

ASKING PRICE: ~~\$ 4,599,999~~ \$3,499,999

SELLER FINANCING AVAILABLE

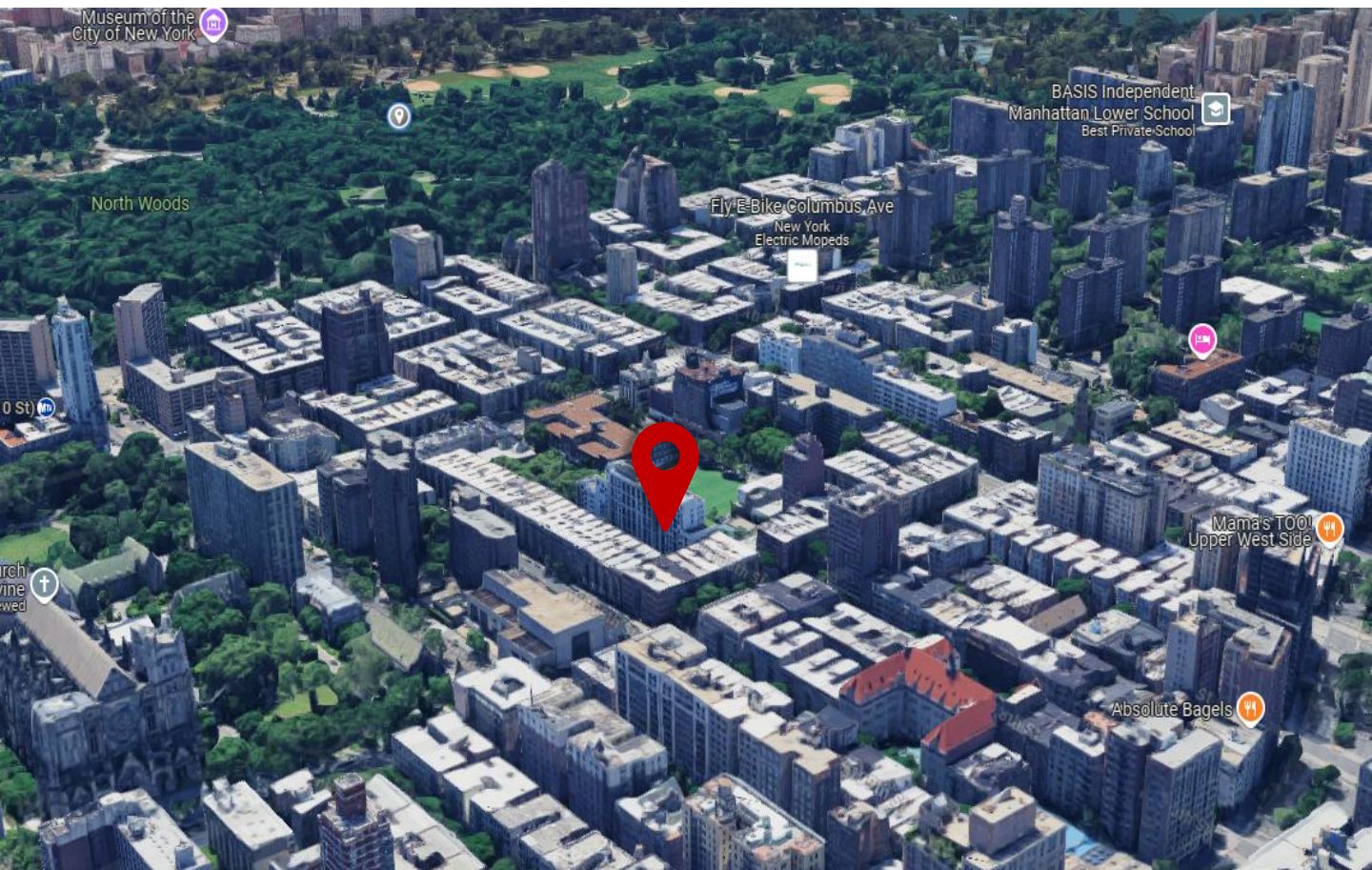


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PROPERTY NARRATIVE

As exclusive brokers, ERG Commercial Real Estate is proud to present 973 Amsterdam Avenue, an 8,292 SF mixed-use building located in the Upper West Side of Manhattan. This 5-story walk up is in walking distance to the 1, 3, A and B train, and allows for easy access to Broadway, W 110th Street, and the Henry Hudson Pkwy. This property is in extremely close proximity to Columbia University, with student housing or sub-divided room sharing potential.

With 25' of frontage on a Prime Manhattan Avenue, the currently vacant storefront sits below 9 railroad apartments (7-four bedrooms, 1-one bedroom, and 1-studio). Two apartments are currently vacant with three additionally in court.



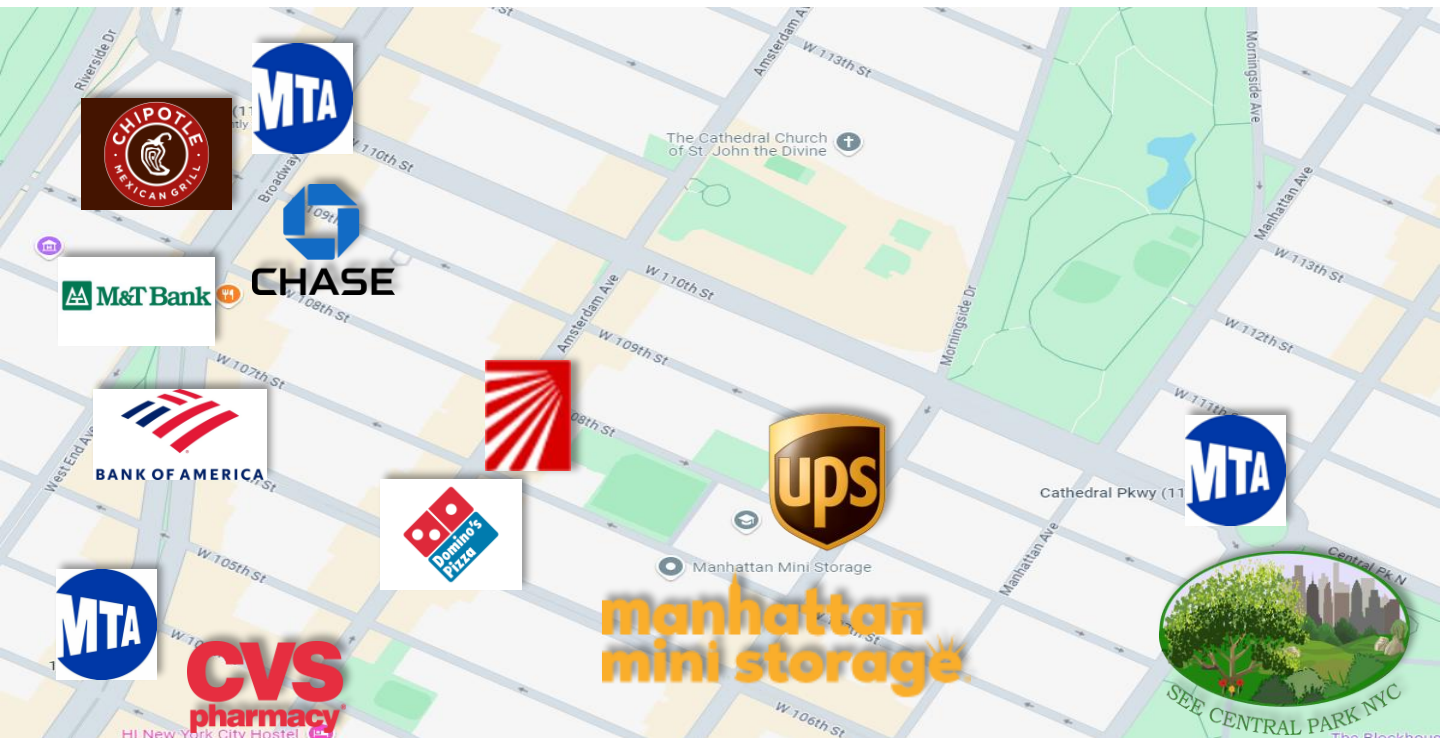
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Property Information

Block & Lot	1862-62
Lot Dimensions	25' x '90
Lot Size	2150 SF
Building Dimensions	25' x 72'
Building Size	8,292 SF
Year Built	1915
Zoning	R8A, C2-5
Stories	5
Taxes (2024)	\$ 44,549

PROPERTY HIGHLIGHTS

- Manhattan's Prime Avenue
- 2 apartments **VACANT** and three more in court
- Substantial Rehab Potential
- Access to 1, 3, A, and B trains
- Close proximity to Columbia University
- Room- Sharing potential



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Rent Roll

COMMERCIAL				
Units	Occupancy	SF (APPROX.)	Monthly Rent	Annual Rent
Ground Floor	Vacant	1,500	\$12,500	\$150,000
Total				\$150,000

RESIDENTIAL							
Units	Current Status	Occupancy	Bedrooms	Legal Monthly Rent	Projected Monthly Rent	Current Annual Rent	Projected Annual Rent
2FS	RS	Occupied	1	\$865.75	\$865.75	\$10,389.00	\$10,389.00
2RS	RS*	Court	Studio	\$894.00	\$2,700.00	\$0.00	\$32,400.00
2N	RS*	Court	4	\$2,179.00	\$4,000.00	\$0.00	\$48,000.00
3N	RS*	Vacant	4	\$2,500.00	\$4,000.00	\$0.00	\$48,000.00
3S	RS	Occupied	4	\$774.92	\$774.92	\$9,299.04	\$9,299.04
4N	RS*	Vacant	4	\$904.56	\$4,000.00	\$0.00	\$48,000.00
4S	RS*	Court	4	\$807.73	\$4,000.00	\$0.00	\$48,000.00
5N	RS	Occupied	4	\$742.99	\$742.99	\$8,915.88	\$8,915.88
5S	RS	Occupied	4	\$644.84	\$644.84	\$7,738.08	\$7,738.08
Total				\$10,313.79	\$21,729.50	\$36,342.00	\$260,742.00
Grand Total							\$410,742

*** APARTMENTS 2RS, 2N, 3N, 4N, and 4S WILL BE FREE MARKET UPON A SUBSTANTIAL REAHB**



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FINANCIAL SUMMARY

INCOME (Approx.)

Current Annual Income:	\$ 36,342
Projected Income from Vacancies:	\$ 374,400
Projected Total Annual Income:	\$ 410,742

EXPENSES (Approx.)

Taxes:	\$ 44,549
Insurance:	\$ 11,000
Water/Sewer:	\$ 9,000
Fuel:	\$ Tenant
Electric:	\$ 2,000
Super:	\$ 3,500
Maintenance/ Repairs:	\$ 4,500

Total Expense

\$ 74,549

NET OPERATING INCOME (Approx.)

Projected Net Income:

\$ 336,193



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BUILDING PHOTOS



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