148-150 EAST 55TH STREET
Prime Midtown Retail Condominium

3,200 SF
ABOVE GRADE SF

3.89%
CAP RATE

$2,125
PRICE/SF

$264,705
NOI

PROPERTY INFORMATION

ADDRESS
148-150 East 55th Street New York, NY 10022

LOCATION
On the south side of East 55th Street between Lexington Avenue & Third Avenue.

BOROUGH
Manhattan

BLOCK/LOT
1309/1001

LOT SIZE
38’ x 100’

LOT SF
3,766 SF

BUILDING SIZE
38’ x 90’

RETAIL SF
3,200 SF Above Grade
144 SF Below Grade
3,344 SF Total

DESCRIPTION
Prime Midtown ground floor retail condominium in a seven-story office building. Consists of 3,200 square feet on the ground floor plus 144 square feet of below grade storage space leased to East Side Wax Center.

The property is located by the Lexington Avenue/53rd Street E,M station and the Roosevelt Island Tramway.

FINANCIAL INFORMATION

ACTUAL

GROSS INCOME
$369,905

EXPENSES
$105,200

NOI
$264,705

CAP RATE
3.89%

GRM
18.38x

PRICE/SF
$2,125

FOR MORE INFORMATION

Please contact one of the following co-exclusive listing brokers:

Stevie Haber
Haber Realty Group
(917) 687-6662
Stevie@haberrealty.com

Adelaide Polsinelli
Eastern Consolidated
(646) 658-7327
api@easternconsolidated.com

ASKING PRICE: $6,800,000
148-150 EAST 55TH STREET
Prime Midtown Retail Condominium

GROSS INCOME

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROSS INCOME</td>
<td>$347,119</td>
</tr>
<tr>
<td>TENANT REIMBURSEMENTS</td>
<td>$22,786</td>
</tr>
<tr>
<td><strong>TOTAL GROSS INCOME</strong></td>
<td><strong>$369,905</strong></td>
</tr>
</tbody>
</table>

GROSS EXPENSES

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>R.E. TAXES (17/18)</td>
<td>$69,400</td>
</tr>
<tr>
<td>COMMON CHARGES</td>
<td>$24,000</td>
</tr>
<tr>
<td>MISCELLANEOUS EXPENSES</td>
<td>$11,800</td>
</tr>
<tr>
<td><strong>TOTAL GROSS EXPENSES</strong></td>
<td><strong>$105,200</strong></td>
</tr>
</tbody>
</table>

NET OPERATING INCOME

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>ACTUAL</td>
<td>$264,705</td>
</tr>
</tbody>
</table>

ASKING PRICE: $6,800,000

Information contained herein is from sources deemed reliable but is subject to errors, omissions, change of price or terms, and withdrawal without prior notice at any time.
TENANT LEASE INFORMATION

TENANT
East Side Wax Center

ABOUT THE TENANT
Uni K Wax is dedicated to offering their customers the most innovative face and body waxing product and a unique hair removal technique while maintaining a stellar customer service through their Uni K Wax Centers. They use only the highest quality wax that is a proprietary herbal wax unique to Uni K Wax. They are committed to offering these services and products with the utmost professionalism, courtesy, discretion and integrity. Their goal is to have everyone who visits their centers feel welcome and comfortable, in a clean and relaxing environment. More info located here: www.unikwax.com

LEASE TERM
10 years

LEASE COMMENCEMENT
April 1, 2014

LEASE EXPIRATION
March 31, 2024

ANNUAL RENT INCREASES
3%

OPTIONS
One 5-year option to renew at fair market value

TENANT REIMBURSEMENTS
Portion of real estate taxes on base year 2013/2014.
7/2016 Tenant paid $9,966. 1/2017 Tenant paid $9,515.
Electric charges separately metered.
Water charges paid by Condominium Corporation and included in Landlord's common charges.

RENT ROLL

<table>
<thead>
<tr>
<th>TENANT</th>
<th>MONTHLY RENT</th>
<th>ANNUAL RENT</th>
<th>ANNUAL INCREASES</th>
<th>LEASE START</th>
<th>LEASE EXPIRATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>East Side Wax Center</td>
<td>$28,926.61</td>
<td>$347,119.32</td>
<td>3%</td>
<td>4/1/2014</td>
<td>3/31/2024</td>
</tr>
</tbody>
</table>

ASKING PRICE: $6,800,000
ASKING PRICE: $6,800,000