

BASELINE

REAL ESTATE ADVISORS

**EXCLUSIVE LISTING:
301 E Houston Street**

**4 Unit Mixed Use Building
In the Lower East Side**



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MICHAEL SHERMAN | Founder

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Property Information

Location

301 E Houston St

Building Size

2,988 SF

Lot Size

936 SF (18ft x 52ft)

Units

4 Units (3 Apts & 1 Retail)

Status

All FM

Notes

Located in the Lower East Side

4-Story Walkup

100% Market Rate Units | 1 Vacant Apartment

Retail Newly Leased to a Deli

Tax Class 2A

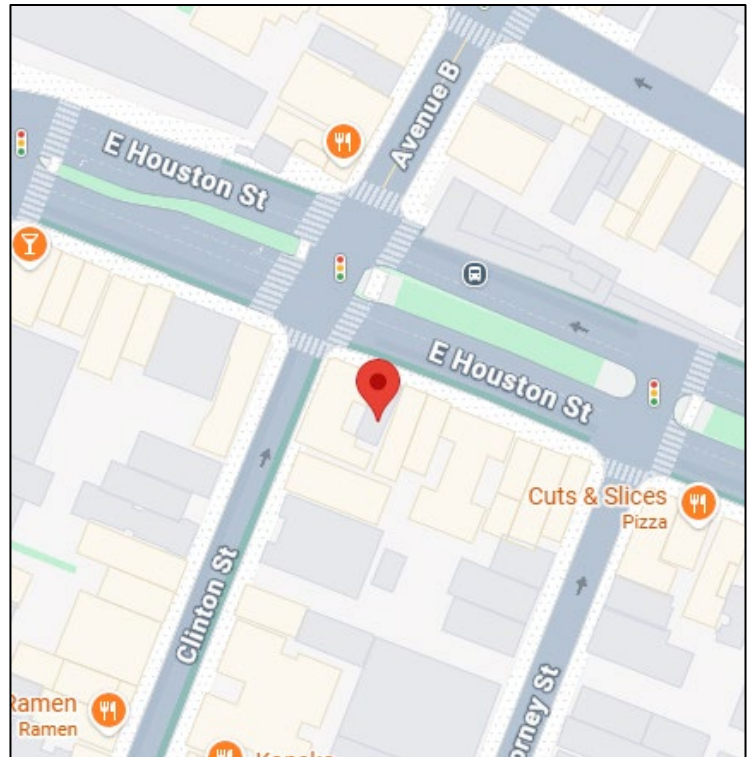
2,649 SF Air Rights

Next door to the famous Clinton Street Baking Company

Steps from restaurants, shops, markets, schools

A few blocks from the F, M, J, Z train

Financials		Current	Projected
Residential	3	\$160,680	\$170,940
Commercial	1	\$78,000	\$79,956
Total Income		\$238,680	\$250,896
RE Taxes	2A	\$47,288	\$47,288
Insurance		\$20,960	\$20,960
Electric		\$492	\$492
Other		\$4,000	\$4,000
Mgmt		\$6,800	\$7,300
Total Expenses		\$79,640	\$80,040
NOI		\$159,040	\$170,856



Asking Price: \$2,950,000

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RENT ROLL

Unit	Status/Tenant	Lease End	Current Rent	Projected Rent
Retail	Orchard Organic	8/31/2036	\$6,500	\$6,663
2	FM	4/30/2027	\$4,995	\$4,995
3	FM	6/30/2026	\$3,995	\$4,500
4	FM	2/28/2026	\$4,400	\$4,750
Monthly Total			\$19,890	\$20,908
Annual Total			\$238,680	\$250,896

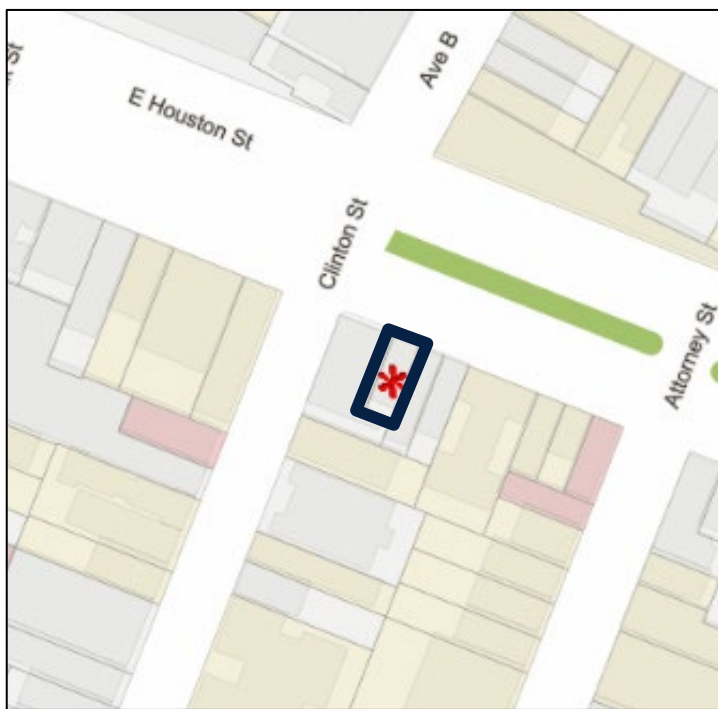
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IMAGES



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AREA MAPS



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