



STOLLER GROUP INC

FULL SPECTRUM REAL ESTATE PROFESSIONALS

141 Allen Street

Location: Between Rivington and Delancey Streets

Lot Dimensions: ~ 20 x 70
Built: ~70 Floors 1-2
~38 Floors 3-6

SQ FT: ~7,000 including Legal Retail in Basement

Building Class: Primarily Four Family with One Store or Office (S4)

Stories: 6
Residential Units: 4
Retail/Commercial Units: 1
Residential Sq Ft: 5,620
Retail Sq Ft: 1,405

Net Projected Income: \$321,700.00

Price: 6.95 Million

NOTES: Property built in 2009 w/all custom Details and renovations. Prior home of Carlos Santana's family. Email for more Pictures.



www.stollergroupnyc.com

139 FULTON STREET SUITE 513 NEW YORK, NY 10038

TEL: (212) 766-4040 FAX: (212) 766-4043



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141 Allen Street Rent Roll

Unit:	Rent:	Expiration:
Store (1 st Fl, Mezzanine & Usable Basement)	\$15,000.00 Projected - 2700 Sq Ft	Vacant
Apt 2 (One Bedroom)	\$3,100.00	4-30-20
Apt 3 (Two Bdrm w/2 Balconies (one extra large)	\$3,900.00	12-31-19
Apt 4 (Two Bdrm w/2 small balconies)	\$4,000.00	Mon to Mon
Apt 5 (Two Bdrm w/3 balconies Duplex)	\$4,100.00	10-31-19

Total Projected Income: \$30,100.00 - Monthly
 \$361,200.00 - Yearly

Expenses:

Utilities \$4,500.00
Water/Sewer \$7,000.00
Insurance \$9,000.00
Real Estate Taxes \$17,000.00
Maintenance: \$2,000.00

Total: \$39,500.00

Net Projected Income: \$321,700.00

Projected Cap: 4.5

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