

# 50 FRANKLIN ST.

## UNIT 4B

### APARTMENT PARAMETERS:

604 SqFt Condo

Asking Price: \$800k

Price per SqFt: \$1,324

Monthly Charges: \$784



TAVIVIAN | SPORN  
TEAM



## INVESTMENT HIGHLIGHTS

PURCHASE  
PRICE  
**\$800K**

PROJECTED CAP  
RATE  
**4.5%**

## DEAL INFORMATION

### APARTMENT DESCRIPTION

- Spacious 600+sqft alcove studio in full service Tribeca building
- Floor to ceiling glass tilt and turn window.
- Balcony.
- 24/7 doorman, package room, fitness room, landscaped roof deck with grill, pet spa, and guest rooms for rent, as well as bicycle storage

### DEAL STRATEGY

- Conversion from a studio to a one bedroom apartment.
- Rent for \$4,000.

# FINANCIAL SUMMARY

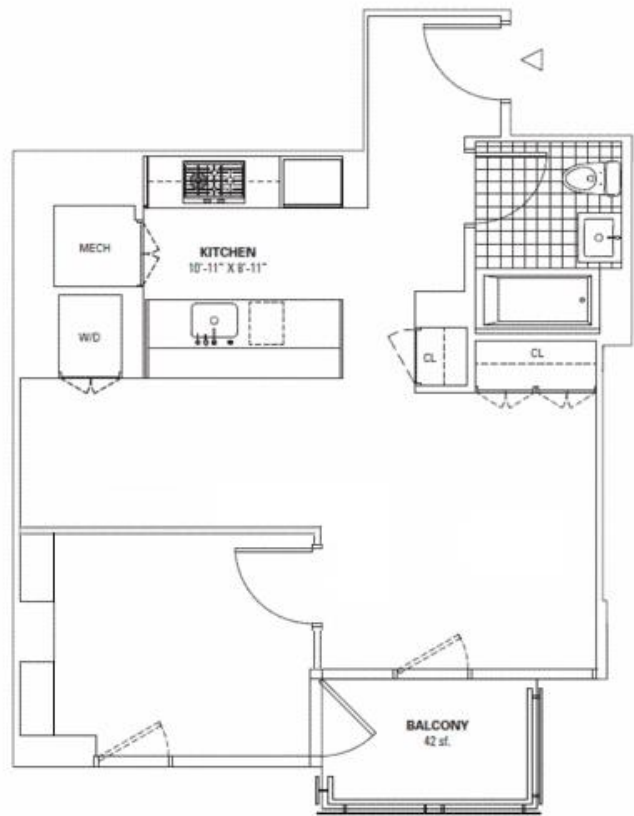
Total Purchase price	\$800,000
Upgrading costs	\$20,000
Total equity	\$840,704
Projected monthly profit	\$3,216
CAP RATE	4.5%

## FLOOR PLANS

### CURRENT



### OPTIONAL



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