



445 East 78th Street | Upper East Side
Turn-Key | Mixed-Use | 100% Free Market
3.5% Assumable Fixed-Rate Financing

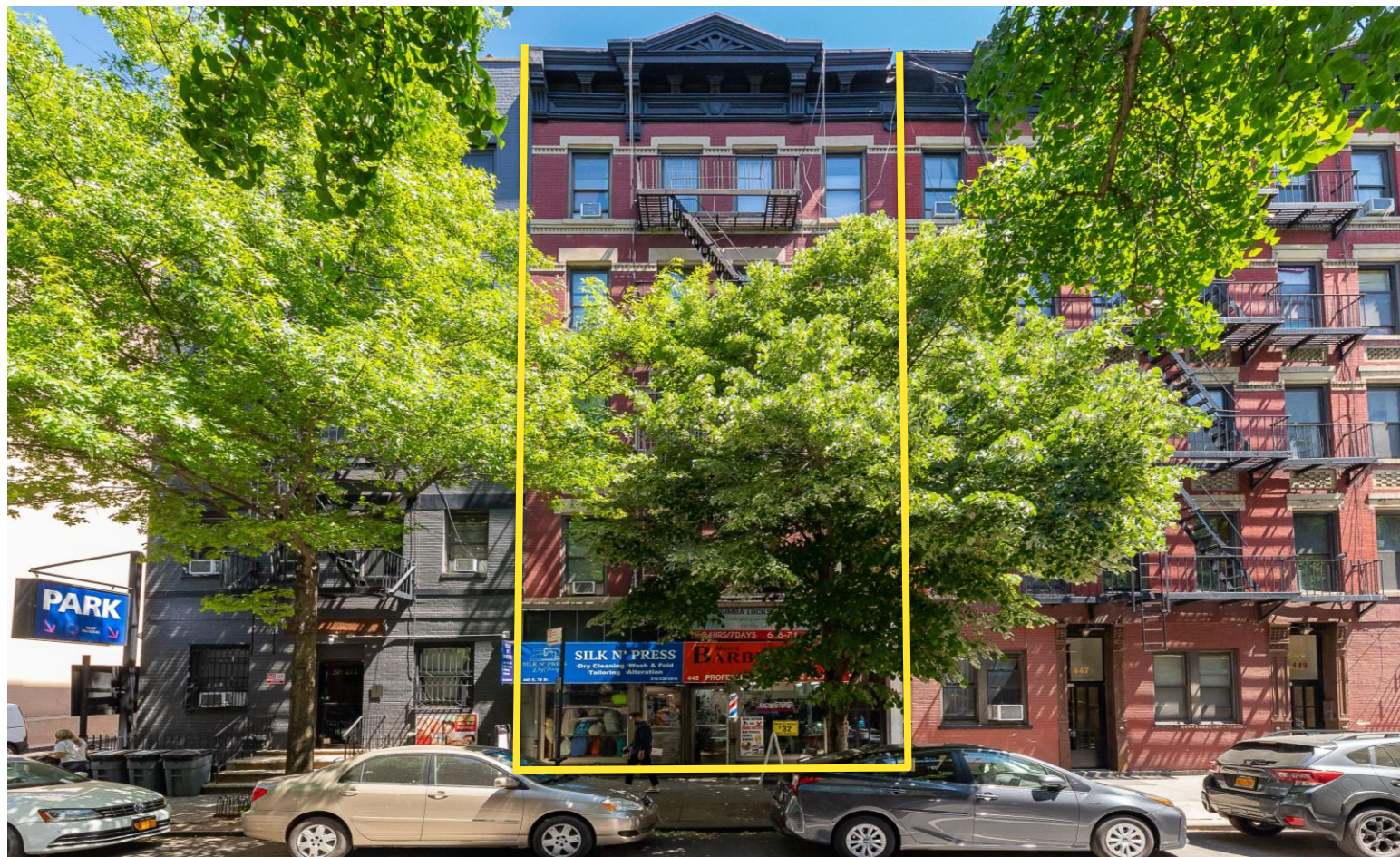


445 East 78th Street
New York, NY 10075



25-Foot Wide | Mixed-Use Building
13 Apartments & 2 Stores | 100% Free Market

Asking Price: \$7,000,000
5% Cap | \$761/SF



Raven Property Advisors has been exclusively retained to sell 445 East 78th Street on the Upper East Side of Manhattan. The subject property is a 100% free market, 15-unit mixed-use building comprised of 13 residential units and two retail stores. All common areas, hallways, and residential units have been modernized, with apartments featuring video intercom systems, stainless steel appliances, dishwashers, polished hardwood floors, and an abundance of light and air. The addition of in-unit washer/dryers offer an investor the opportunity to further increase the rent roll. Comprised of approximately 9,200 gross square feet, the property is conveniently located a few blocks from the Q train at 72nd Street and the 4/5/6/ trains at 86th Street and Lexington Avenue.

****\$5,000,000 of assumable financing @ 3.5% interest rate***

For more information, please contact exclusive brokers:

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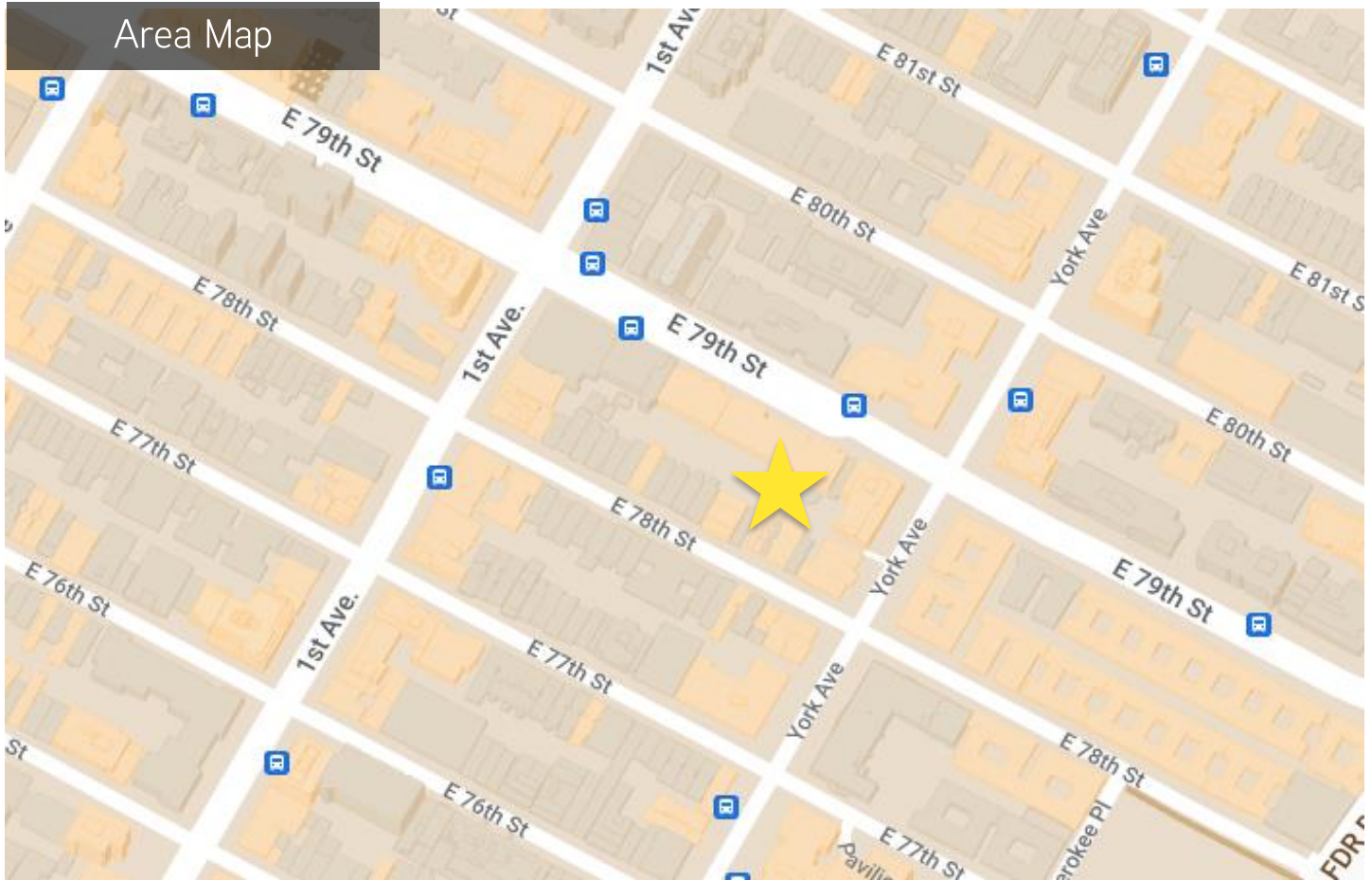
Raven Property Advisors LLC (RPA LLC) believes all data and information regarding real property to be accurate, but may be subject to errors, omissions, changes in price, changes in exact measurements, rents, or other property data, prior sale or withdrawal without further notice. The information contained herein is NOT intended to be a complete list of all information a prospective purchaser may need in contemplating whether or not to make an offer. The contents herein are not intended to create or imply a legal commitment by RPA LLC, including but not limited to, the payment of a commission to any other person, finder, brokerage, or other entity without further written agreement.

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Address	445 East 78th Street
Cross Street	Between York and First Avenues
Neighborhood	Upper East Side
Description	Mixed-Use
Block / Lot	1473-20
Year Built	1910
Lot Dimensions	25' x 102.17'
Lot Size	2,554 SF
Stories	5
Residential Units	13
Commercial Units	2
Total Units	15
Zoning	R8B / C1-5
Gross SF	9,200 SF
Built FAR	3.6
Air Rights (Approx.)	926
Real Estate Taxes (23/24)	\$110,259



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Financial Overview

Unit	Unit Type	Unit Status	Monthly Rent	Proforma Rent	Proforma Annual	Expiration	Sq. Feet	Notes
1C	2BR	FM	\$3,600	\$4,000	\$48,000	5/31/2023	750	Rear Yard
2A	1BR	FM	\$2,575	\$3,000	\$36,000	3/31/2023	600	
2B	1BR	FM	\$2,500	\$2,600	\$31,200		450	Delivered vacant
2C	2BR	FM	\$3,450	\$3,650	\$43,800	5/31/2023	750	
3A	1BR	FM	\$2,500	\$3,400	\$40,800	6/30/2023	600	
3B	1BR	FM	\$2,600	\$2,600	\$31,200	8/31/2023	450	
3C	2BR	FM	\$3,150	\$3,650	\$43,800	8/31/2023	750	
4A	2BR	FM	\$3,000	\$3,400	\$40,800	7/31/2023	600	
4B	1BR	FM	\$2,800	\$2,600	\$31,200	2/28/2023	450	
4C	2BR	FM	\$3,200	\$3,650	\$43,800	5/31/2023	750	
5A	2BR	FM	\$3,050	\$3,400	\$40,800	6/30/2023	600	
5B	1BR	FM	\$2,500	\$2,600	\$31,200	7/31/2023	450	
5C	2BR	FM	\$3,200	\$3,550	\$42,600	7/31/2023	750	
Store	West	Comm.	\$3,713	\$3,825	\$45,895	10/31/2027	600	
Store	East	Comm.	\$3,713	\$3,825	\$45,895	10/31/2027	600	
Totals:			\$45,551	\$49,749	\$596,989			

Note: Full DHCR history and records available upon request

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Revenue		Current	Proforma
Total Annual Revenue		\$546,616	\$596,989
Vacancy & Credit Loss (3%)		\$16,398	\$17,910
Effective Gross Income		\$530,217	\$579,079
Estimated Expenses		Current	Proforma
Real Estate Taxes	Actual	\$108,184	\$110,259
Fuel	\$1,000/Unit	\$15,000	\$15,000
Insurance	\$650/Unit	\$9,750	\$9,750
Electric	\$0.25/SF	\$2,300	\$2,300
Water/Sewer	\$900/Unit	\$13,500	\$13,500
Repairs & Maintenance	\$750/Unit	\$11,250	\$11,250
Management Fee	4% of EGI	\$21,209	\$23,163
Payroll/Administrative	\$5000 per 20 Units	\$5,000	\$5,000
Total Expenses		\$186,193	\$190,222
Net Operating Income		\$344,024	\$388,857

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Living Room



Bathroom

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HOUSING AND
DEPARTMENT OF BUILDINGS
BOROUGH OF MANHATTAN, CITY OF NEW YORK

CERTIFICATE OF OCCUPANCY No. 28025 **193**₈
HVC

Supersedes Certificate of Occupancy No.

To the owner or owners of the building: New York **May 24,** 19**38**

THIS CERTIFIES that the building located on Block **1473**, Lot **20**
known as **445 East 78th Street**
under a permit, Application No. **187** front **1632** alt of **1937**, conforms to the approved plans and specifications accompanying said permit and any approved amendments thereto, and to the requirements of the building code and all other laws and ordinances and to the rules and regulations of the board of standards and appeals, applicable to a building of its class and kind, except that in the case of a building heretofore existing and for which no previous certificate of occupancy has been issued and which has not been altered or converted since March 14, 1916, to a use that changed its classification as defined in the building code, this certificate confirms and continues the existing uses to which the building has been put; and

CERTIFIES FURTHER that the building is of **nonfireproof** construction within the meaning of the building code and may be used and occupied as **residence and business building** as hereinafter qualified, in a **business** district under the building zone resolution, subject to all the privileges, requirements, limitations and conditions prescribed by law or as hereinafter specified.

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
					Multiple Dwelling Class A Old Law Tenement
Cellar					Boiler room and storage
1st Story	existing			10 each store	One (1) Apartment and Two(2) Stores
2nd to 5th Story	40 on each				Three (3) Apartments on each floor
					Fuel oil installation approved by the Fire Department Feb. 24, 1938. Fire Dept. folder 78-445.03

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