

448 WEST 37th ST.

UNIT 9EF

APARTMENT PARAMETERS:

2,799 SqFt Condo

Asking Price: \$2.9m

Price per SqFt: \$1,036

Monthly Charges: \$4,116



TAVIVIAN | SPORN
TEAM



INVESTMENT HIGHLIGHTS

BUYING PRICE
\$2.8M

PROJECTED
SELLING
PRICE
\$4M

PROJECTED
ROI
**23% to
55%**

DEAL INFORMATION

APARTMENT DESCRIPTION

- A rare opportunity 2799 SF loft in Hudson Yard for \$1036 per SqFt.!
- 12' ft. ceilings
- Wall of 12 windows with southern exposure.
- Live-work permitted.
- Steps from the High Line & Hudson Parks & the Hudson Yards Project.

DEAL STRATEGY

- Conversion to a three bedroom three bath apartment.
- Re-list with a new asking price of \$4m.

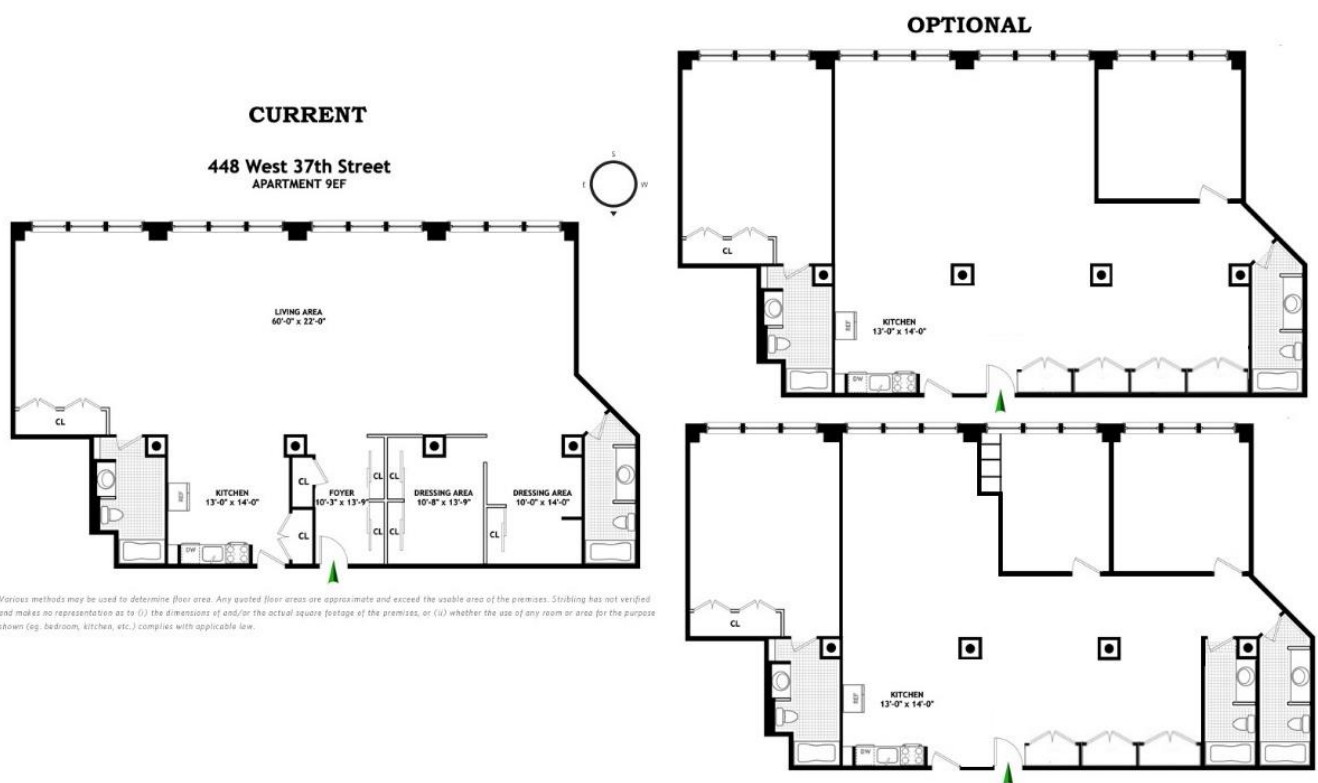
ALTERNATIVE LONG TERM STRATEGY

- Long term appreciation following Hudson yard establishment

FINANCIAL SUMMARY

	Cash	50% Financing	80% Financing
Total Purchase price	\$2,800,000	\$2,800,000	\$2,800,000
Upgrading costs	\$150,000	\$150,000	\$150,000
Potential holding costs for the first year	\$24,696	\$69,789	\$96,844
Total equity	\$3,030,696	\$1,731,789	\$918,845
Total sale price	\$4,000,000	\$4,000,000	\$4,000,000
PROFIT	\$703,608	\$557,422	\$503,310
ROI	23%	32%	55%

FLOOR PLANS



575 Madison Avenue
New York, NY 10022
212.319.4109

TheTavivianspornteam.Elliman.com
Taviviansporn@elliman.com

