

207-209 W107ST



EMPIRE STATE
FUEL
627-5100



Recycling Program

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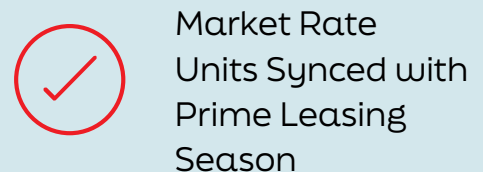
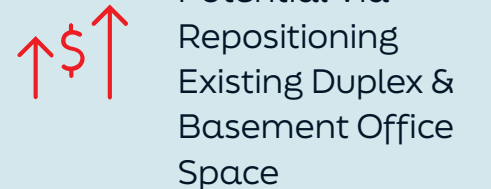
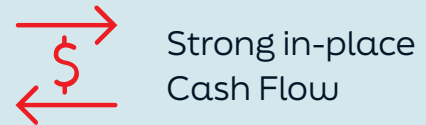
EXECUTIVE SUMMARY

JLL has been retained on an exclusive basis to arrange for the sale of 207-209 West 107th Street, two adjacent 37.5' wide 5 story plus basement walk-up buildings. The properties lie on the north side of 107th Street between Amsterdam Avenue and Broadway, a short walk from Columbia University and in the heart of the Upper West Side's Bloomingdale District.

The buildings combine for 74' of frontage, 29,310 GSF and 23 apartments of which 4 are Free Market (avg. \$8,088/Month), 6 are Rent Stabilized at Market (avg. \$6,369/Month), 12 are Rent Stabilized (avg. \$1,547/Month), and 1 is Rent Controlled (\$857/month). Each building consists of two side by side floor-through apartments on floors 1-5, and 2 additional basement units. Additional space has been built out to create one large duplex apartment in each building. The future duplex apartments would be configured as 7 bedrooms with 3 bathrooms and the renovated floor-through apartments are configured as 5 bedrooms with 2 bathrooms. The vacant basement apartment (24th Unit), BW in 209 W 107, was previously used as a super's office and can be combined with a portion of 1W in order to create a new legal apartment. All apartments and common areas are heated via a gas boiler located in the basement.

Features of the buildings include renovated market rate units, minimal loss factor, large layouts, ample light and air, high ceilings and spacious basements that have yet to be fully optimized. Additionally, local barriers to new construction, the property's central location and proximity to both Columbia University and the 1 train on West 110th Street will continue to drive demand for apartments over the long term. 207-209 West 107th Street represents an excellent opportunity to purchase a multi-family asset in one of New York's most dynamic neighborhoods.

HIGHLIGHTS



INTERIOR PHOTOS - 207 W 107 ST



4W - BEDROOM



4W - BEDROOM



4W - KITCHEN

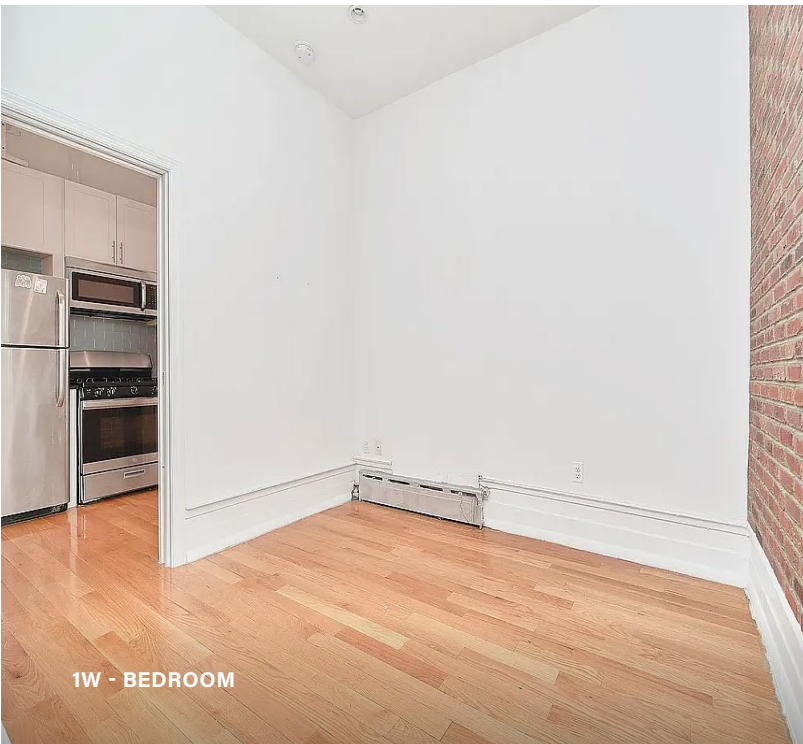
INTERIOR PHOTOS - 209 W 107 ST



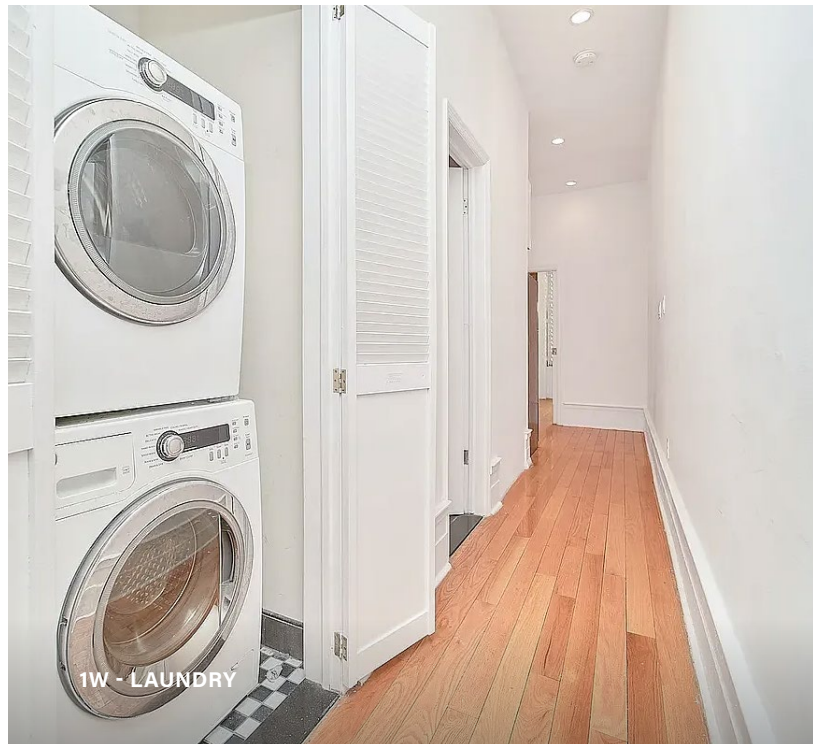
1W - BEDROOM



1W - LIVING ROOM



1W - BEDROOM

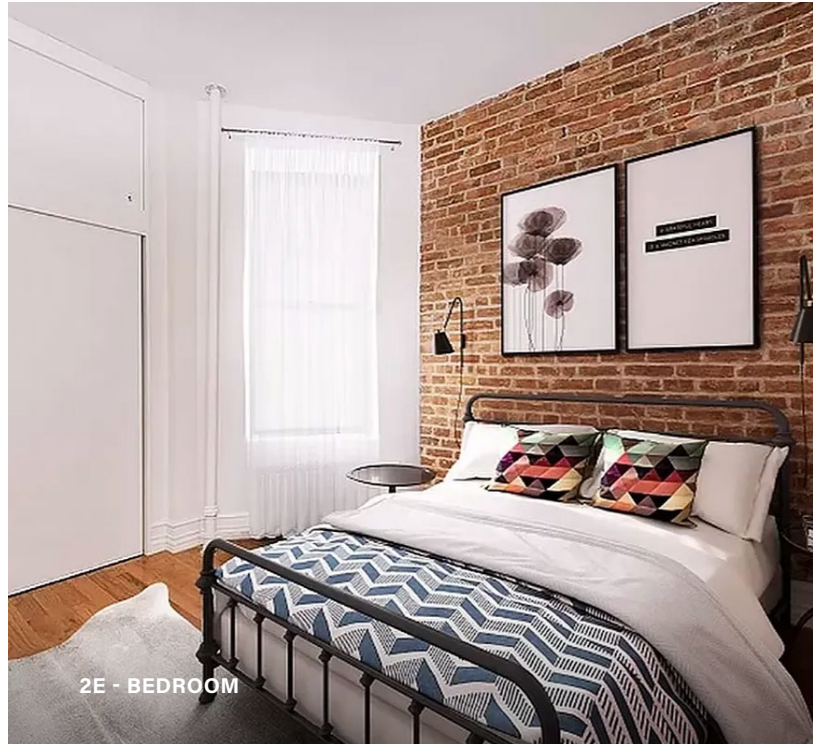


1W - LAUNDRY

INTERIOR PHOTOS - 209 W 107 ST



2E - LIVING ROOM



2E - BEDROOM

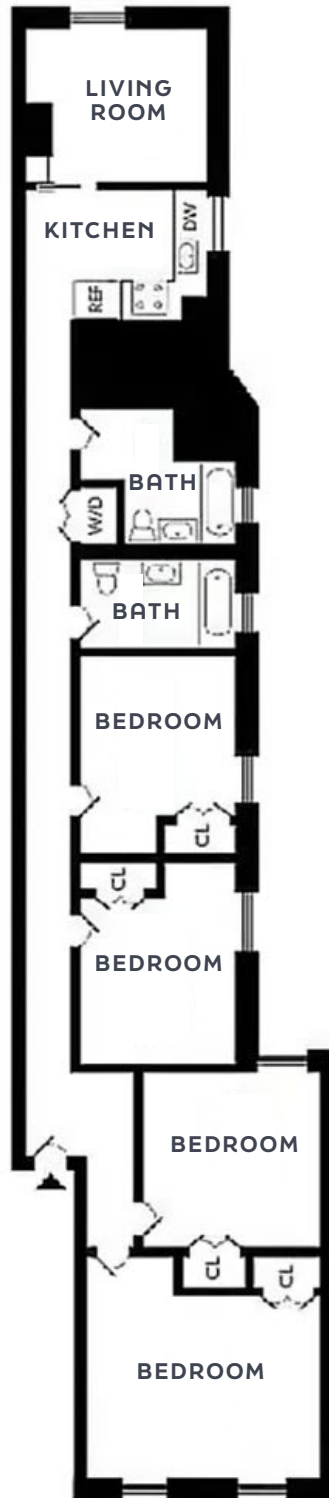


2E - KITCHEN



2E - BATHROOM

TYPICAL LAYOUT



207-209
W107ST

AREA MAP



207-209
W107ST

NEW YORK, NY

207-209 W 107ST

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