

273 PLEASANT AVE NEW YORK, NY 10029

Building class	C3: Walk up apartment
Tax class	2A: Apartments with 4-6 Units
Floor area	2,400 sf (2.54 FAR)
Dimensions	12' x 50'
Height	41 ft
Stories	3
Units (total)	4
Units (Res)	4

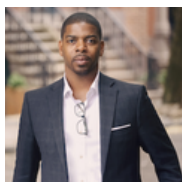
POTENTIAL REVENUE	1ST FLOOR 1 BD 1 BA	2ND FLOOR 2 BD 1 BA	3RD FLOOR 2 BD 1 BA	4TH FLOOR 2 BD 1 BA	TOTAL
CURRENT MONTHLY RENT	\$2,300.00	\$2,300.00	\$2,400.00	\$2,450.00	\$9,450.00
POTENTIAL MONTHLY RENT*	\$2,800.00	\$3,100.00	\$3,150.00	\$3,195.00	\$12,245.00
POTENTIAL ANNUAL RENT*	\$33,600.00	\$37,200.00	\$37,800.00	\$144,000.00	\$146,940.00

ESTIMATED EXPENSES					
ANNUAL REAL ESTATE TAXES					\$5,836.00
TRASH PICK UP AND HALLWAY CLEANING					\$480.00
UTILITY COST (ELECTRIC AND CABLE)					\$4,800.00
OIL					\$5,000.00
TOTAL					\$16,116.00

ASKING PRICE	\$2,495,000.00
NET OPERATING INCOME	\$130,824.00

CAP RATE	5.24%
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BASED ON THE CURRENT MARKET RATES*



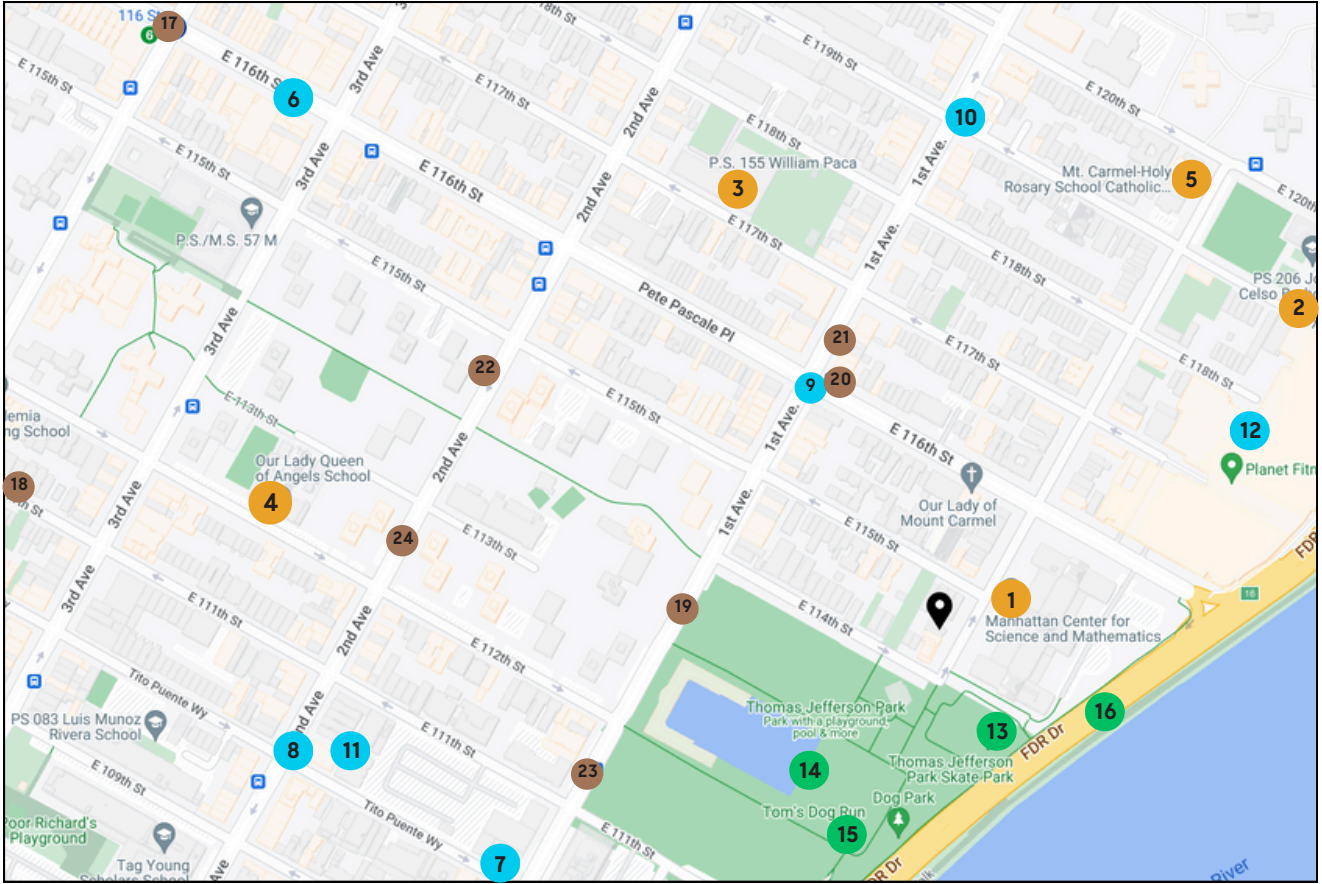
Sean Sasso

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YOUR NEIGHBORHOOD GUIDE FOR 273 PLEASANT AVE



273 PLEASANT AVE

SCHOOLS

- 1** Manhattan Center for Science & Mathematics
- 2** P.S. 206 Jose Celso Barbosa
- 3** P.S. 155 William Paca
- 4** Our Lady Queen of Angels School
- 5** Mt. Carmel-Holy Rosary School Catholic Elementary School

STORES & CONVENIENCES

- 6** Catrina Mexican Restaurant
- 7** Amma Grill
- 8** La Nostra Pizzeria
- 9** Guajillo Restaurant
- 10** David 's Deli & Grill
- 11** Puchito Grocery
- 12** Costco Wholesale

PARKS AND RECREATIONS

- 13** Thomas Jefferson Park
- 14** Thomas Jefferson Recreation Center
- 15** Tom's Dog Run
- 16** East River Esplanade

TRANSPORTATION

TRAIN STATION

- 17** 116 St
- 18** 110 St

BUS STOPS

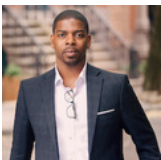
- 19** 1 Av/E 113 St
- 20** E 116 St/1 Av

- 21** 1 Av/E 116 St

- 22** 2 Av/E 116 St

- 23** 1 Av/E 111 St

- 24** 2 Av/E 113 St



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