



129 East 27th Street

NoMad Manhattan, NY

Offering Memorandum

Marcus & Millichap®

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Pricing and Financial Analysis

129 East 27th Street - *NoMad Manhattan, NY*

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Financial Overview

Value Indicators		Annual Income	Current	Pro Forma
Price	\$5,450,000	Residential Gross Potential Income	\$119,700	\$147,600
Gross Square Feet	5,850	Other Income	\$0	\$0
# Units	6	Retail Gross Potential Income	\$207,600	\$240,000
Price Per SF	\$931.62	Expense Reimbursements	\$25,132	\$25,132
Price Per Unit	\$908,333	Vacancy/Collection Loss (3%)	(\$9,819)	(\$11,628)
Current Cap Rate	4.03%	Effective Gross Income	\$342,613	\$401,104
Current GRM	16.65			
Proforma Cap Rate	5.08%			
Proforma GRM	14.06			
		Annual Expenses	Current	Pro Forma
		Property Taxes	\$89,157	\$89,157
		Fuel	\$1,920	\$1,920
		Water & Sewer	\$3,400	\$3,400
		Insurance	\$8,388	\$8,388
		Repairs & Maintenance	\$7,000	\$7,000
		Common Area Electric	\$1,468	\$1,468
		On Site Payroll	\$1,500	\$1,500
		Management Fee (3%)	\$10,278	\$11,628
		Total Expenses	\$123,111	\$124,461
		Net Operating Income	\$219,502	\$276,643

Unit Mix Analysis							
Unit Type	No. of Units	Average Rent	Avg Rent PSF	Monthly Rent	FM	RS	Retail/Comm.
Retail	2	\$8,650.00	\$60.54	\$17,300.00	N/A	N/A	2
Apartment	4	\$2,493.75	\$54.91	\$9,975.00	4	0	0
Total	6			\$27,275.00	4	0	2

Rent Roll

129 East 27th Street, NoMad, Manhattan, NY

Retail						
Unit	Tenant	Approx SF	Current Rent	Rent PSF	Pro Forma Rent	Lease Expiration
Retail 1	Pippali Restaurant	1808	\$13,000.00	\$86.28	\$15,000.00	1/31/2025
Retail 2	Paint Along	1483	\$4,300.00	\$34.79	\$5,000.00	12/31/2019
Retail Monthly Income			\$17,300.00		\$20,000.00	
Apartments						
Unit	Approx SF	Status	Current Rent	Current Rent PSF	Pro Forma Rent	Lease Expiration
2R	375	FM	\$1,825.00	\$58.40	\$2,100.00	7/31/2019
2F	750	FM	\$2,850.00	\$45.60	\$4,200.00	5/1/2020
3R	550	FM	\$2,450.00	\$53.45	\$3,000.00	12/31/2019
3F	550	FM	\$2,850.00	\$62.18	\$3,000.00	7/31/2020
Residential Monthly Income			\$9,975.00		\$12,300.00	
Total Annual Income			\$327,300.00		\$387,600.00	

Income & Expenses

Building Gross Square Footage	5,850
Number of Units	6
Commercial Units	2
Residential Units	4
Approximate Available Air Rights (SF)	2,710

Current Potential Income	Current	%PGI	Per SF	Pro Forma	%PGI	Per SF
Retail Gross Potential Income	\$207,600	63.43%		\$240,000	61.92%	
Vacancy/Collection Loss (3%)	(\$6,228)			(\$7,200)		
Expense Reimbursements	\$25,132			\$25,132		
Retail Effective Gross Income	\$226,504			\$257,932		

Residential Gross Potential Income	\$119,700	36.57%		\$147,600	38.08%	
Vacancy/Collection Loss (3%)	(\$3,591)			(\$4,428)		
Other Income	\$0			\$0		
Residential Effective Gross Income	\$116,109			\$143,172		

Total Effective Gross Income	\$342,613			\$401,104		
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Expenses	Current	%EGI	Per SF	Pro Forma	%EGI	Per SF
Property Taxes	\$89,157	26.02%	\$15.24	\$89,157	22.23%	\$15.24
Fuel	\$1,920	0.56%	\$0.33	\$1,920	0.48%	\$0.33
Water & Sewer	\$3,400	0.99%	\$0.58	\$3,400	0.85%	\$0.58
Insurance	\$8,388	2.45%	\$1.43	\$8,388	2.09%	\$1.43
Repairs & Maintenance	\$7,000	2.04%	\$1.20	\$7,000	1.75%	\$1.20
Common Area Electric	\$1,468	0.43%	\$0.25	\$1,468	0.37%	\$0.25
On Site Payroll	\$1,500	0.44%	\$0.26	\$1,500	0.37%	\$0.26
Management Fee (3%)	\$10,278	3.00%	\$1.76	\$11,628	2.90%	\$1.99
Total Expenses	\$123,111	35.93%	\$21.04	\$124,461	31.03%	\$21.28

Net Operating Income	\$219,502			\$276,643		
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Property Description

129 East 27th Street - *NoMadManhattan, NY*

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Investment Overview



Investment Highlights

- Rare Prime NoMad Mixed Use Building
- 2 Blocks to "6" Subway Line
- 21.67 Feet of Retail Frontage on 27th Street
- 4 Free Market Apartments
- Attractive Unit Mix, Low Average Rent
- C4-5A Zoning Approximately 2710 SF of Available Air Rights
- Building in Good Condition
- One Block To Park Avenue South Retail Corridor
- Two Blocks To Madison Square Park
- Six Blocks To Gramercy Square Park

Marcus & Millichap is pleased to offer 129 East 27th Street, located between Lexington and Park Avenue in the NoMad section of Manhattan. The subject property is a four story mixed use building that consists of four free market apartments and a retail unit. The property is built 22 ft x 64 ft and sits on a 21.67 ft x 98.75 ft lot with approximately 5,850 gross square feet. The property is zoned C4-5A (Block: 883, Lot: 18)

This property offers investors the rare opportunity to purchase a mixed-use building with upside in the Nomad section of Manhattan, New York.

Property Summary



The Offering

Property Address	129 East 27th Street New York, NY 10016
Accessor’s Parcel Number	00883-0018
Zoning	C4-5A

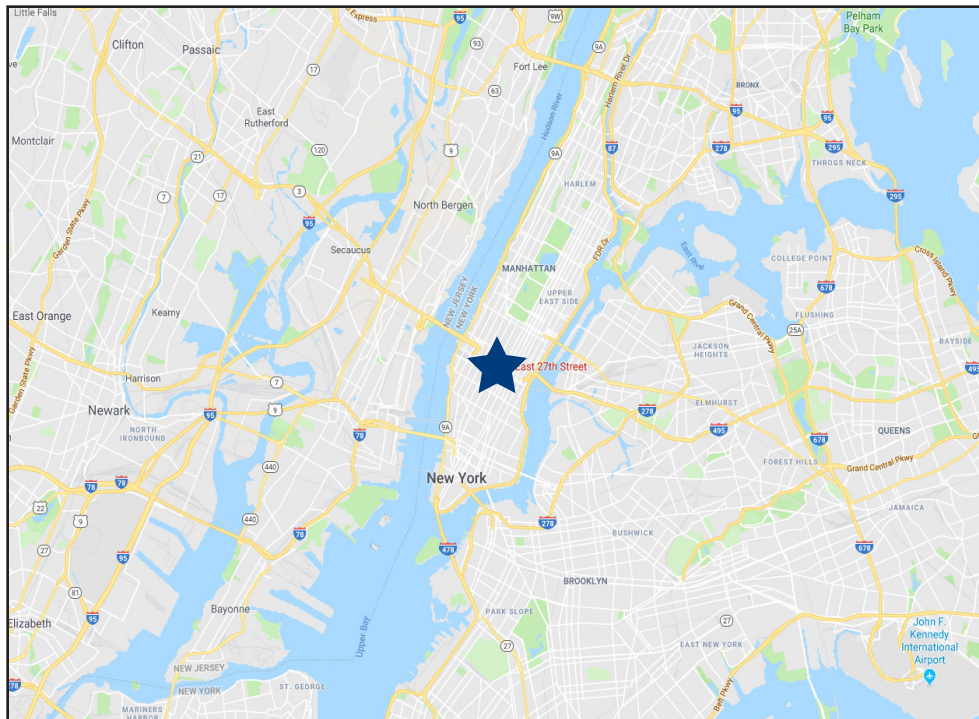
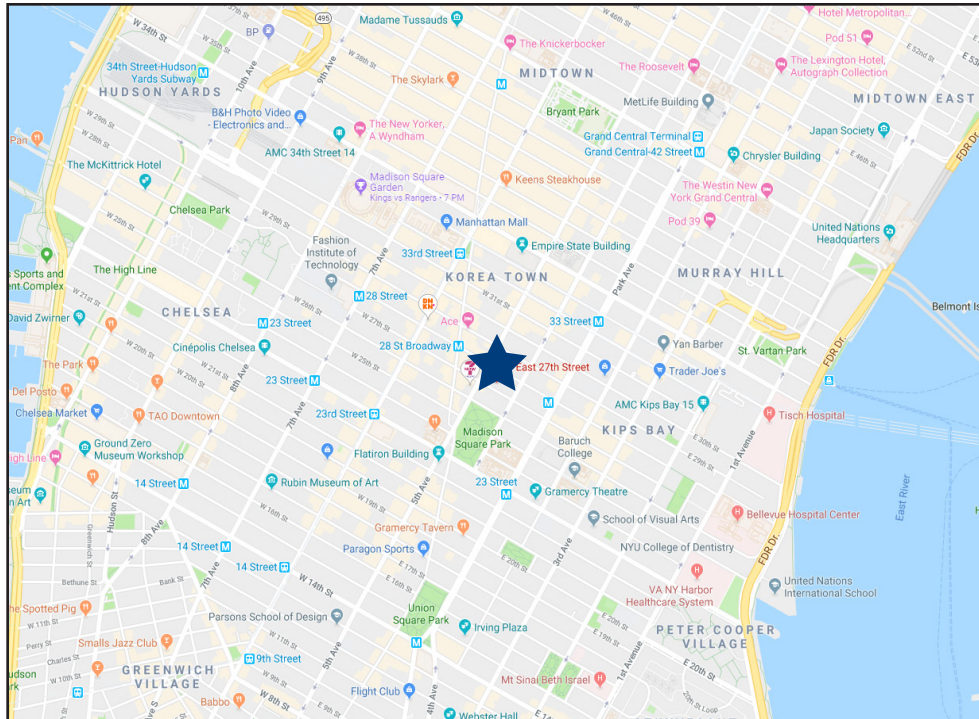
Site Description

Number of Units	6
Number of Buildings	1
Number of Stories	4
Year Built	1910
Gross Square Feet	5,850
Lot Size	21.67 ft. x 98.75 ft.
Type of Ownership	Fee Simple

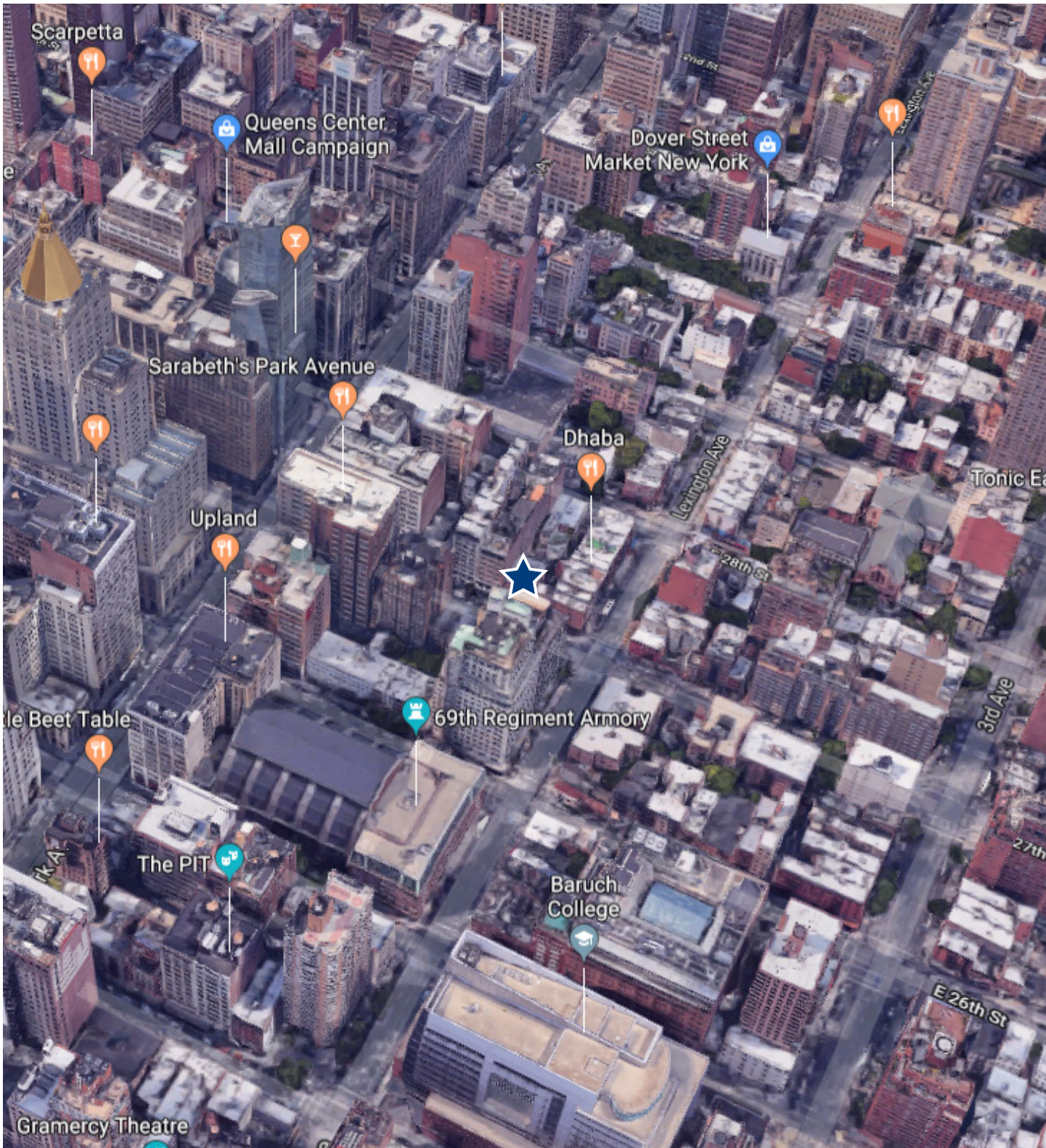
Property Description

129 East 27th Street

Maps



Aerial View



Neighborhood Overview

Nomad is a neighborhood centered on the Madison Square North Historic District, south of Midtown Manhattan. The area's name is short for "North of Madison Square Park." Historically a quiet residential and commercial neighborhood just south of Midtown, this emerging neighborhood has long been a destination for great hotels and restaurants. The Nomad Hotel, Ace Hotel, and New York City's most popular restaurants such as Eleven Madison Park, can all be found in this district.



Nomad is a centrally located neighborhood, composed of an abundance of cultural amenities which can only be found here. It is recognized as one the most desirable neighborhoods in New York City, due to its central location, small size, and neighborhood charm. Nineteenth century townhouses and tree lined streets add sophistication and appeal to the neighborhood. It has recently seen a boom in hip cafes, trendy bars and club scene as well. As new developments and high-rises continuously emerge, prospective residents are flocking to the area.



Surrounding Developments

Forkosh Development

157-16 East 28th Street Renderings depict a 19-story residential building with ample outdoor space, a pale-hued masonry facade, and a possible terrace area for common use. The photos come from Tectonic.

The new condominium project will comprise 66,125 square feet and top-off at 191 feet above street level. Inside, there will be 43 homes, with no area dedicated to retail or parking use. Forkosh Development, the property's new owner since January 2018, has yet to confirm the residential amenities package.



262 5th Avenue

Situated at the southwestern corner of Fifth Avenue and West 29th Street is the site of a proposed 1,009-foot condominium tower, known as 262 Fifth Avenue. Renderings were first released in late 2017, showing the very skinny and slender residential building towering over NoMad and Midtown South. Composed of a mix of glass and aluminum walls, the supertall would certainly stand out on the skyline for its height and profile. Boris Kuzinez of Five Points Development is developing the tower, while the architect is Meganom, a Russian design firm from Moscow.

30 East 29th Street

Permits have been approved for the construction of the Rockefeller Group's 639-foot-tall building at 30 East 29th Street. This news comes nearly four months after YIMBY obtained the building's early renderings, with design by CetraRuddy. The 46-story building will yield 226,350 square feet, with 167,700 square feet dedicated to residential use. The highest floors will rise 599 feet above ground, dedicated to mechanical use. 123 residences will be created, indicating condominiums. Three duplexes will occupy floors 40-43, and each will have more than one terrace. Other units will range from studio size, up to four-bedrooms.



126 Madison Avenue

Handel Architects is designing a new residential tower to NoMad at 15 East 30th Street, aka 126 Madison Avenue, which is currently the 25th tallest skyscraper under construction in the Five Boroughs. It sits to the north of 11 East 29th Street, aka Sky House, which is considered to be the first slender residential tower in New York City. Handel's 51-story, 756-foot-tall building also features a slender profile as viewed from both north and south perspectives. Recent photos show the facade rising several floors above street level as the superstructure



Offering Memorandum

129 East 27th Street - *Kips Bay Manhattan*

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