

**EXCLUSIVE OFFERING  
RETAIL CONDOMINIUM  
RETAIL INVESTMENT**

137 East 13th Street  
New York, NY 10003

**SALMON &  
MARSHALL**  
REAL ESTATE INVESTMENTS

## INVESTMENT HIGHLIGHTS

- Property perfect for user or investor
- Brand new condo construction
- NYU next door
- Union Square Subway Lines– 4,5,6,L,N,Q,R,W
- Venting already in place
- High traffic area



## OFFERING SUMMARY

Price	\$1,600,00
Down Payment	(All Cash)\$1,600,000
Gross Leasable Area (GLA)	2,648 SF
Price per Square Foot (GLA)	\$604.22
Year Built	2006
Lot Size	25 x 100
<b>Total Return - Pro forma</b>	<b>6.75%</b>

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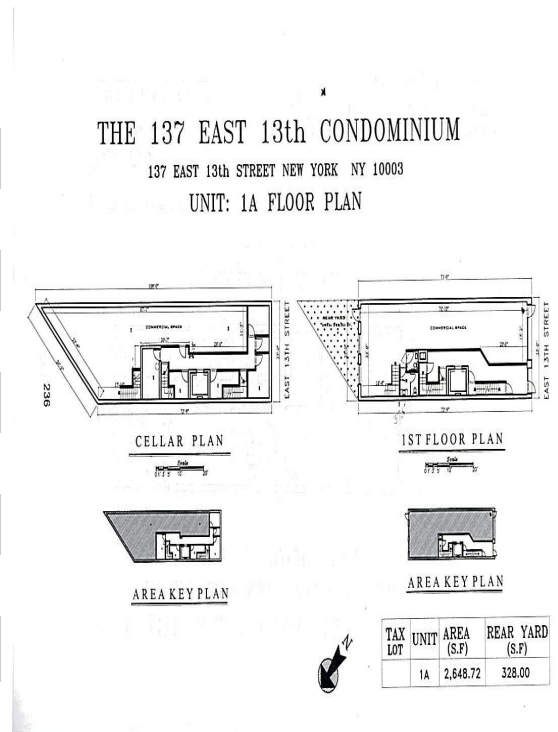
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**OPERATING DATA**

Income	Pro Forma
Base Rent	\$130,000.00
Expense Reimbursements	\$0.00
<b>Gross Potential Income</b>	<b>\$130,000.00</b>
Expenses	
Real Estate Taxes*	\$9,403.00
Common Charges	\$12,545.52
<b>Total Expenses</b>	<b>\$21,948.52</b>
Expenses per SF	\$8.28
<b>Net Operating Income</b>	<b>\$108,051.48</b>
Total Return	6.75% \$108,051.48

\*10 Year 421A Tax Abatement



**INVESTMENT OVERVIEW**

The subject commercial condo is located one block away from Union Square. The newly built property is on East 13th Street between 3rd Avenue and 4th Avenue. The property is approximately 2,648 SF and has an additional 328 SF rear yard dedicated to the unit.

The condominium offering plan supports most all uses for the commercial space. The unit was built equipped with ventilation so is suitable for restaurant/food use as well. This offering represents a great opportunity for both users and investors to own property in the coveted Union Square retail corridor.



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.