

1255 5th Ave.

UNIT 4JK

APARTMENT PARAMETERS:

1760 SqFt Condo

Asking Price: \$1.9m

Price per SqFt: \$1080

Monthly Charges: \$2,222



TAVIVIAN | SPORN
TEAM



INVESTMENT HIGHLIGHTS

DEAL INFORMATION

APARTMENT DESCRIPTION

- Low common charges
- 12 Ft. ceilings.
- Across from Central Park.
- Close to The Conservancy Garden, several museums, and Mt Sinai Medical Center.

PURCHASE PRICE
\$1.9M

PROJECTED
SELLING
PRICE
\$3M

PROJECTED
ROI
**25% to
57%**

DEAL STRATEGY

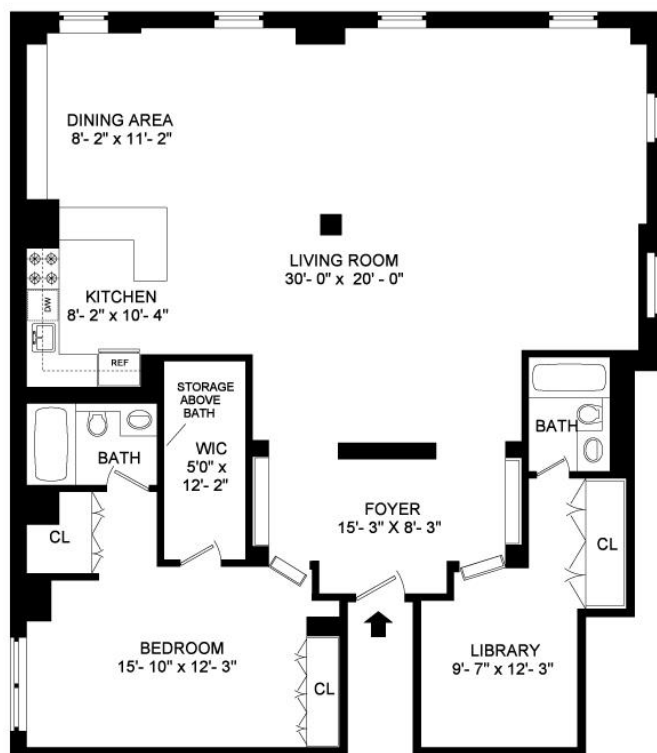
- Apartment re configuration and rehabilitation.
- Conversion to a 3 bathroom 3 bath apartment.
- Re-list with a new asking price of \$3m.

FINANCIAL SUMMARY

	Cash	50% Financing	80% Financing
Total Purchase price	\$1,900,000	\$1,900,000	\$1,900,000
Upgrading costs	\$300,000	\$300,000	\$300,000
Potential holding costs for the first year	\$13,332	\$36,451	\$50,322
Total equity	\$2,251,332	\$1,362,451	\$806,323
Total sale price	\$3,000,000	\$3,000,000	\$3,000,000
PROFIT	\$573,336	\$489,098	\$461,355
ROI	25%	36%	57%

FLOOR PLANS

CURRENT



OPTIONAL



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