

EXCLUSIVE RETAIL/APARTMENT OFFERING
RETAIL/APARTMENT CONDOMINIUM
56 East 13th Street
New York, NY 10003

INVESTMENT HIGHLIGHTS

- 2.5% annual retail rent increases
- Over 1,800 sq. ft. of residential space
- Union Square Subway Lines
– 4, 5, 6, L, N, Q, R, W
- Major traffic hub
- Lots of surrounding retail
- New construction
- Close to New York University



OFFERING SUMMARY

Price	\$2,800,000
Down Payment	(All Cash) \$2,800,000
Residential Square Footage	1,816 sq. ft.
Retail Square Footage	610 sq. ft.
Year Converted	2007
Lot Size	25 x 96.25
Total Return - Actual	5.59%

Listing Office: 505 Park Avenue | 17th Floor | New York, NY |
Tel: (212) 750-3600 | Fax: (212) 759-7302 | www.salmonmarshall.com

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OPERATING DATA

Income	Current
Retail Rent	\$107,163.60
Residential Rent	\$72,000.00
Expense Reimbursements	\$1,800.00
Gross Potential Income	\$180,963.60
Effective Gross Income	\$180,963.60
Total Expenses	\$24,472.11
Net Operating Income (5.59%)	\$156,491.49
Expenses	
Real Estate Taxes	\$12,270.51
Common Charges	\$12,201.60
Total Expenses	\$24,472.11
Expenses per SF	\$9.39



INVESTMENT OVERVIEW

This newly renovated commercial/residential condominium is one unit that has been divided into a retail portion consisting of 610 sq. ft. on the ground floor with 179 sq. ft. for a partial mezzanine area and 139 sq. ft. of storage space. It also consists of a 1,816 sq. ft. residential portion.

The property is conveniently located just one block south of Union Square which provides access to the major NYC subway lines and is in a high traffic area. New York University is a stone's throw away and nearby retail include JP Morgan Chase, Cosi and Regal Cinemas among others.



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.

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