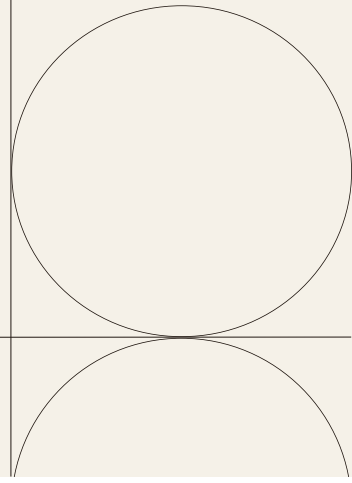


250 East 32nd Street



Offering Memorandum

<i>Rent</i>	Residential: \$6,495/month•\$77,950/year
<i>Revenue</i>	Commercial: \$11,000/month•\$132,000/year +\$1,333.333/month•\$16,000/year to cover 40% of taxes as part of a partial net lease agreement
<i>Building expenses</i>	Taxes≈\$40,000 (\$24,000 after Commercial Payment) Tenants pay all their own utilities
<i>Income</i>	Gross Income: \$225,950 Net Income (NOI): \$185,950
<i>Regulation</i>	Zoning: C1-8A FAR (Air Rights): 7.52 (Can build another 2.5 Stories, 1250sqft)

BLU / REAL ESTATE