

150 WEST 56th ST. THE CITYSPIRE

UNIT 4606

APARTMENT PARAMETERS:

501 SqFt Condo

Asking Price: \$800k

Price per SqFt: \$1,597

Monthly Charges: \$1,292



TAVIVIAN | SPORN
TEAM



INVESTMENT HIGHLIGHTS

PURCHASE PRICE

\$800k

PROJECTED

SELLING

PRICE

\$1.1M

PROJECTED

ROI

20% to

45%

DEAL INFORMATION

APARTMENT DESCRIPTION

- The luxurious CitySpire
- Doorman and concierge, a health club with a pool, conference room, party room and kids playroom
- Next to New York's Carnegie Hall and down the road from Central Park.
- North exposure, South exposure, Full city view, Full park view, Full river view.
- 46th floor.

DEAL STRATEGY

- Conversion from a studio to a one bedroom one bath apartment.
- Re-list with a new asking price of \$1.1m.

ALTERNATIVE LONG TERM STRATEGY

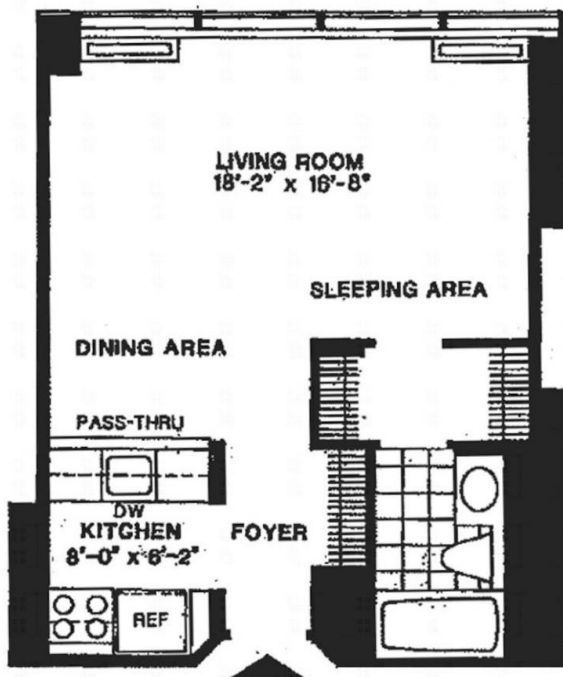
- Long term appreciation while enjoying a 5% CAP rate

FINANCIAL SUMMARY

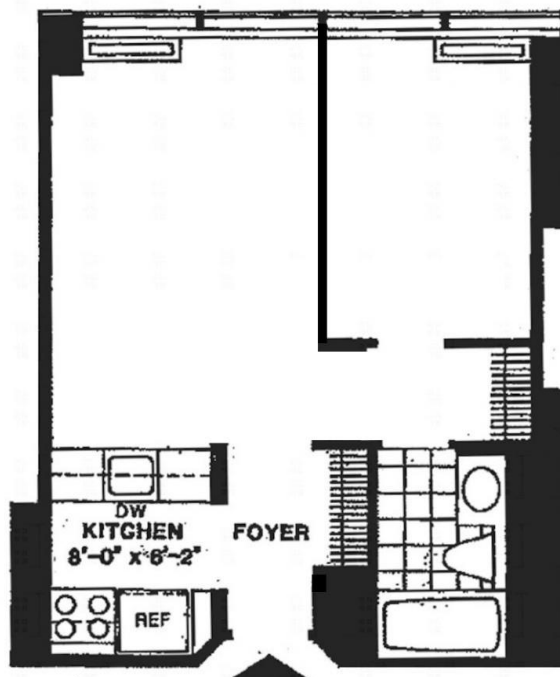
	Cash	50% Financing	80% Financing
Total Purchase price	\$800,000	\$800,000	\$800,000
Upgrading costs	\$50,000	\$50,000	\$50,000
Potential holding costs for the first year	\$3,876	\$10,318	\$14,182
Total equity	\$869,876	\$492,318	\$256,183
Total sale price	\$1,100,000	\$1,100,000	\$1,100,000
PROFIT	\$172,996	\$131,229	\$115,768
ROI	20%	27%	45%

FLOOR PLANS

CURRENT



OPTIONAL



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