



TAVIVIAN | SPORN
TEAM

160 CENTRAL PARK SOUTH THE ESSEX HOUSE | UNIT 1714

APARTMENT PARAMETERS:
Ownership (Private, Condo) | 1 BR | 1.5 BA | 1204 SqFt
Price per SqFt: \$1,453



INVESTMENT HIGHLIGHTS

BUYING PRICE

\$1.65M

PROJECTED SELLING PRICE

\$3M

PROJECTED ROI

55% to 153%
depending on
chosen scenario

UP TO 80%
financing
is available

DEAL INFORMATION

APARTMENT DESCRIPTION

Huge one bedroom, one and a half bath ideally located on Central Park in Manhattan's luxury Essex House. This sun drenched apartment features double exposure, oversized windows and beautiful beamed ceilings. Having undergone a gorgeous renovation with no expense spared, this is luxury at its finest. Amenities include a world class spa, state-of-the-art fitness facility, and an on-site restaurant. Do not miss this unique opportunity.

DEAL STRATEGY

This large one bedroom one and a half bath apartment can easily be converted to a spacious 2 bedroom 2 bath apartment. With the simple relocation of a sheetrock wall and the addition of a shower, the property could be transformed with minimal expense. This minor repositioning will put the apartment in an entirely different price point. Comparable properties sold for an average of \$3.4m as seen below in the market analysis. Immediately upon purchase, this property will be relisted as a 2 bedroom with a new asking price.

COMPARABLES

ACTIVE, SOLD AND CONTRACT SIGNED SINCE 1/1/2014

AFTER UPGRADING

2BR / 2BA	Average Price	Average SqFt	Average Price per SqFt
160 CPS	\$4,805,000	1408	\$3,443
Area	\$3,410,376	1352	\$2,534

FINANCIAL SUMMARY

	Cash	50% down	20% down
Total Purchase price	\$1,650,000	\$1,650,000	\$1,650,000
Total sale price	\$3,000,000	\$3,000,000	\$3,000,000
Potential holding costs for the first year	\$13,752 - Profit	\$12,821	\$28,764
Total equity (not including legal expenses)	\$1,814,248	\$1,048,821	\$569,764
PROFIT	\$989,504	\$903,359	\$871,471
ROI	55%	86%	153%



LINK TO
FULL
PRO-FORMA



LINK TO
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COMPS
REPORT



FLOOR PLANS



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