

2109 BROADWAY - ANSONIA

UNIT 13144

APARTMENT PARAMETERS:

1400 SqFt Condo

Asking Price: \$2.4m

Price per SqFt: \$1714

Monthly Charges: \$3,335



TAVIVIAN | SPORN
TEAM



INVESTMENT HIGHLIGHTS

PURCHASE PRICE

\$2.4M

PROJECTED

SELLING

PRICE

\$3.5M

PROJECTED

ROI

25% to

61%

DEAL INFORMATION

APARTMENT DESCRIPTION

- The breathtaking Ansonia Condo - Designed as the city's largest and grandest apartment hotel.
- Open views in three directions.
- High ceilings.

DEAL STRATEGY

- Conversion from a 2 bedroom to a 3 bathroom 2 bath apartment.
- Re-list with a new asking price of \$3.5m.

FINANCIAL SUMMARY

	Cash	50% Financing	80% Financing
Total Purchase price	\$2,400,000	\$2,400,000	\$2,400,000
Upgrading costs	\$150,000	\$150,000	\$150,000
Potential holding costs for the first year	\$20,010	\$58,661	\$81,851
Total equity	\$2,618,010	\$1,504,661	\$807,852
Total sale price	\$3,500,000	\$3,500,000	\$3,500,000
PROFIT	\$661,980	\$536,678	\$490,296
ROI	25%	36%	61%

FLOOR PLANS

CURRENT



OPTIONAL



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