

EXCLUSIVE MULTI-FAMILY OFFERING EXCLUSIVE MIXED USE OFFERING

4 Apartment Units
1 Commercial Unit
22 West 30th Street
New York, NY 10001

INVESTMENT OVERVIEW

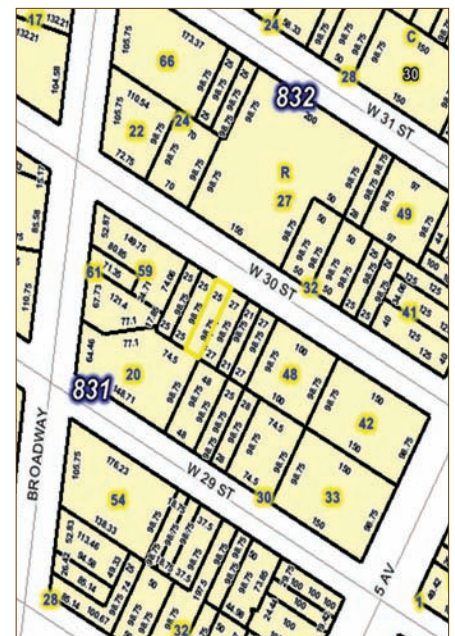
Salmon & Marshall Real Estate Investments is pleased to offer the following opportunity in New York, NY. The subject property is a 5 story mixed use building totaling 5 units and combined are approximately 9,745 square feet.

The subject property is located within one block of 5th Avenue and is in close proximity to Madison Square Park. This prime mixed use building is in the heart of Koreatown and has significant upside potential in rental income or would present an investor with an opportunity for repositioning. In addition, the subject property is to be offered at a below market price of just \$341 a square foot.

22 West 30th Street



22 West 30th Street Map



EXCLUSIVE MULTI-FAMILY OFFERING

EXCLUSIVE MIXED USE OFFERING

4 APARTMENT UNITS

1 COMMERCIAL UNIT

INVESTMENT HIGHLIGHTS

- Right in the heart of Koreatown
- Low price per square foot of \$341
- 14,945 SF of air rights
- Close proximity to Madison Square Park

OFFERING SUMMARY

Price	\$3,330,000
Down Payment	(100%) \$3,330,000
Units	5
Price Per Unit	\$660,000
Rentable SF	9,745
Price Per SF	\$341.71
Year Built	1910
Lot Size	25 x 98.75
Cap Rate- Pro Forma	2.74%

OPERATING DATA

INCOME	PRO FORMA	EXPENSES	
Gross Potential Rent	\$163,431.72	Real Estate Taxes	\$47,283
Gross Potential Income	\$163,431.72	Insurance	\$4,150
Effective Gross Income	\$158,528.77	Water & Sewer	\$3,250
Less: Expenses	\$67,336.00	Electric	\$1,200
Net Operating Income	\$91,192.77	Repairs & Maintenance	\$2,000
Total Return	\$91,192.77	Oil	\$3,750
		On-Site Payroll	\$800
		Management Fee	\$4,903
		Total Expenses	\$67,336
		Expenses per SF	\$6.90
		% of EGI	42.47%