

30 WEST 61st St.

UNIT 11A

APARTMENT PARAMETERS:

1247 SqFt Condo

Asking Price: \$1.6m

Price per SqFt: \$1,283

Monthly Charges: \$2,841



TAVIVIAN | SPORN
TEAM



INVESTMENT HIGHLIGHTS

PURCHASE PRICE

\$1.6M

PROJECTED

SELLING
PRICE

\$2.45M

PROJECTED

ROI

28% to

66%

DEAL INFORMATION

APARTMENT DESCRIPTION

- Luxury Condominium at the Beaumont.
- 24 Hour Doorman & Concierge building with a Live-in Super, renovated Lobby, Landscaped garden and roof deck accessible by residents.
- Steps from Central park, Time Warner Center & Lincoln center.

DEAL STRATEGY

- Conversion from a 2 bedroom to a 3 bathroom 2 bath apartment.
- Renovation.
- Re-list with a new asking price of \$2.45m.

FINANCIAL SUMMARY

	Cash	50% Financing	80% Financing
Total Purchase price	\$1,600,000	\$1,600,000	\$1,600,000
Upgrading costs	\$150,000	\$150,000	\$150,000
Potential holding costs for the first year	\$17,046	\$42,813	\$58,273.90
Total equity	\$1,799,046	\$1,056,813	\$592,274
Total sale price	\$2,450,000	\$2,450,000	\$2,450,000
PROFIT	\$504,408	\$420,873	\$389,952
ROI	28%	40%	66%

FLOOR PLANS

CURRENT



OPTIONAL



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