVE GROSS INCOME:	$	733,030	$	953,762
REAL ESTATE TAXES (2):	$	(233,612)	$	(233,612)
INSURANCE:	$	(24,604)	$	(24,604)
REPAIRS & MAINTENANCE:	$	(10,000)	$	(10,000)
UTILITIES (W/S, OIL, GAS, ELECTRIC):	$	(30,151)	$	(30,151)
SUPER	$	(9,000)	$	(9,000)
MANAGEMENT (3%):	$	(21,991)	$	(28,613)
TOTAL EXPENSES:	$	(329,358)	$	(335,980)
NET OPERATING INCOME:	**$**	**403,672**	**$**	**617,782**