

343 West 47th Street - Sale

Estimated Square	Bedrooms/	Interior	Exterior	Sales Price	PPSF
Cellar & 1st	2 Bedrooms+ Duplex+ 2 baths	1,780.0	850	3,738,000	2,100
2	2 Bedrooms+ 2 baths	1,570.0	0	3,375,500	2,150
3	2 Bedrooms+ 2 baths	1,570.0	65	3,409,255	2,172
4	2 Bedrooms+ 2 baths	1,570.0	65	3,443,348	2,193
5	2 Bedrooms+ 2 baths	1,570.0	65	3,477,781	2,215
6	2 Bedrooms+ 2 baths	1,570.0	65	3,454,000	2,200
7	2 Bedrooms+ 2 baths	1,570.0	65	3,454,000	2,200
Residential Unit Sub Total		11,200.0	1,585	24,367,779	2,176
Washing Machine In unit					
Storage at Cellar					

Income Calculations	Type	SF	Count	Factor	Annual
Sales	Condo	11,200	6	\$ 2,175.69	\$24,367,779
<i>Subtotal</i>					\$24,367,779

<i>Gross Income</i>				\$	24,367,779
Less Agent Fees				5.00%	(\$1,218,389)
Condo Book					(\$25,000)
NYS Transfer Tax			Waived	0.40%	
UCC-3 Filing Fee				\$100 per unit	(\$600)
NYS Equalization Fee				\$75 per unit	(\$450)
Real Property Transfer Tax			Waived	1.425%	
Total Expenses					(\$1,244,439)
<i>NOI</i>				\$	23,123,340