

EXCLUSIVE LISTING:
317 E 5th Street

**Luxurious Renovated Mixed Use Building
In the East Village**



Property Information

Location

317 E 5th Street

Building Size

8,100 SF

Lot Size

2,425 SF (25ft x 97ft)

Units

18 Units (17 Apts & 1 Retail)

Layouts

9 Studios, 7 1BR, 1 2BR

Notes

Located in the East Village

6-Story Walkup

Renovations with condo style finishes

14 Free Market & 3 Stabilized Units

1,400 SF Occupied Retail Unit

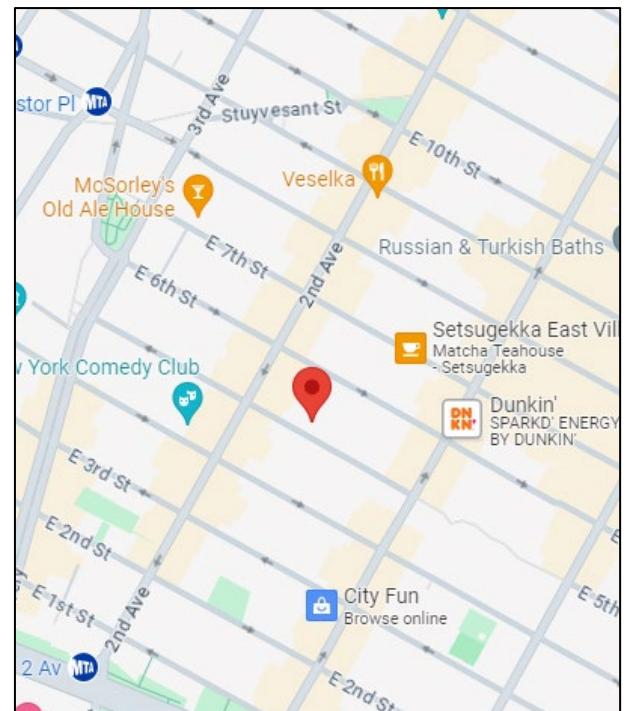
All FM tenants have electric HVAC & pay own heating

Retail tenant only pays 65% of rent

Steps from Tompkins Square Park & restaurants

Steps away from the B, D, F, M, R, W, and 6 Trains

Financials		Current	Projected
Residential	17	\$594,645	\$594,645
Commercial (not paying full rent)	1	\$78,000	\$132,000
Total Income		\$672,645	\$726,645
Real Estate Taxes		\$54,310	\$54,310
Utilities		\$20,300	\$20,300
Insurance		\$10,709	\$10,709
Maintenance		\$6,000	\$6,000
Super		\$6,000	\$6,000
Management		\$20,389	\$20,389
Total Expenses		\$117,708	\$117,708
Net Operating Income		\$554,937	\$608,937



Asking Price: \$8,800,000

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RENT ROLL

Unit	Status/Tenant	Bed/Bath/ SF	Lease Start	Lease End	Rent
1	FM	1/1.00	09/01/2024	08/30/2025	\$4,500.00
2	RS	2/1.00	12/01/2023	01/31/2025	\$3,926.36
2A	FM	0/1.00	05/31/2023	05/31/2025	\$3,050.00
2B	FM	0/1.00	06/01/2019	07/31/2024	\$3,000.00
2C	FM	0/1.00	10/17/2021	10/31/2024	\$3,000.00
2D	FM	0/1.00	05/15/2021	05/31/2025	\$2,750.00
3A	FM	0/1.00	08/31/2021	08/31/2024	\$3,000.00
3B	FM	0/1.00	07/01/2022	06/30/2024	\$3,000.00
3D	FM	0/1.00	08/01/2021	07/31/2025	\$3,100.00
4A	FM	0/1.00	11/07/2023	07/31/2025	\$3,050.00
4C	FM	0/1.00	02/01/2023	06/30/2025	\$3,000.00
5	RS	1/1.00	11/01/2019	10/31/2025	\$441.06
5A	FM	1/1.00	04/05/2022	05/31/2025	\$3,300.00
5B	FM	1/1.00	08/02/2023	07/31/2025	\$3,400.00
5C	FM	1/1.00	11/03/2021	10/31/2024	\$3,100.00
5D	FM	1/1.00	04/10/2024	03/31/2025	\$3,300.00
7	RS	1/1.00	04/16/2019	03/31/2025	\$636.30
Commercial	Chakra / Only paying 65% of rent (\$6,500)	1,400 SF	04/01/2019	03/31/2029	\$11,000.00
Monthly Total					\$60,553.72
Annual Total					\$726,644.64

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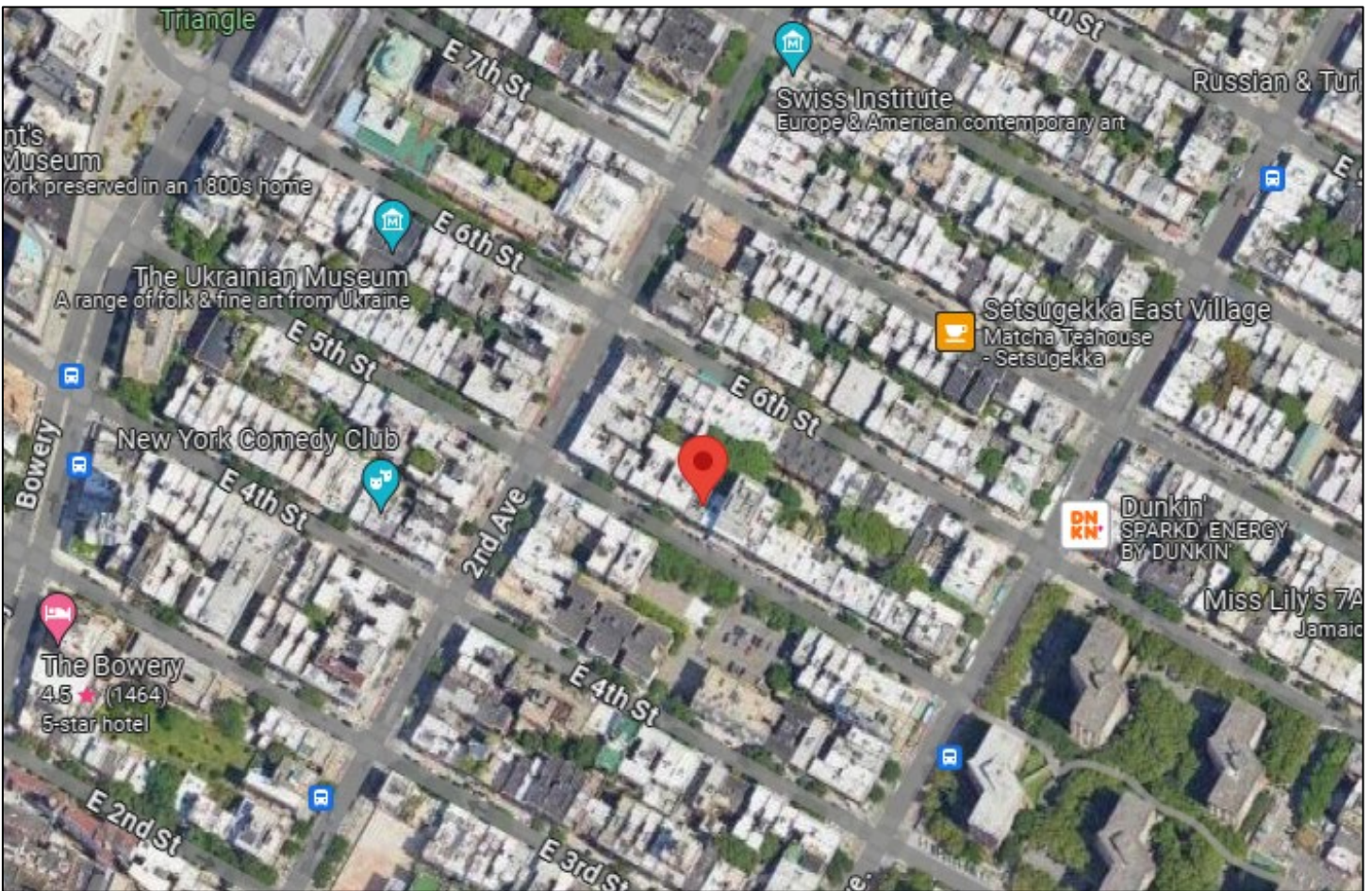
IMAGES



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AREA MAPS



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