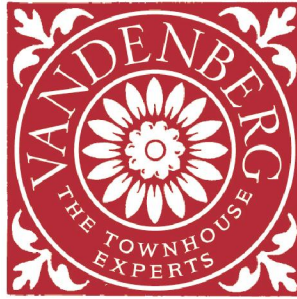


Classic Upper West Side with Large Garden  
110 West 87th Street

One Block from Central Park!  
Between Columbus Avenue and Amsterdam Avenue  
17'6" x 100'8" Built 67' deep





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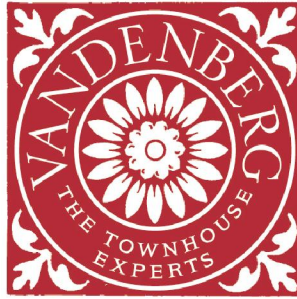
DESCRIPTION

This 5-story Upper West Side townhouse is approximately 18-feet wide. Original fireplaces and large garden convert into a wonderful owner garden-triplex with income. Currently the building is setup with two duplexes, three studios, and four one-bedroom apartments; six of these units are free-market, two are rent-stabilized and one is rent-controlled. Imagine a classic New York brownstone that lives within the heart of the Upper West Side Historical District and is one block from Central Park.

RENT ROLL

Floor	Apt.	Current Rent	Lease Exp.	Notes
Garden Level	Duplex A	\$ 900	Month to month	Free-Market
Garden Level	Duplex B	\$ 2,500		Vacant
Parlour	Studio	\$ 1,650	Month to month	Free-Market
Parlour	One-bedroom	\$ 2,000	1/31/10	Free-Market
3 <sup>rd</sup> Floor	Studio	\$ 1,650	5/31/10	Free-Market
3 <sup>rd</sup> Floor	One-bedroom	\$ 2,100	9/30/10	Free-Market
4 <sup>th</sup> Floor	Studio	\$ 403	N/A	Rent-Stabilized
4 <sup>th</sup> Floor	One-bedroom	\$ 354	N/A	Rent-Controlled
5 <sup>th</sup> Floor	One-bedroom	\$ 897	3/1/06	Rent-Stabilized

Total Monthly Revenue: \$ 12,454  
Total Annual Revenue: \$ 149,448



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**ESTIMATED EXPENSES**

Real Estate Taxes (2005-6)	\$ 41,075
Water & Sewer	\$ 3,950
Insurance	\$ 4,500
Electricity (hallways)	\$ 900
Heat (fuel)	\$ 6,000
Total Expenses:	\$ 56,425

**ADDITIONAL INFORMATION**

Year Built	1900 estimated
FAR	3.14
Maximum Allowable FAR	3.44

Price: \$ 3,950,000

Buyers Call Cathy Connolly, Buyer Specialist – (212) 769-2900, ext. 219  
Negotiations Call Dexter Guerrieri, President – (212) 769-2900, ext. 211