

SUSAN PENZNER Real Estate 84 WOOSTER STREET NEW YORK 10012

SOHO INVESTMENT CONDOMINIUM FOR SALE

158 WOOSTER STREET

SE corner of Wooster & Houston Streets



Block/Lot: 514/1401

Size: Ground Floor: Approx. 2,932 sq. ft.
Lower Level: Approx. 1,000 sq. ft.

Purchase Price: \$6,400,000

Tenant: Bulthaup, the premier German kitchen and design company, has leased the premises for 10 years.

Income: \$425,000 (10/09-9/10) *Fixed 3% escalations thereafter*

Expenses: RET: \$14,733 (2009/2010) *421-a tax exemption in place*
CCs: \$30,480/annum (2009)
Insurance: \$2,000 *estimated*

Tenant is responsible for all RET increases above base year 2009/2010 and all Condominium Charge increases above calendar year 2010.

Estimated NOI: \$377,787 (5.91% CAP)

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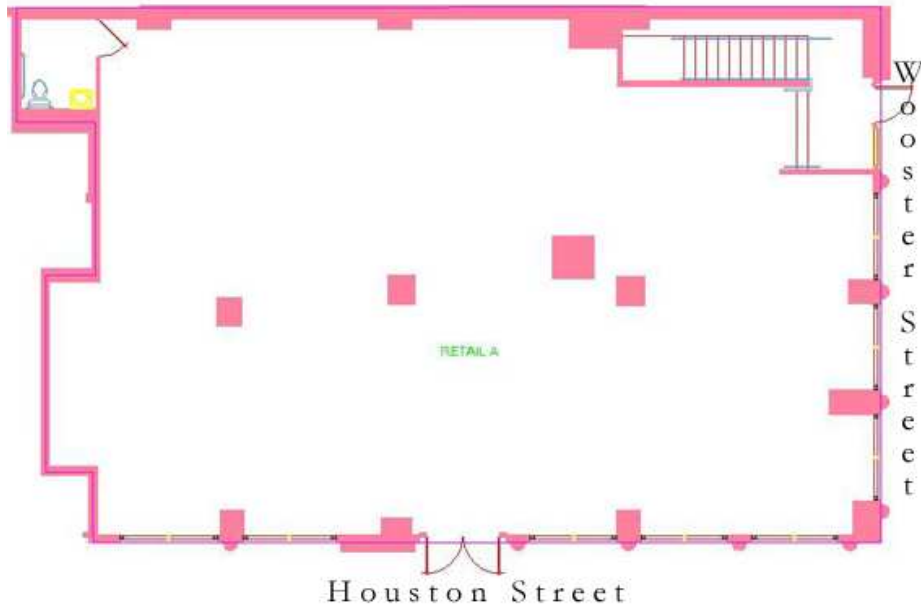
Subject to 50/50 cobroke. No representation is made as to the accuracy of any information furnished. All square footage is approximate and based on gross square footage. Offer subject to errors, omissions, change in price, prior sale, and/or withdrawal without notice.

TEL – 212 – 343 – 1909 FAX – 212 – 226 – 2175

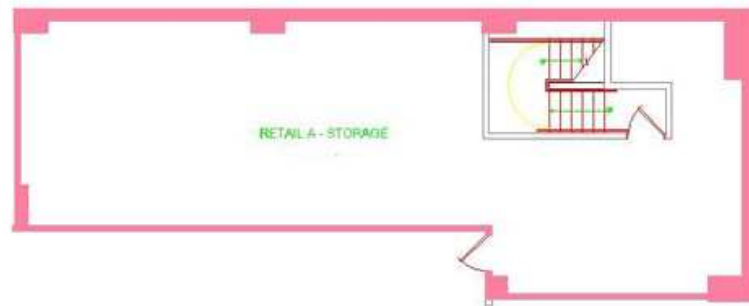
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Ground Floor



Basement

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