

We are pleased to offer for a Building for sale



Lot Size:	50 x 100 SF	Far Allowed:	7.52
Building Size:	50 x 100 SF	Far built:	2.75
Stories:	3	Year Built:	1900
Building Space:	13,750 SF	Last Altered:	2004
Retail Space:	5,000 SF	Zoning:	C1-8A
Max FAR:	37,600 SF	Sprinkler System:	Yes
Price:	Upon Request	Air Rights:	23,850 SF

Stevie Haber
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We are pleased to offer for a Retail for sale

<i>Lease Year</i>	<i>Annual Fixed Rent</i>	<i>Monthly Fixed Rent</i>
Lease Year 1	\$741,366.00	\$61,780.50 (payable for a 14-month period)
Lease Year 2	\$766,366.00	\$63,863.83
Lease Year 3	\$791,366.00	\$65,947.17
Lease Year 4	\$818,366.00	\$68,197.17
Lease Year 5	\$846,366.00	\$70,530.50
Lease Year 6	\$876,366.00	\$73,030.50
Lease Year 7	\$906,366.00	\$75,530.50
Lease Year 8	\$931,366.00	\$77,613.83
Lease Year 9	\$961,366.00	\$80,113.83
Lease Year 10	\$996,366.00	\$83,030.50

b. If Tenant or any permitted assignee exercises its option for the first Renewal Term, Tenant shall pay Fixed Rent to Landlord (payable in equal monthly installments in advance on the first day of each month) at the following annual rental rates:

<i>Lease Year</i>	<i>Annual Fixed Rent</i>	<i>Monthly Fixed Rent</i>
Lease Year 11	\$1,028,366.00	\$85,697.17
Lease Year 12	\$1,061,366.00	\$88,447.17
Lease Year 13	\$1,096,366.00	\$91,363.83
Lease Year 14	\$1,131,366.00	\$94,280.50
Lease Year 15	\$1,166,366.00	\$97,197.17

c. If Tenant or any permitted assignee exercises its option for the second Renewal Term, Tenant shall pay Fixed Rent to Landlord (payable in equal monthly installments in advance on the first day of each month) at the following annual rental rates:

i. for sixteenth (16th) Lease Year, an amount equal to the greater of (a) ninety-five percent (95%) of the Fair Market Rental (as hereinafter defined) or (b) \$1,228,866; and

ii. for each Lease Year thereafter in the second Renewal Term, commencing on the seventeenth (17th) Lease Year and continuing until the end of the Term, an amount equal to the prior year's Fixed Rent multiplied by the number "1.03" (i.e., 3% annual increases).

d. For purposes of this Lease, the term "Fair Market Rental" shall mean the fair market value of the Premises determined as if the Premises were available in the then rental market, based on the most recent leases and lease renewals executed in connection with buildings comparable to the Premises located in the same geographic area (Manhattan Upper West Side) (and with respect to comparable space), and assuming that Landlord has had a reasonable time to locate a tenant who rents with the knowledge of the uses to which the Premises can be adapted, and that neither Landlord nor the prospective tenant is under any compulsion to rent. For purposes of determining the Fair Market Rental, the procedure hereinafter set forth shall apply. If the Fair Market Rental is greater than the amount set forth in clause (b) of Paragraph (i) immediately above, as determined by

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