

4 West 104th Street New York, NY 10025



Prudential Douglas Elliman

Location: Between 103-104th street off CPW
Block & Lot 1839-0037
Lot dimensions: 25x100.92
Bld. dimensions: 25 X 82ft
Building SF: 11,000
Zoning R8B
FAR 4 built 4.26
Year built: 1987
Annual Tax bill: \$85,170
Description: This is a 7 story free standing elevator building with 14 apartment. 13/ 1BR & 1/Studio. Tenants pay their own heat and hot water. High turnover, nice block. In great condition.
Upside: Condo conversion. Similar apartments in the area are offered around \$750 per foot.
Price: \$4,250,000 (\$386 per foot)



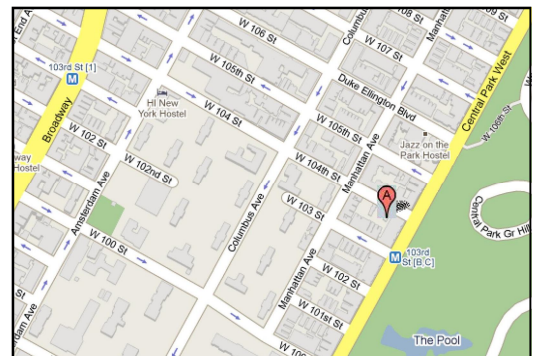
Est. RR	Unit	Name	Rent	Status
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	LA	Donald Edmondson	\$1,200.00	FM
	LB	David Legreca	\$1,613.73	*
	1A	Abigail Anderson	\$1,950.00	FM
	1B	Denise Wilson	\$1,763.77	*
	2A	Christine Horn	\$2,150.00	FM
	2B	Christine Caroll	\$1,466.51	*
	3A	Paula Deligatti	\$1,266.66	*
	3B	James Lewtoa	\$1,900.00	FM
	4A	Gideon Friedman	\$2,050.00	FM
	4B	Camilla Gonzalez	\$2,050.00	FM
	5A	Leigh Karger	\$1,650.00	*
	5B		\$1,900.00	*
	6A	Ester Benenson	\$1,900.00	FM
	6B	Paul Gornati	\$1,446.56	*
				\$24,300

* Preferential lease

Est .Expenses:	Water/ Sewer	\$4,100
	Electric	\$4,500
	Insurance	\$15,300
	Super	\$3,100
		<u>\$27,000</u>

Est. Annual NOI **\$264,600**



THE SHADIAN GROUP

TAMIR SHADIAN, V.P O: 212.350.2873 C: 917.749.3600 tshadian@elliman.com