

184 East 64th Street

**184 East 64th Street
227 East 67th Street**

227 East 67th Street

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184 East 64th Street
227 East 67th Street



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EXECUTIVE SUMMARY

Cushman & Wakefield has been exclusively retained to arrange the sale of 184 East 64th Street and 227 East 67th Streets, a package of two 100% free-market, elevator buildings located on the Upper East Side of Manhattan. Both properties feature top-of-the-line finishes including private keyed elevator entrances, Wolf appliances, Sub-Zero refrigerators, coffered ceilings, 4-inch-wide white oak hardwood floors, in-unit washer & dryers, heated floors in the bathrooms, and private outdoor spaces.

184 East 64th Street, known as “The Gianna,” and 227 East 67th Street, known as “The Jacqueline,” each feature 5-floor-through apartments with private outdoor spaces. There is a part-time doorman 7 days a week in both buildings, along with a 24-hour virtual doorman, dedicated storage spaces for each of the units and a package room located in the lobbies.

Both properties are centrally located nearby Central Park and St. Catherine’s Park, as well as the **F**, **Q** and **6** subway lines. Neighboring points of interest include David Burke Tavern, The Regency Bar and Grill, the 63rd Street Equinox, and the Four Seasons.

- ◆ **Developed by Michael Paul Enterprises**
- ◆ **Designed by renowned Vail Associates Architects**
- ◆ **Storage spaces for each unit**
- ◆ **Large outdoor spaces**

ASKING PRICE: \$28,500,000

PROPERTY HIGHLIGHTS



CASH FLOWING
NEARLY (100% OCCUPANCY)



LUXURY FINISHES
(WOLF APPLIANCES & CENTRAL AIR)



ELEVATORS IN BOTH PROPERTIES



BOTH PROPERTIES NEWLY CONSTRUCTED IN 2017



ROOF TOP TERRACES



LARGE SPACIOUS UNITS

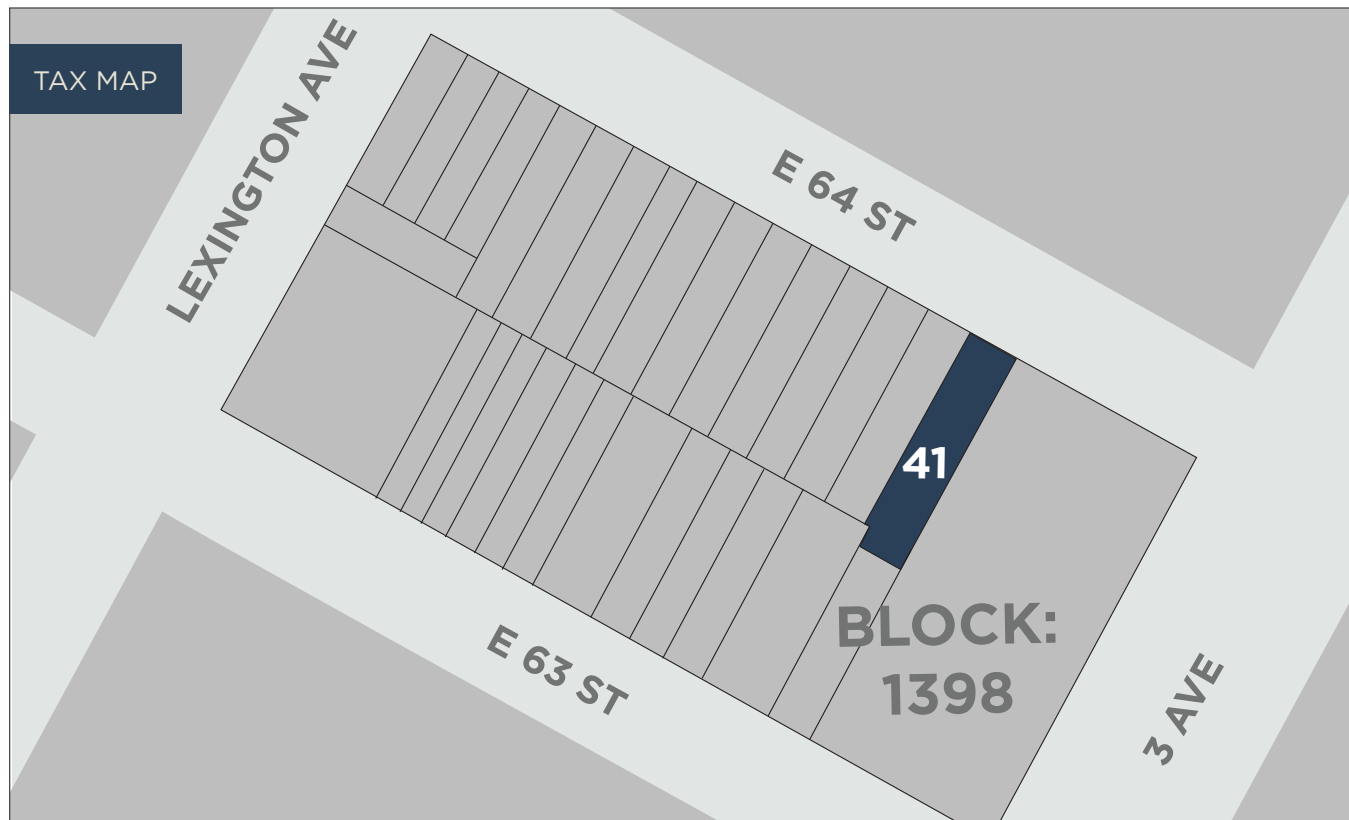
PROPERTY INFO

PROPERTY INFORMATION	
Address:	184 East 64 th Street, New York, NY 10065
Block & Lot:	1398 - 41
Lot Dimensions:	25' x 109.83'
Lot SF:	2,699 SF (approx.)

BUILDING INFORMATION	
Property Type:	Elevator
Building Dimensions:	25' x 79'
Stories:	6
Above Grade Interior Gross SF:	11,174 SF (approx.)
Exterior Gross Square Feet:	2,720 SF (approx.)
Total Gross SF:	13,894 SF (approx.)
Total Units:	5

ZONING INFORMATION	
Zoning:	R8B
FAR (As-of-Right):	4.00
Total Buildable SF (As-of-Right):	10,796 SF (approx.)
Less Existing Structure:	11,174 SF (approx.)
Available Air Rights (As-of-Right):	Overbuilt SF (approx.)

NYC FINANCIAL INFORMATION (24/25)	
Total Assessment:	\$1,026,204
Annual Property Tax:	\$128,296
Tax Class:	2A
Tax Rate:	12.502%



184 East 64th Street
227 East 67th Street

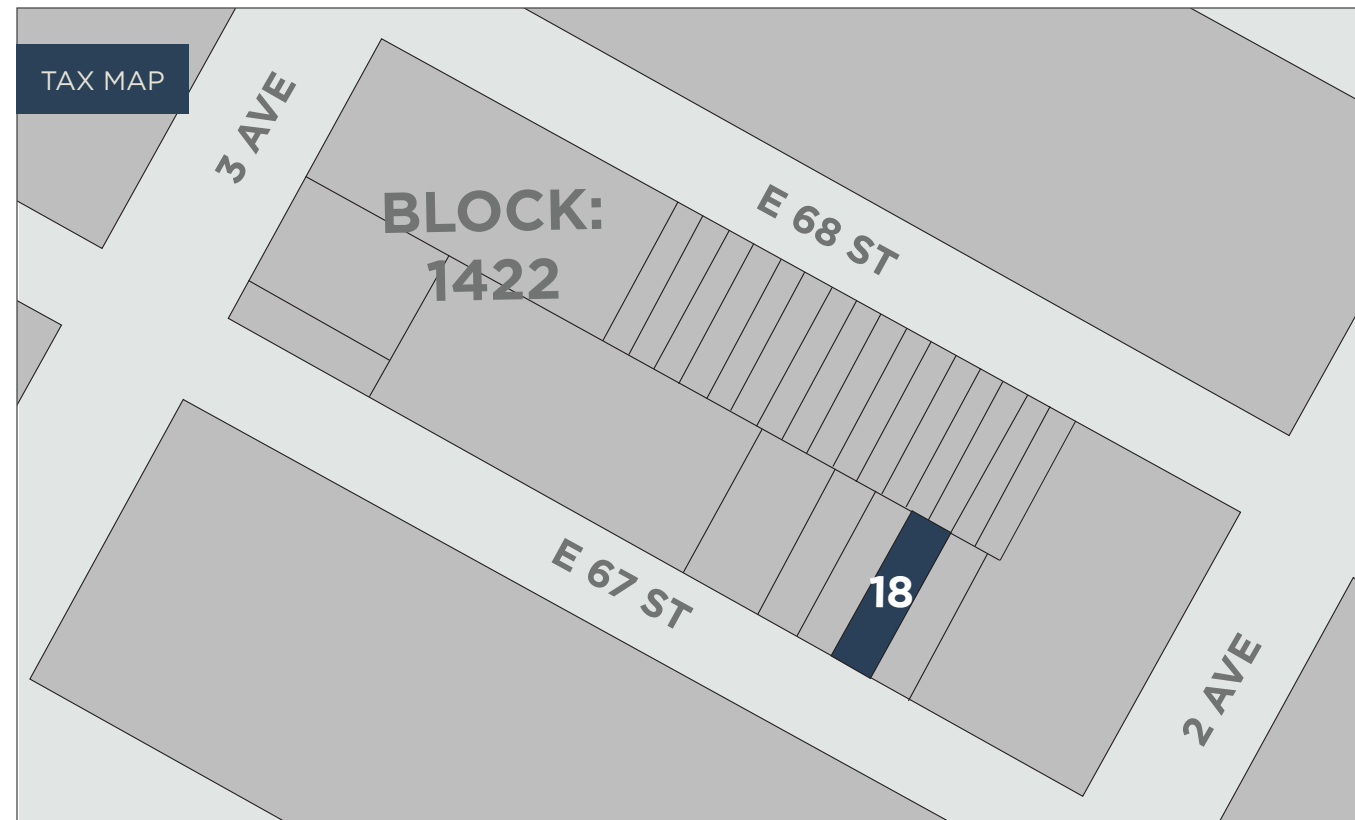
PROPERTY INFO

PROPERTY INFORMATION	
Address:	227 East 67 th Street, New York, NY 10065
Block & Lot:	1422-18
Lot Dimensions:	27.5' x 100.83'
Lot SF:	2,773 SF (approx.)

BUILDING INFORMATION	
Property Type:	Elevator
Building Dimensions:	27.5' x 88'
Stories:	6
Above Grade Interior Gross SF:	14,531 SF (approx.)
Exterior Gross Square Feet:	2,720 SF (approx.)
Total Gross SF:	17,251 SF (approx.)
Total Units:	5

ZONING INFORMATION	
Zoning:	R8B
FAR (As-of-Right):	4.00
Total Buildable SF (As-of-Right):	11,092 SF (approx.)
Less Existing Structure:	14,531 SF (approx.)
Available Air Rights (As-of-Right):	Overbuilt SF (approx.)

NYC FINANCIAL INFORMATION (24/25)	
Total Assessment:	\$2,495,489
Annual Property Tax:	\$311,986
Tax Class:	2A
Tax Rate:	12.502%



FINANCIALS

184 East 64th Street
227 East 67th Street

184 EAST 64TH STREET

Residential Revenue					
Unit	SF	Status	Exp.	\$/SF	Monthly Rent
1	3,520	FM	Vacant (9/30)	\$102	\$29,995
2	1,760	FM	Feb-25	\$126	\$18,500
3	1,760	FM	Sep-24	\$106	\$15,500
4	1,760	FM	Oct-24	\$116	\$16,995
5	1,760	FM	Vacant	\$123	\$17,995
Monthly Total	10,560			\$112	\$98,985
Annual Total					\$1,187,820

*Note: Unit 5 rent is the last achieved rent

Operating Expenses			
Type		\$/ SF	
Property Taxes	Actual	\$11.48	\$128,296
Doorman / Virtual Doorman / Super	Actual; T-6 Annualized For 2024	\$8.27	\$92,429
Insurance	Actual; T-6 Annualized For 2024	\$1.13	\$12,682
Utilities	Actual; T-6 Annualized For 2024	\$1.19	\$13,284
Repairs & Maintenance	Actual T-12 July '23 - June '24)	\$1.60	\$17,924
Janitorial	Actual; T-6 Annualized For 2024	\$1.82	\$20,304
Management Fee	3% of Income	\$3.19	\$35,635
Total Expenses		\$28.69	\$320,554

*Note: elevator service is included in repairs & maintenance

Net Operating Income	\$867,266
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227 EAST 67TH STREET

Residential Revenue					
Unit	SF	Status	Exp.	\$/SF	Monthly Rent
1	4,224	FM	Mar-26	\$80	\$28,000
2	1,927	FM	Nov-24	\$90	\$14,500
3	1,927	FM	Nov-24	\$100	\$15,995
4	1,927	FM	Vacant	\$106	\$16,995
5	1,927	FM	Aug-25	\$118	\$18,995
Monthly Total	11,932			\$95	\$94,485
Annual Total					\$1,133,820

Operating Expenses			
Type		\$/ SF	
Property Taxes	Actual	\$21.47	\$311,986
Doorman / Virtual Doorman / Super	Actual; T-6 Annualized For 2024	\$7.37	\$82,305
Insurance	Actual; T-6 Annualized For 2024	\$0.87	\$12,682
Utilities	Actual; T-6 Annualized For 2024	\$2.03	\$29,426
Repairs & Maintenance	Actual T-12 July '23 - June '24	\$0.85	\$12,290
Janitorial	Actual; T-6 Annualized For 2024	\$1.37	\$19,840
Management Fee	3% of Income	\$2.34	\$34,015
Total Expenses		\$34.58	\$502,543

*Note: elevator service is included in repairs & maintenance

Net Operating Income	\$631,277
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	In Place
Combined Effective Gross Income:	\$2,321,640
Combined Expenses:	\$823,097
Combined Net Operating Income:	\$1,498,543

PROPERTY PHOTOS

184 EAST 64TH STREET

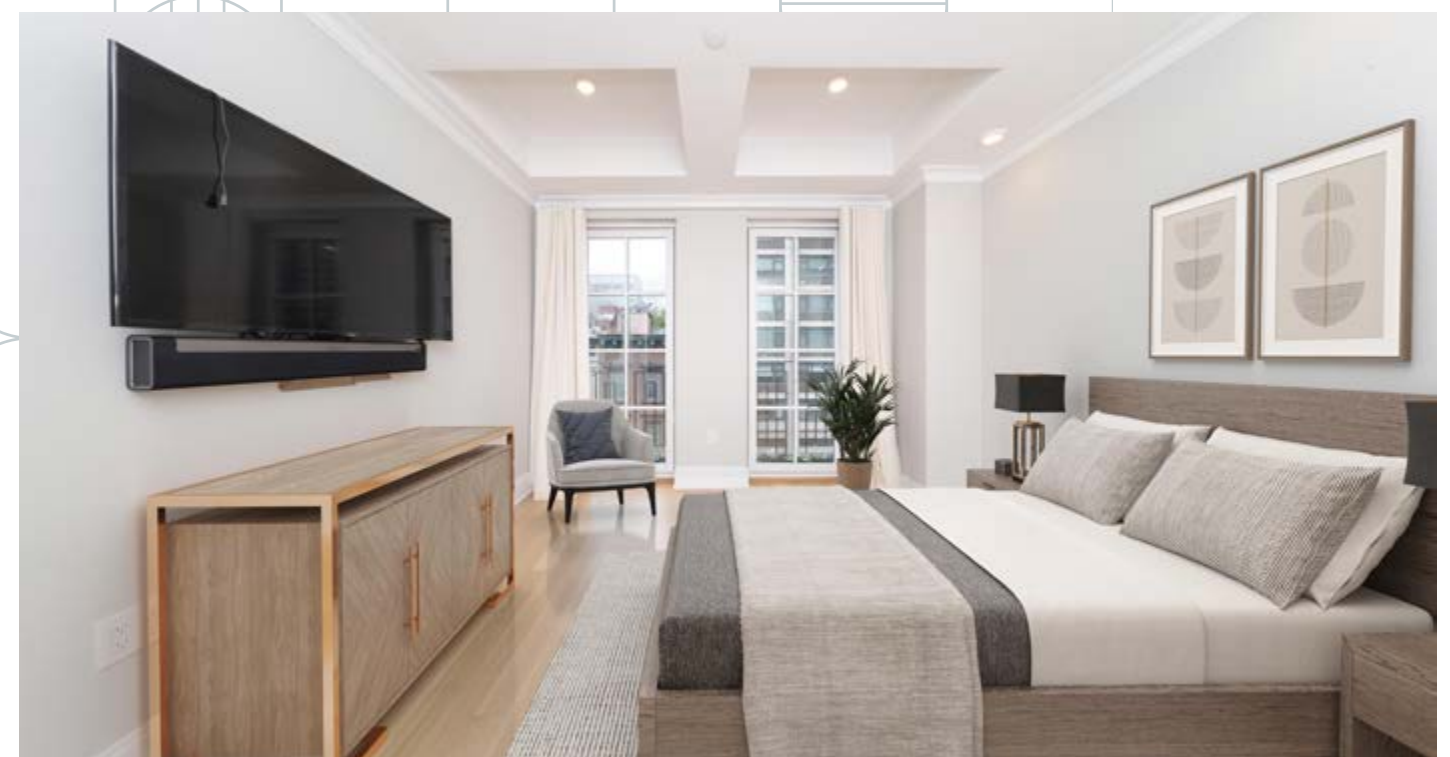
184 East 64th Street
227 East 67th Street



PROPERTY PHOTOS

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PROPERTY PHOTOS

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FLOOR PLANS

184 EAST 64TH STREET

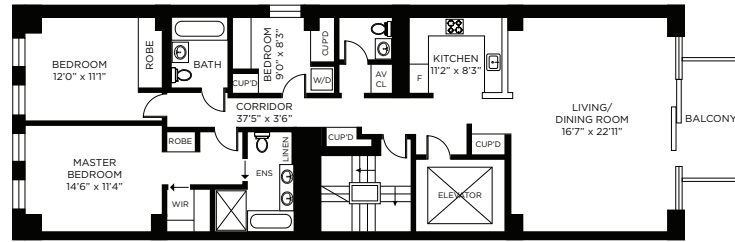
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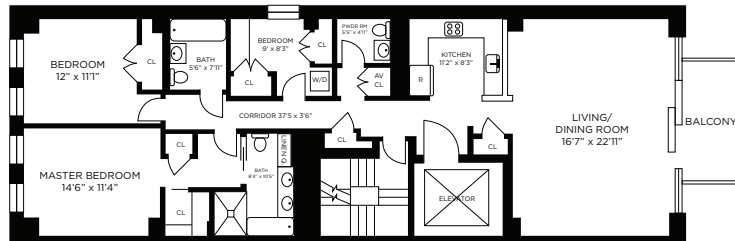
the GIANNA

the JACQUELINE

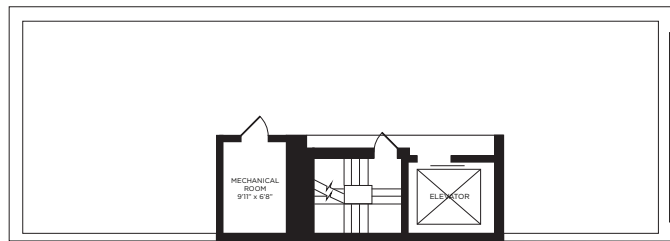
UNITS 2-4



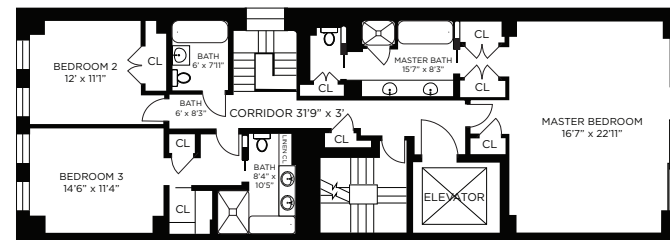
PENTHOUSE
INSIDE



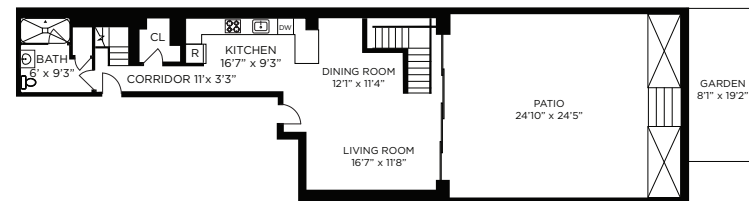
OUTSIDE



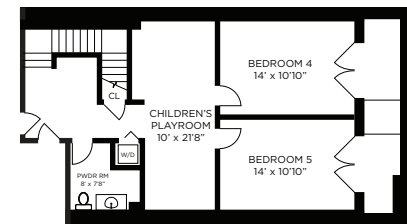
MAISONETTE
2ND FLOOR



1ST FLOOR



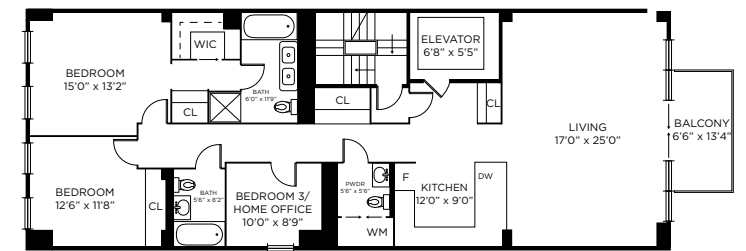
LOWER LEVEL



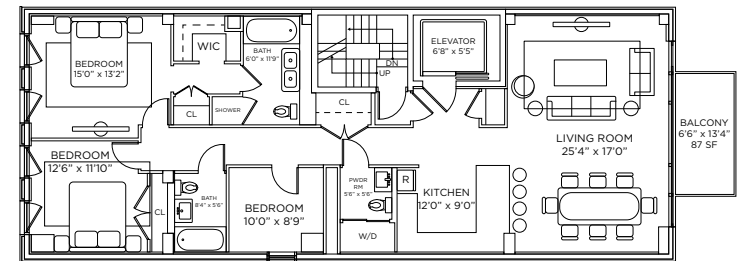
SPACE HIGHLIGHTS

- ◆ Doorman
- ◆ Elevator
- ◆ High-End Condo Finishes
- ◆ Private Keyed Elevator Entrances
- ◆ Smart Home Capabilities
- ◆ High Coffered Ceilings
- ◆ Four-Inch White Oak Hardwood Floors
- ◆ Radiant Heated Bathroom Floors
- ◆ Outdoor Space
- ◆ Dedicated Storage Space for Each Unit

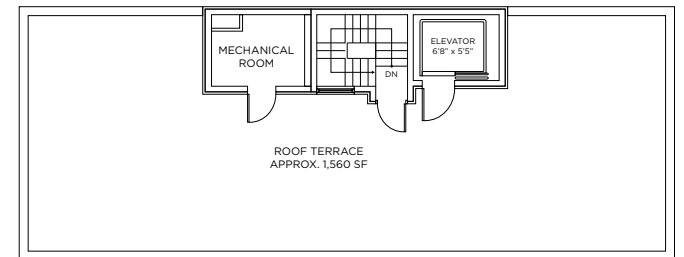
UNITS 2-4



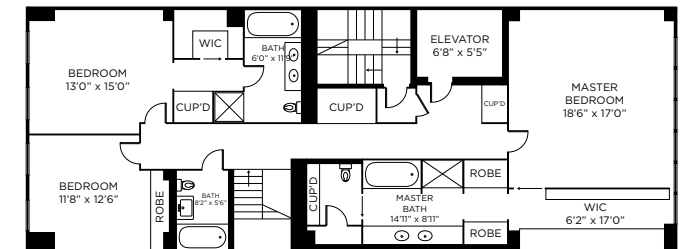
PENTHOUSE
INSIDE



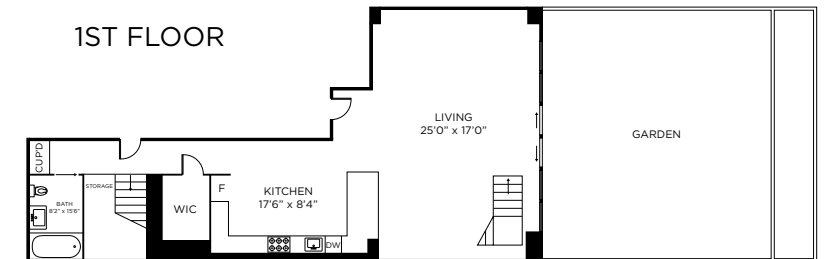
OUTSIDE



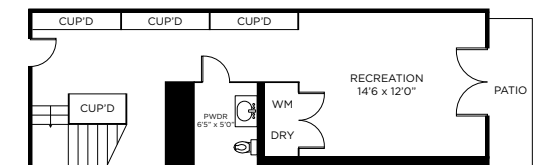
MAISONETTE
2ND FLOOR



1ST FLOOR



LOWER LEVEL



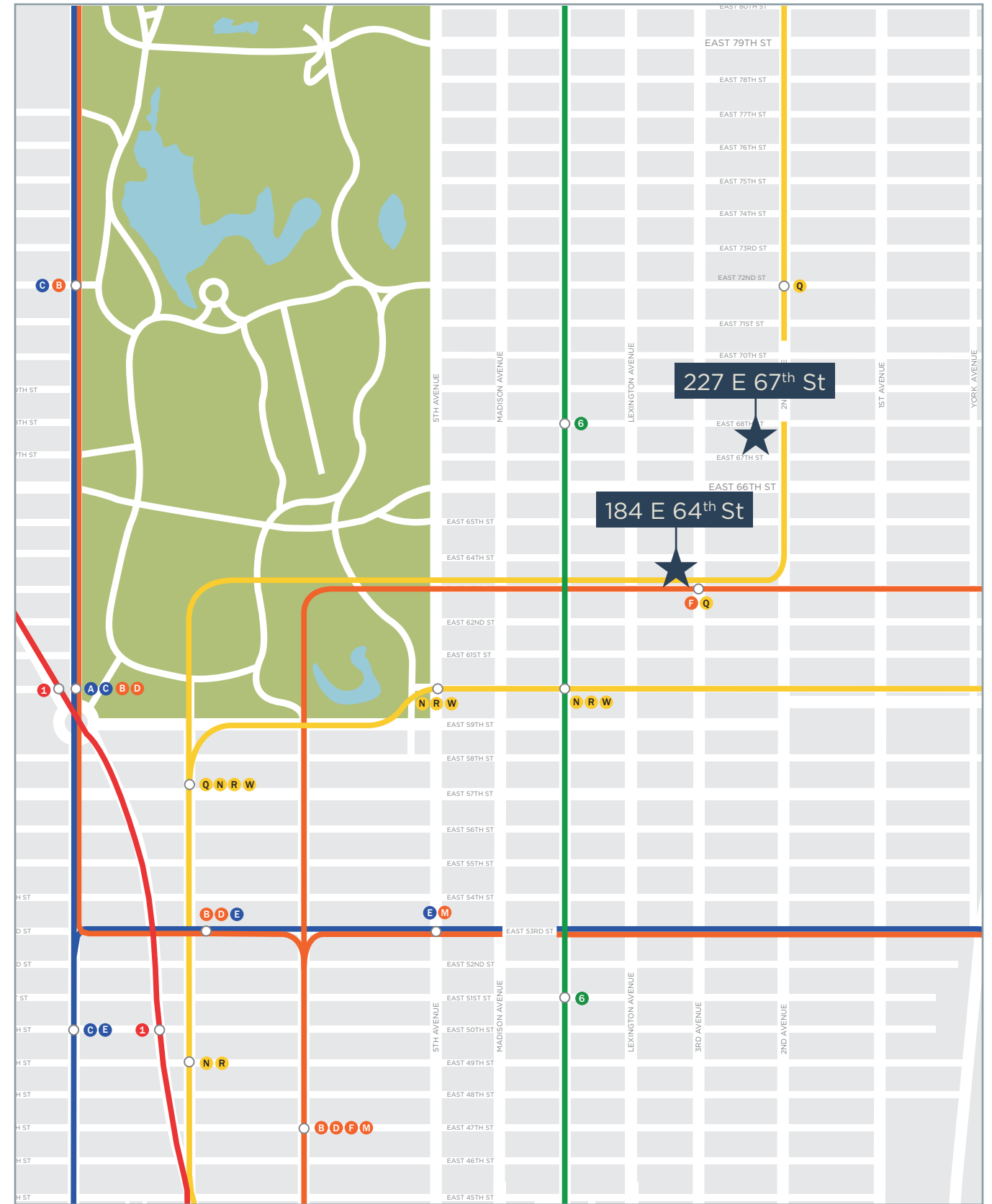
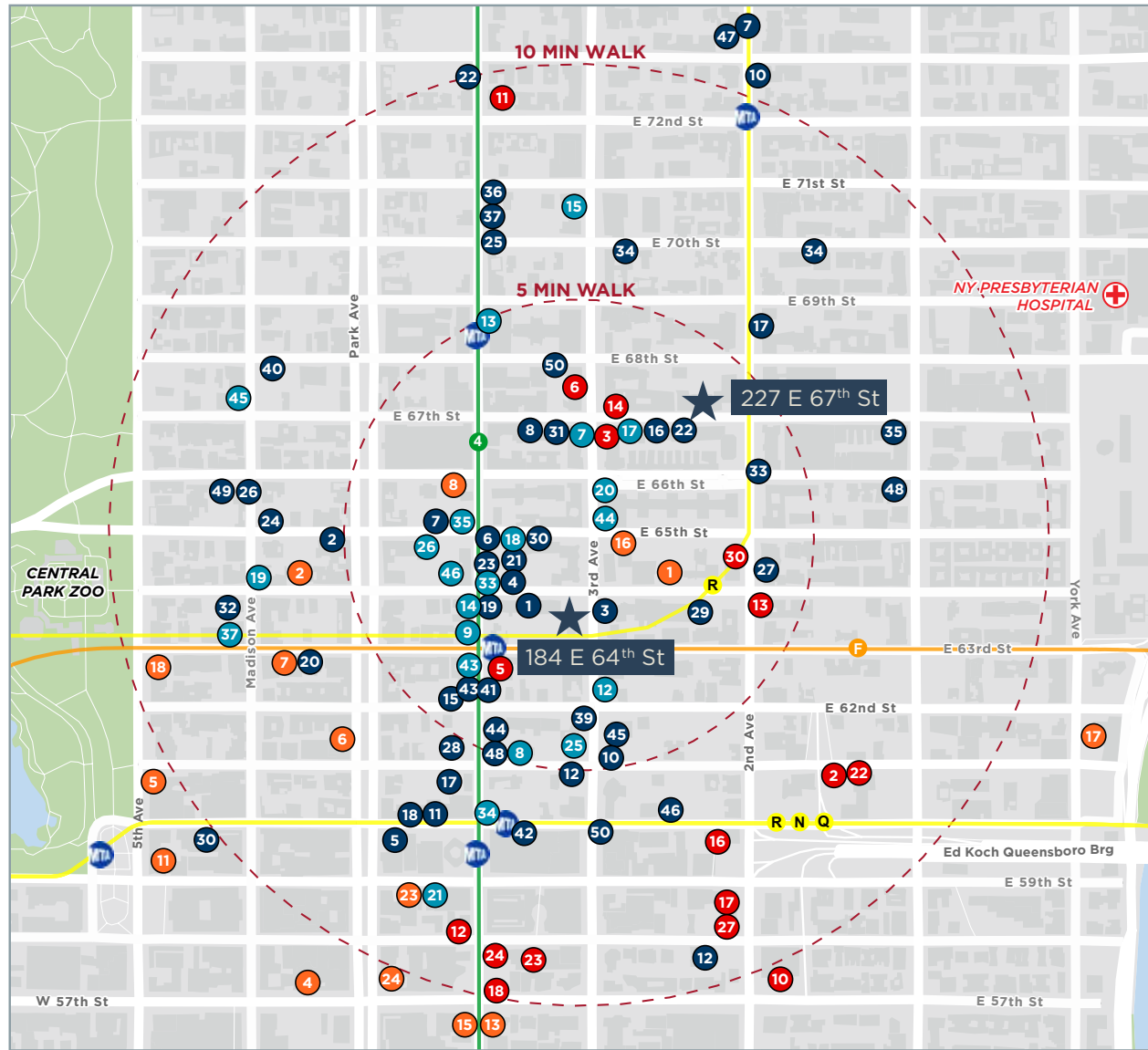
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- ◆ Dedicated Storage Space for Each Unit

AMENITIES MAP

TRANSPORTATION MAP

184 East 64th Street
227 East 67th Street



HEALTH CLUBS/GYMS

- 1. Structure Personal Fitness
- 2. SLT
- 3. CYCLEBAR
- 4. Crunch Fitness
- 5. Equinox
- 6. Pure Barre
- 7. Barrys
- 8. Transform Fitness
- 9. Orangetheory Fitness
- 10. My Gym
- 11. Equinox
- 12. TS Fitness
- 13. Sitaras Fitness
- 14. Phyt NYC
- 15. Crunch Fitness
- 16. The SweatShed
- 17. CompleteBody

SHOPPING

- 1. Anthropologie
- 2. Creed Boutique
- 3. Shakespeare & Co
- 4. Chanel
- 5. ETRO
- 6. Credo
- 7. Jonathan Adler
- 8. Nike Well Collective
- 9. Venus Over Manhattan
- 10. Casa Del Bianco
- 11. William-Wayne & Co.

RESTAURANTS

- 1. Peng's Noodle Folk
- 2. Persepolis
- 3. Up Thai
- 4. Caffè dei Fiori
- 5. Mission Ceviche
- 6. Bella Blu
- 7. Brasserie Cognac East
- 8. Bel Ami
- 9. Tacombi
- 10. Avena
- 11. Bar Italia Madison


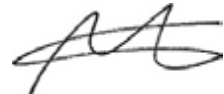

- 5. The Pierre
- 6. Bristol Plaza
- 7. Loews Regency New York Hotel
- 8. Gardens Suite Hotel
- 9. The Sherry-Netherland
- 10. Four Seasons Hotels Limited
- 11. Four Seasons Hotel
- 12. Ritz Tower
- 13. Hotel 57
- 14. Fitzpatrick Manhattan Hotel
- 15. The Bentley Hotel
- 12. lululemon
- 13. Duane Reade
- 14. Kiehl's Since 1851
- 15. Verizon Wireless
- 16. Anna Belen
- 17. Gale Grant Ltd
- 18. JackRabbit - New York
- 19. Lush
- 20. Optyx
- 21. Cohen's Fashion Optical
- 22. Argosy Book Store
- 12. Match 65 Brasserie
- 13. Terry and Yaki
- 14. Hui Restaurant & Bar
- 15. Daniel
- 16. Altesì Ristorante
- 17. Donna Margherita
- 18. Oath Pizza
- 19. Bondi Sushi
- 20. The East Pole
- 21. Bedford Falls
- 22. Padoca Bakery
- 23. Le Pain Quotidien
- 24. Majorelle
- 25. Eilim Deli Cafe
- 26. Sel et Poivre
- 27. Donohue's Steak House
- 28. Barbaresco Restaurant
- 29. Loco Coco
- 30. JoJo
- 31. Mediterraneo Restaurant
- 32. Chamoun's Way
- 33. Tony's Di Napoli
- 34. David Burke Tavern
- 35. Il Gradino
- 36. Avra Madison
- 37. Korean Express
- 38. Zawa Japanese
- 39. Primola Restaurant
- 40. Il Postino
- 41. Jackson Hole Burgers
- 42. Ajisai Japanese Fusion
- 43. Lilli & Loo
- 44. Lezzet Mediterranean Turkish Restaurant
- 45. The Bar Room
- 46. Upper East Café
- 47. Amali
- 48. Piccola Cucina Uptown
- 49. Mochidoki
- 50. Isle of Capri
- 51. Scalinatella Restaurant
- 52. Daikanyama
- 53. Anassa Taverna NYC
- 54. Serendipity 3
- 55. Club A Steakhouse


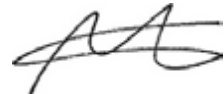

CERTIFICATE OF OCCUPANCY

184 EAST 64TH STREET

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227 East 67th Street

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		Page 1 of 2	
Certificate of Occupancy		CO Number: 122793664F	
<p>This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. <i>This document or a copy shall be available for inspection at the building at all reasonable times.</i></p>			
A.	Borough: Manhattan Address: 184 EAST 64 STREET Building Identification Number (BIN): 1042103	Block Number: 01398 Lot Number(s): 41 Building Type: Altered to comply as new	Certificate Type: Final Effective Date: 09/25/2017
This building is subject to this Building Code: For zoning lot metes & bounds, please see BISWeb.			
B.	Construction classification: 1-D (1968 Code designation) Building Occupancy Group classification: R-2 (2014/2008 Code) Multiple Dwelling Law Classification: HAEA No. of stories: 6 Height in feet: 60 No. of dwelling units: 5		
C.	Fire Protection Equipment: Fire alarm system, Sprinkler system		
D.	Type and number of open spaces: None associated with this filing.		
E.	This Certificate is issued with the following legal limitations: None		
Borough Comments: None			
 Borough Commissioner		 Commissioner	
DOCUMENT CONTINUES ON NEXT PAGE			

		Page 1 of 2	
Certificate of Occupancy		CO Number: 121931099F	
<p>This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. <i>This document or a copy shall be available for inspection at the building at all reasonable times.</i></p>			
A.	Borough: Manhattan Address: 227 EAST 67 STREET Building Identification Number (BIN): 1043882	Block Number: 01422 Lot Number(s): 18 Building Type: New	Certificate Type: Final Effective Date: 03/30/2017
This building is subject to this Building Code: 2008 Code For zoning lot metes & bounds, please see BISWeb.			
B.	Construction classification: 1-D (1968 Code designation) Building Occupancy Group classification: R-2 (2014/2008 Code) Multiple Dwelling Law Classification: HAEA No. of stories: 6 Height in feet: 60 No. of dwelling units: 5		
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