

54 & 56 East Broadway Chinatown, NYC



BESSEN



54 & 56
East Broadway
New York, NY 10002

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Executive Summary

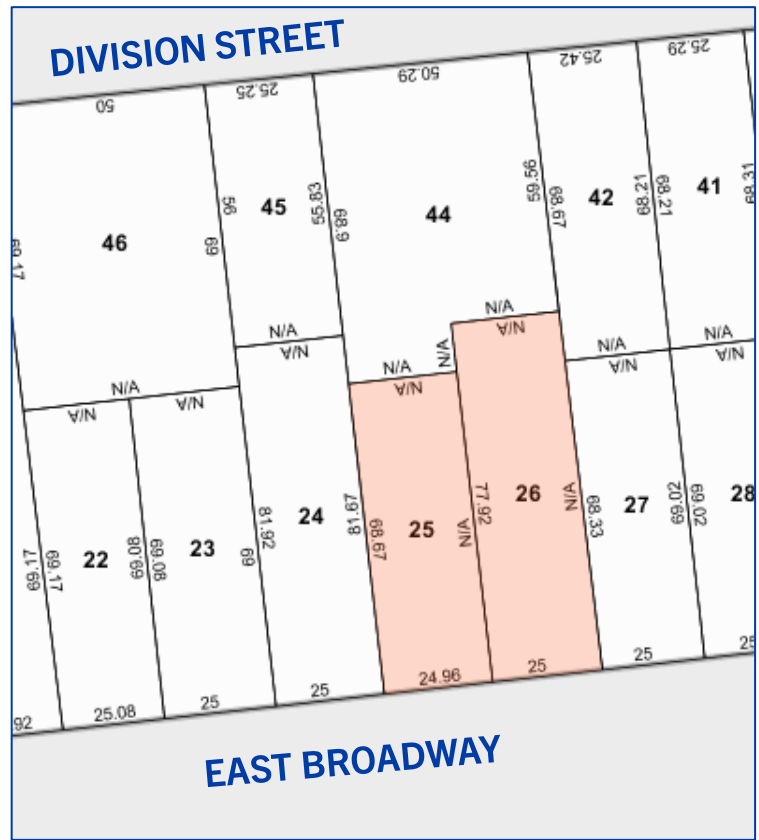
Besen Partners, as exclusive agent for Ownership, is pleased to offer for sale 54 & 56 East Broadway (the “Property” or “Properties”); two contiguous six-story walkup buildings located in the Chinatown neighborhood of New York City. The buildings are comprised of 19 residential units and two ground floor retail spaces, totaling 16,713± square feet. The properties are within blocks of the F,J,Z,B,D,4,5,6 subway stations, Confucius Plaza and Columbus Park.

Both buildings have been well-maintained by long-term ownership and there is significant upside in the below-market rents. Tax Class 2B preserves a low and stable expense ratio, as well as capping increases in assessed values.

The renovated buildings are located in the heart of Chinatown along East Broadway between Market Street and Catherine Street, offering tremendous foot traffic, shops & restaurants. 13 of the rent-stabilized are substantially below-market, resulting in a lower capitalization rate. However, the buildings are in excellent physical condition and have been very well maintained, evidenced by their continuous high occupancy.

Located in one of Manhattan’s most desirable submarkets, the Property offers an opportunity for an investor to purchase a cash-flowing asset with the ability to reposition the tenancy and capture the significant upside potential.

NEW ASKING PRICE: \$8,600,000

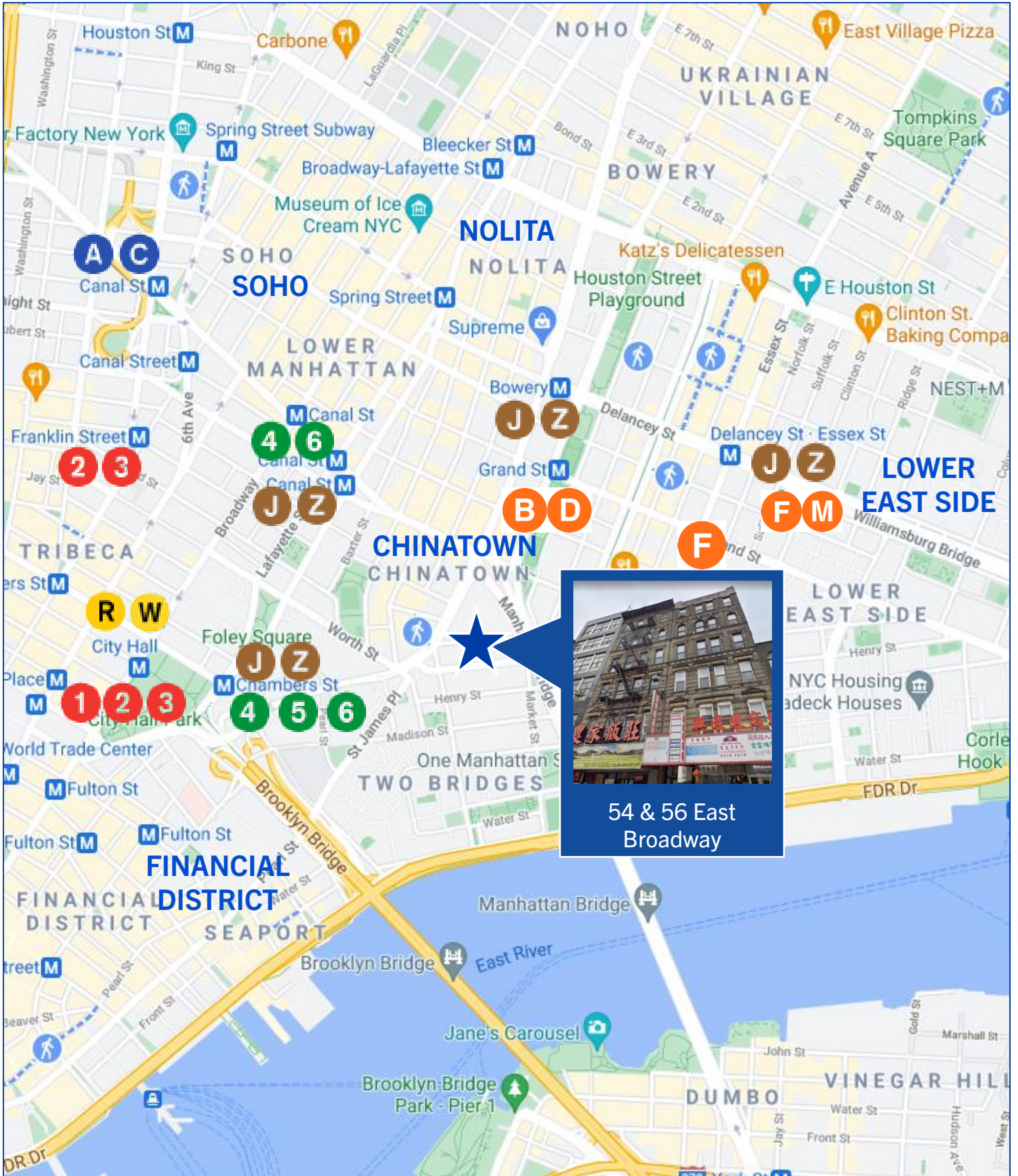


Property Overview – 54 & 56 East Broadway, New York, NY 10002

Neighborhood	Chinatown
Block / Lots	281 / 25 & 26
Building Class	Walk-up Apartment - Over Six Families w Stores (C7)
Lot & Built Size	24.96' x 68.67' (Built: 61') / 25' x 77.92' (Built: 69')
Total Building Area	16,713± SF
Tax Class	2B
Stories	6-story + Basement
Total Apartments & Stores	19 Apartments & 2 Stores
Residential Layout	(18) 2BR/1 BATH + (1) 3BR/2 BATH
Zoning	C6-1G ⁽¹⁾ (see notes)
F.A.R. (built / allowed)	4.57 / 3.44
Assessment & Taxes (2021/2022)	\$1,124,322 / \$137,920

⁽¹⁾ The suffix "G" signifies that there are strict regulations governing the conversion of non-residential into residential use.

Location Map



Income & Expense Pro-Forma

PROJECTED REVENUE:	AMOUNT
Residential Income (54 Broadway)	\$231,237
Commercial Income (54 Broadway - Actual)	\$120,000
Residential Income (56 Broadway)	\$176,661
Commercial Income (56 Broadway @ Market)	\$120,000
GROSS INCOME:	\$647,898
PROJECTED EXPENSES:	
Real Estate Taxes (2021/22)	\$137,920
Water & Sewer (\$1,000/unit)	\$19,000
Fuel/Heat (\$200/room)	\$15,200
Insurance (\$600/unit)	\$11,400
Utilities (Common Area Electric)	\$3,000
Payroll / Management Fee (3% of GI)	\$19,000
Repairs, Maintenance & Supplies (est)	\$5,000
TOTAL EXPENSES:	\$210,521
NET OPERATING INCOME:	\$437,377

Rent Roll – 54 East Broadway

Residential

UNIT	TENANT	RENT/MONTH	LAYOUT	LXP	STATUS	NOTES
FL2	Tenant 1	\$1,800.00	2-BR / 1 Bath	12/31/2021	Free Market	
FL2	Tenant 2	\$1,800.00	2-BR / 1 Bath	06/30/2021	Free Market	
#1	Tenant 3	\$1,580.87	2-BR / 1 Bath	05/31/2022	Rent Stabilized	
#2	Tenant 4	\$1,424.07	2-BR / 1 Bath	09/30/2021	Rent Stabilized	
#3	Tenant 5	\$3,000.00	2-BR / 1 Bath	VACANT	Rent Stabilized	\$3,000/legal rent
#4	Tenant 6	\$2,237.29	2-BR / 1 Bath	VACANT	Rent Stabilized	\$2,237/legal rent
#5	Tenant 7	\$2,750.00	2-BR / 1 Bath	08/01/2022	Rent Stabilized	\$3,000/legal rent
#6	Tenant 8	\$1,422.60	2-BR / 1 Bath	10/31/2021	Rent Stabilized	
#7	Tenant 9	\$1,925.00	2-BR / 1 Bath	08/31/2021	Free Market	In Arrears
#8	Tenant 10	\$1,329.94	2-BR / 1 Bath	10/31/2021	Rent Stabilized	
Monthly Total:		\$19,269.77				
Annual Total:		\$231,237.24				

Commercial

FLOOR	TENANT	RENT/MONTH	LXP	SQ FT	\$ / SF
Ground + Basement	Happy Garden Palace	\$10,000 ⁽¹⁾	12/31/2022	1,500±	\$80.00
Annual Total:		\$120,000			

⁽¹⁾ Currently paying \$6,000/month

Rent Roll – 56 East Broadway

Residential

UNIT	TENANT	RENT/MONTH	LAYOUT	LXP	STATUS	NOTES
2FL	Tenant 1	\$4,200.00	2-BR / 1 Bath	02/01/2021	Rent Stabilized	Possible Flex 3BR
#1	Tenant 2	\$2,600.00	2-BR / 1 Bath	07/31/2021	Free Market	Paying \$2,200
#2	Tenant 3	\$263.00	2-BR / 1 Bath	06/20/2022	Rent Controlled	See Note (1)
#3	Tenant 4	\$500.00	2-BR / 1 Bath	9/1/2023	Rent Stabilized	\$3,000/legal rent
#4	Tenant 5	\$1,800.00	2-BR / 1 Bath	M-T-M	Free Market	
#5	Tenant 6	\$1,457.40	2-BR / 1 Bath	02/28/2022	Rent Stabilized	
#6	Tenant 7	\$1,352.70	2-BR / 1 Bath	09/30/2021	Rent Stabilized	
#7	Tenant 8	\$1,313.90	2-BR / 1 Bath	07/31/2021	Rent Stabilized	
#8	Tenant 9	\$1,234.75	2-BR / 1 Bath	07/31/2021	Rent Stabilized	
Monthly Total:		\$14,721.75				
Annual Total:		\$176,661.00				

⁽¹⁾ 60-year-old kin moved in. Apt will remain rent-controlled.

Commercial

FLOOR	TENANT	RENT/MONTH	LXP	SQ FT	\$ / SF
Ground + Basement	Various Tenants (1)	\$4,600.00	60-day out clause	1,500±	\$36.80
Annual Total:		\$55,200.00			

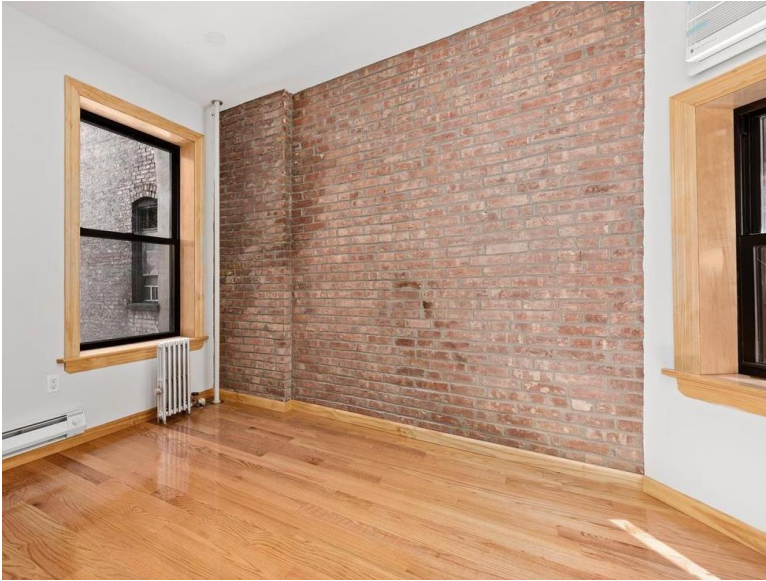
⁽¹⁾ Jewelry store paying \$1,800/month; Money Transfer paying \$1,100/month;
Clothing store paying \$500/month; Taylor shop paying \$1,200/month

⁽²⁾ All commercial tenants can be vacated with a 60-day out clause

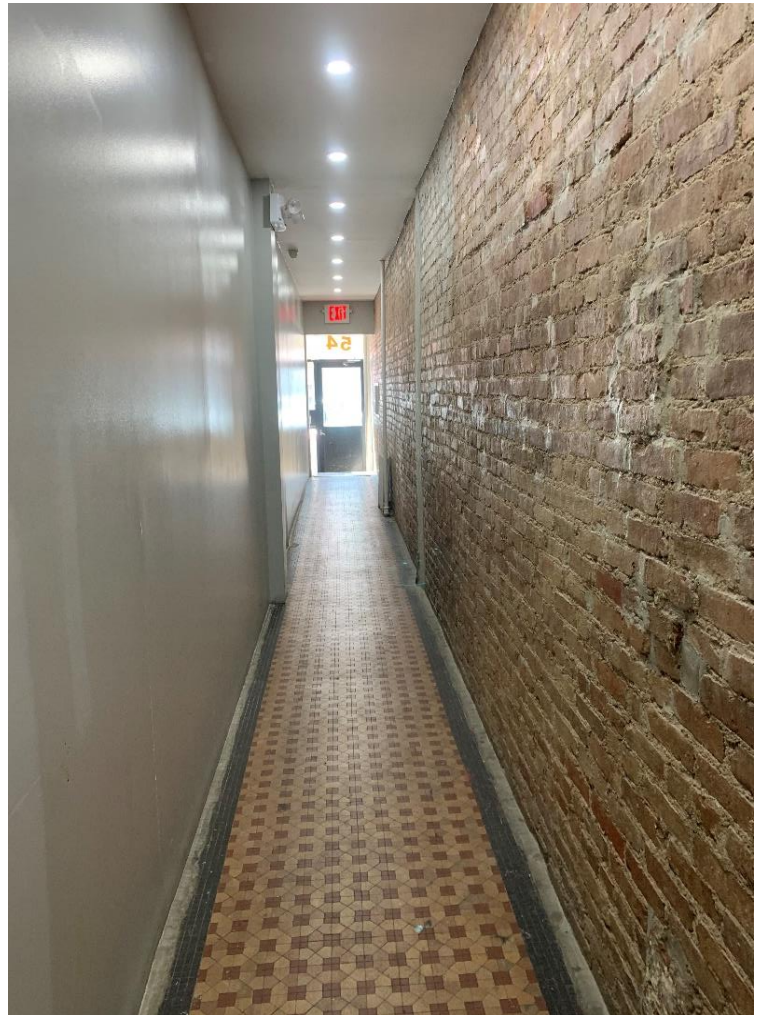
Interior Photos



Interior Photos



Interior Photos



East Broadway - Chinatown



One of the most populous **Chinatowns** in the United States, this Manhattan neighborhood is today home to people from a variety of racial and ethnic backgrounds, making it an especially lively and vibrant section of the city. During the day, **East Broadway** and Canal Street are packed with tourists gawking at “I Love New York” souvenirs and fake designer handbags, as well as locals running their daily errands. After the sun sets, Chinatown’s streets are left to be explored by those heading to the area’s excellent restaurants and hip, often underground bars. Located near nine subway lines, Chinatown wins points for its convenience, relatively low prices, nearby schools and cosmopolitan character. These charms have led to an increase in luxury real estate options in recent years as Chinatown retains its identity as a bustling, humble, and historic enclave.

Ground Floor Retail – East Broadway



Tax Map



East & West Street Views from Property Along East Broadway



Commercial District: C6 Zoning

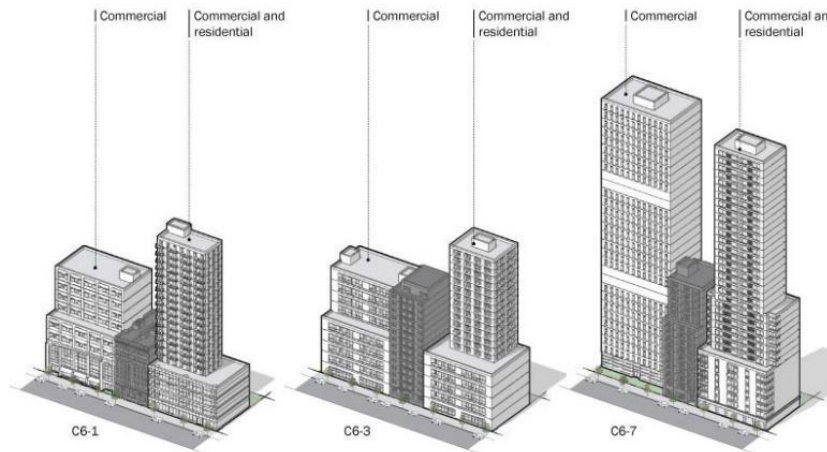
C6 districts permit a wide range of high-bulk commercial uses requiring a central location. Most C6 districts are in Manhattan, Downtown Brooklyn and Downtown Jamaica; a C6-3D district is mapped in the Civic Center area of the Bronx. Corporate headquarters, large hotels, department stores and entertainment facilities in high-rise mixed buildings are permitted in C6 districts.

C6-1, C6-2 and most C6-3 districts, typically mapped in areas outside central business cores, such as the Lower East Side and Chelsea, have a commercial floor area ratio (FAR) of 6.0; the C6-3D district has an FAR of 9.0. C6-4 through C6-9 districts, typically mapped within the city’s major business districts, have a maximum FAR of 10.0 or 15.0, exclusive of any applicable bonus. Floor area may be increased by a bonus for a public plaza or Inclusionary Housing.

C6-2A, C6-3A, C6-3X and C6-4A are contextual districts with maximum building heights. C6-3D and C6-4X districts allow towers above a building base; special rules determine the tower’s height and articulation. All other C6 districts allow towers to penetrate a sky exposure plane and do not require a contextual base.

C6 districts are widely mapped within special districts. C6-4.5, C6-5.5, C6-6.5 and C6-7T districts are mapped only within the Special Midtown District and have unique floor area ratios and bonus rules. C6-1G, C6-2G, C6-2M and C6-4M districts are mapped in Chinatown and Chelsea and in the Special Garment Center District, and have rules for the conversion of non-residential space to residential use.

C6 districts are well served by mass transit, and off-street parking is generally not required, except within the C6-3D district.



General Central Commercial District

C6	C6-1	C6-2	C6-3	C6-4 C6-8	C6-5	C6-7	C6-6 C6-9	C6-1A	C6-2A	C6-3A	C6-3D	C6-3X	C6-4A	C6-4X	
	Commercial FAR	6.0			10.0		15.0		6.0			9.0	6.0	10.0	
Residential District Equivalent	R7-2	R8	R9	R10			R6			R8A	R9A	R9D	R9X	R10A	R10X
Required Accessory Parking PRC-B	None														
Permitted Sign Regulations (surface area)	5 X street frontage (500 of total)				No restriction			5 X street frontage (500 of total)							

Location Overview

Manhattan's **Chinatown** is a neighborhood in Lower Manhattan, New York City, bordering the Lower East Side to its east, Little Italy to its north, Civic Center to its south, and Tribeca to its west. With an estimated population of 90,000 to 100,000 people, Chinatown is home to the highest concentration of Chinese people in the Western Hemisphere. Manhattan's Chinatown is also one of the oldest Chinese ethnic enclaves. The Manhattan Chinatown is one of nine Chinatown neighborhoods in New York City, as well as one of twelve in the New York metropolitan area, which contains the largest ethnic Chinese population outside of Asia, comprising an estimated 893,697 unracial individuals as of 2017.

Historically, Chinatown was primarily populated by Cantonese speakers. However, in the 1980s and 1990s, large numbers of Fuzhounese-speaking immigrants also arrived and formed a sub-neighborhood annexed to the eastern portion of Chinatown east of The Bowery, which has become known as Little Fuzhou subdivided away from the primarily Cantonese populated original long time established Chinatown of Manhattan from the proximity of The Bowery going west, known as Little Hong Kong/Guangdong. As many Fuzhounese and Cantonese speakers now speak Mandarin—the official language in Mainland China and Taiwan—in addition to their native languages, this has made it more important for Chinatown residents to learn and speak Mandarin. Although now overtaken in size by the rapidly growing Flushing Chinatown, located in the New York City borough of Queens, the Manhattan Chinatown remains a dominant cultural force for the Chinese diaspora, as home to the Museum of Chinese in America and as the headquarters of numerous publications based both in the U.S. and China that are geared to overseas Chinese.

Chinatown is part of Manhattan Community District 3, and its primary ZIP Codes are 10013 and 10002. It is patrolled by the 5th Precinct of the New York City Police Department.



Chinatown Points of Interest



Transportation



Subway

Just a short walk from the property are multiple subway train stations:

TRANSPORTATION

- F** at East Broadway 0.27 miles
- B** **D** at Grand St 0.32 miles
- J** **N** **Q** **R** **Z** **6** **W** at Canal St 0.37 miles
- J** **Z** **4** **5** **6** at Chambers St 0.41 miles
- J** **Z** **4** **5** **6** at Brooklyn Bridge 0.43 miles

By Car

Five blocks from the FDR Drive and Manhattan Bridge, and minutes from the Brooklyn Bridge, Williamsburg Bridge, West Side Highway and the Holland Tunnel along Canal Street.

Airports

Three major airports are located within 15 miles of the Property. LaGuardia and John F. Kennedy international airports are both within the New York City borough of Queens, while Newark Liberty International Airport is situated across the Hudson River in New Jersey.

Bus

Steps away from the M9 & M22 along East Broadway,

Commute Times

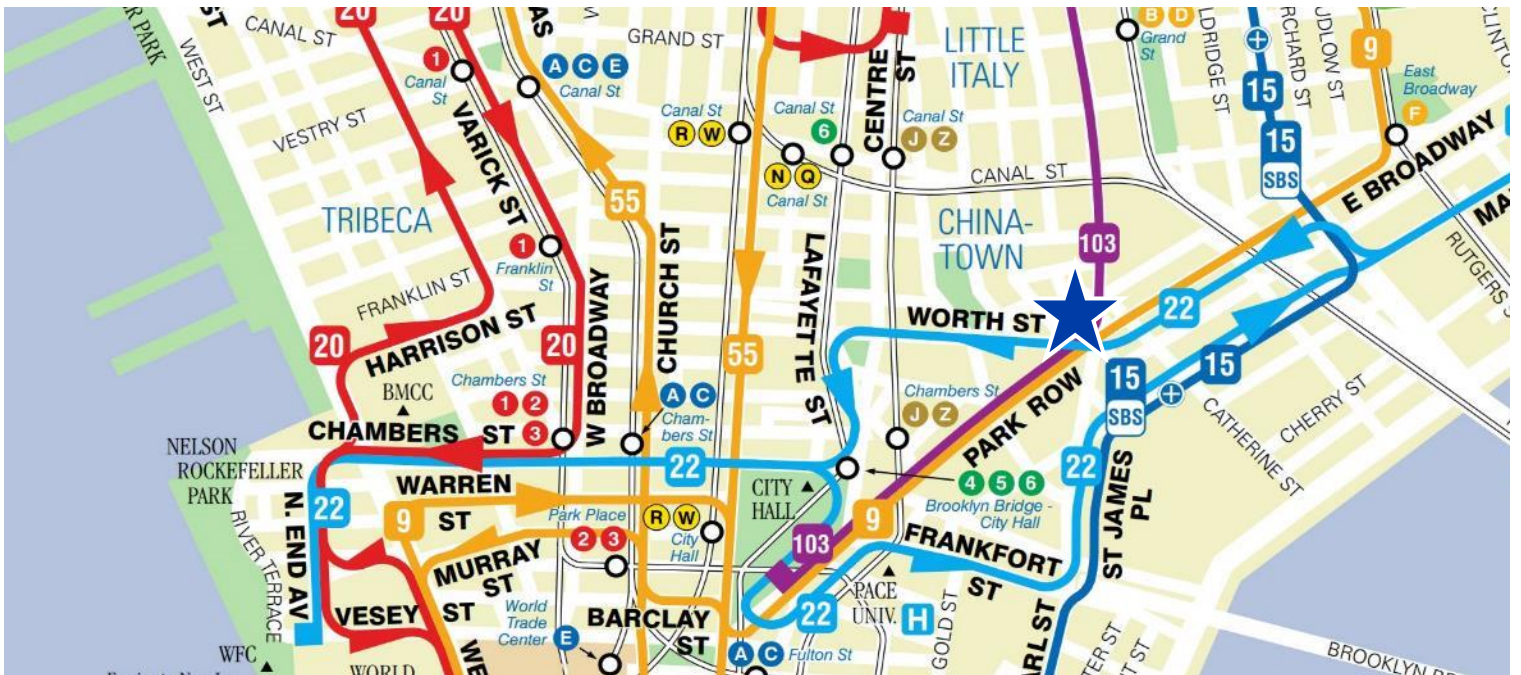
Columbus Circle	24m by train, 28m by car
Grand Central	22m by train, 15m by car
Union Square	19m by train, 17m by car
Wall Street	13m by train, 10m by car

Transportation Maps

Subway Map



Bus Map



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