

305 WEST 52nd

UNIT 6E

APARTMENT PARAMETERS:

1150 SqFt Condo

Asking Price: \$900k

Price per SqFt: \$783

Monthly Charges: \$1,928



TAVIVIAN | SPORN
TEAM



INVESTMENT HIGHLIGHTS

PURCHASE PRICE

\$900k

PROJECTED

SELLING

PRICE

\$1.6M

PROJECTED

ROI

40% to

92%

DEAL INFORMATION

APARTMENT DESCRIPTION

- Two king sized bedrooms
- South and Eastern exposures.
- Located in a prime midtown west location.
- Easy access to Central Park, Columbus Circle and Times Square.

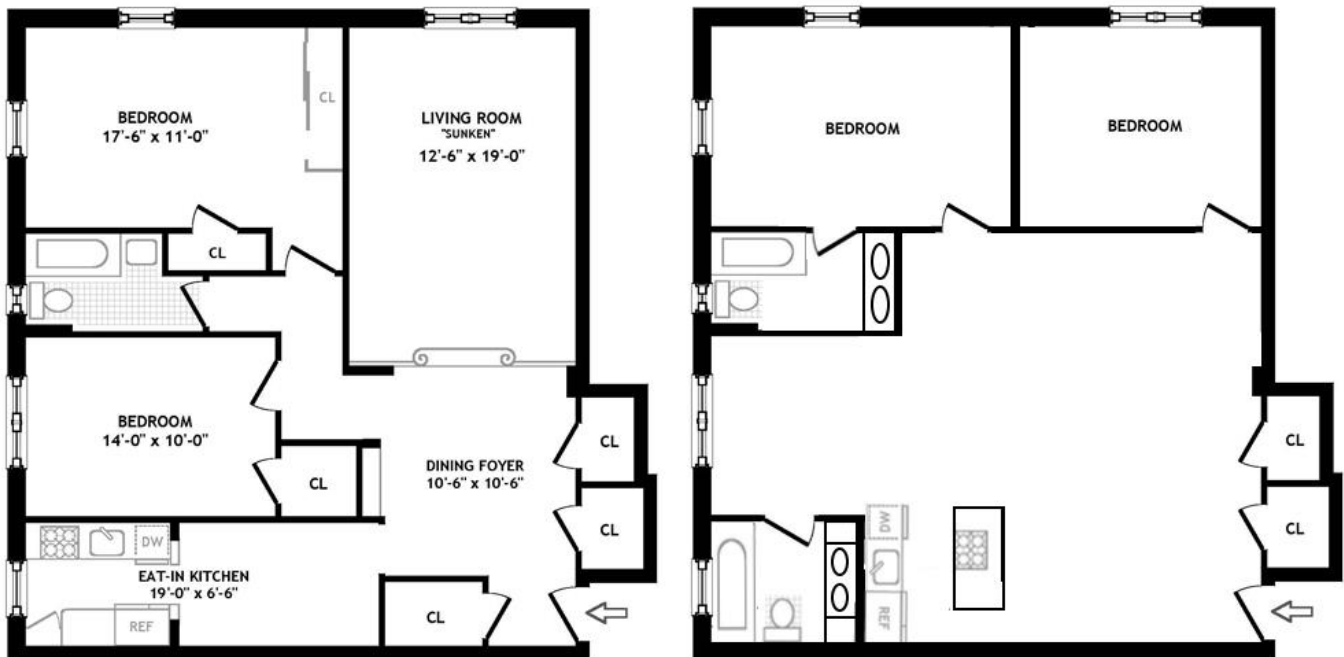
DEAL STRATEGY

- Apartment re configuration and rehabilitation.
- Create 2nd bathroom.
- Re-list with a new asking price of \$1.6m.

FINANCIAL SUMMARY

	Cash	50% Financing	80% Financing
Total Purchase price	\$900,000	\$900,000	\$900,000
Upgrading costs	\$150,000	\$150,000	\$150,000
Potential holding costs for the first year	\$11,568	\$26,062	\$34,758.69
Total equity	\$1,079,568	\$662,062	\$400,759
Total sale price	\$1,600,000	\$1,600,000	\$1,600,000
PROFIT	\$432,864	\$385,876	\$368,483
ROI	40%	58%	92%

FLOOR PLANS



575 Madison Avenue
 New York, NY 10022
 212.319.4109

TheTavivianspornteam.Elliman.com
Taviviansporn@elliman.com



