

225 E 25

20 Apartments
85% Free Market
Turn-key Condition



EXECUTIVE SUMMARY

JLL has been retained on an exclusive basis to arrange for the sale of 225 East 25th Street, a 25' wide, five story walk-up building located on the North side of East 25th Street between Second and Third Avenues. Comprised of 10,737 gross sf. ft. above grade, the apartments feature efficient layouts with 15 one-bedroom and 5 two-bedroom apartments. The two-bedroom units are ideal for share-style living while the one bedroom unit will attract couples or single tenants. The property recently underwent a significant renovation which included upgrading all Free Market units to condominium level finishes and updating the common areas.

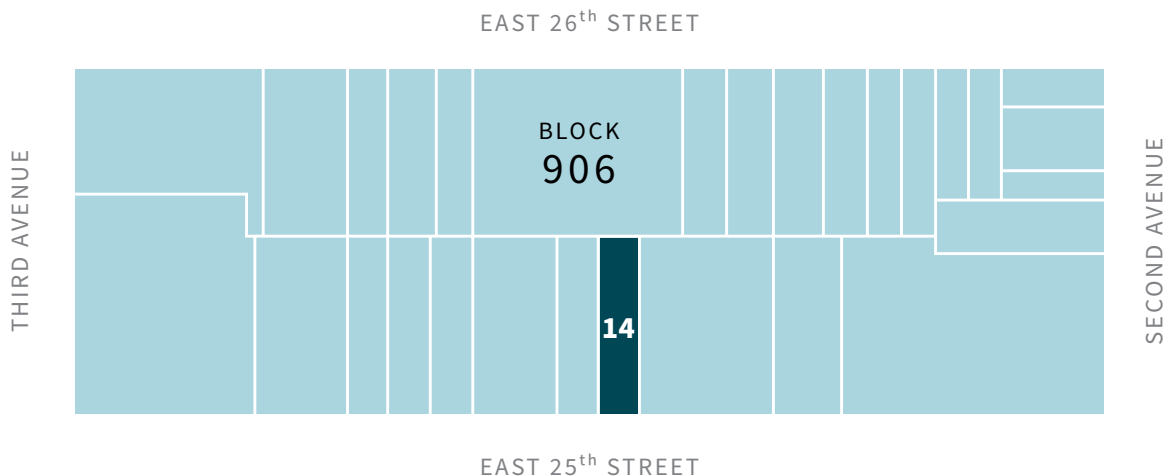
Of the 20 apartments 17 (85%) are Free Market, one is Rent Stabilized with a preferential rent, and two are Rent Stabilized. The Free-Market units are renting for an average \$4,321/month, the Rent Stabilized Pref. unit is renting for \$2,044/month, and the Rent Stabilized units are renting for an average of \$1,098/month. All of the Free-Market apartments have been fully renovated and feature brand new stainless steel appliances, in-unit washer dryers, wood plank flooring, access via Butterfly virtual doorman system, exquisite bathroom finishes, and upgraded electric and plumbing.

With regard to infrastructure, the building is heated by a dual fuel boiler and the units are individually metered for gas and electric.

The property is located between the Gramercy and Kips Bay neighborhoods - a popular location for young professionals desiring convenient access to both midtown Manhattan and the many bar and nightlife options in downtown Manhattan. 225 East 25th Street is also located within proximity to several large hospitals including Mount Sinai Beth Israel, VA NY Harbor Hospital, Bellevue Hospital, and NYU Langone - all of which drive demand for quality rental housing in the neighborhood.

225 East 25th Street will appeal to investors seeking a primarily Free Market, newly renovated, cash-flowing asset in one of New York City's most dynamic locations. The property will be sold on an as-is, where-is basis.

TAX MAP



PROPERTY INFORMATION

Address:	225 East 25 th Street	
Location:	The subject property is located on the north side of East 25 th Street between 2 nd and 3 rd Avenues	
Block / Lot:	906/14	
Building Dimensions:	25' x 88'	(Approx., Irr.)
Stories:	5	(Plus Basement)
Gross Square Footage:	10,737	(Per JLL Estimate)

	# of Units	% of Total
FM Units:	17	85%
RS Units:	2	10%
RS Pref. Units:	1	5%
Total Units:	20	100%

Lot Dimensions:	25' x 98.75'	(Approx.)
Lot Square Footage:	2,469	(Approx.)
Zoning:	R8B	
Total Buildable SF:	9,876	(Approx.)
Unused Air Rights:	Overbuilt	(Approx.)
Assessment (25/26):	\$1,384,650	
Projected Taxes (25/26):	\$173,109 (Tax Class 2)	

ASKING PRICE:
\$12,500,000

HIGHLIGHTS



*20 Units /
85% Free Market*



*Newly Renovated
with Condominium
Level Finishes*



*Desirable Location for
Young Professionals*

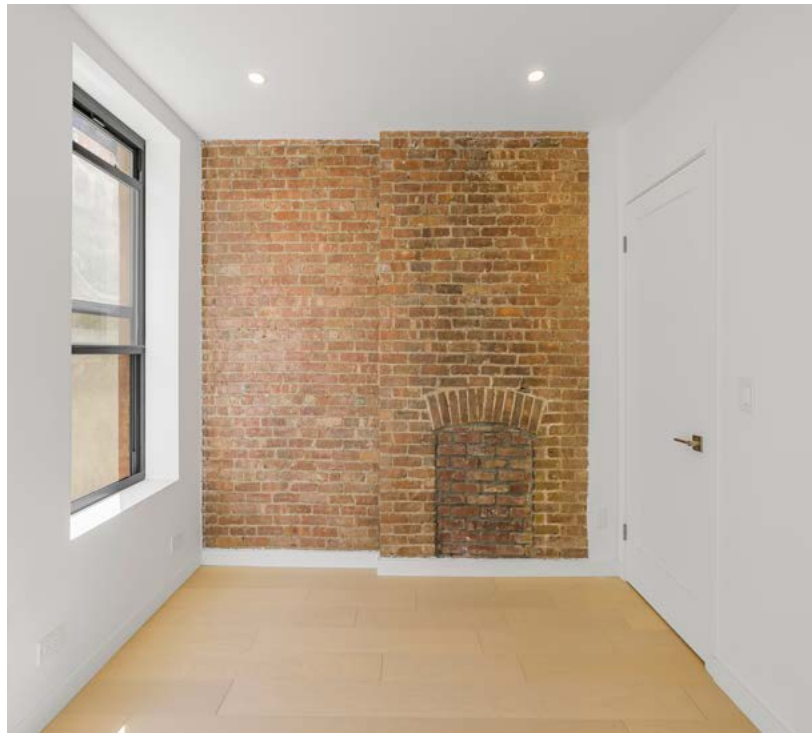


*Steps from Baruch
College & Madison
Square Park*



*Easy Access to
4 5 6 R W
Subway Lines*

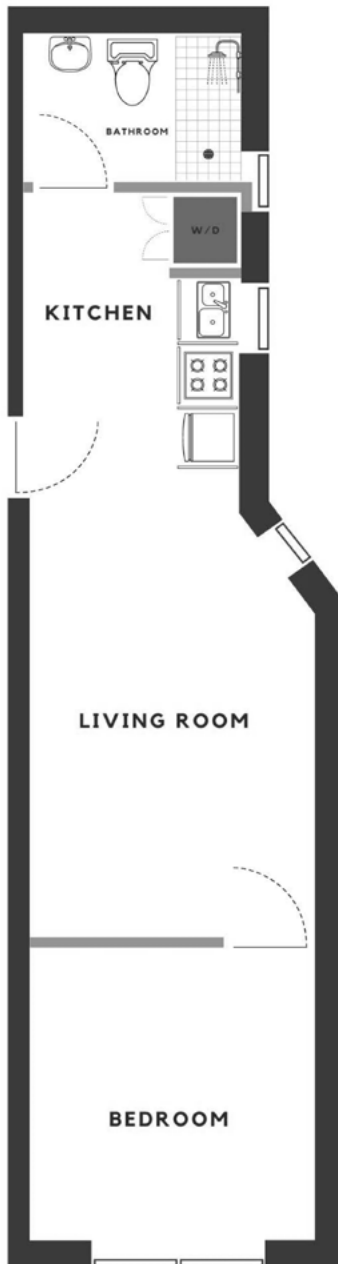
INTERIOR PHOTOS



INTERIOR PHOTOS



FLOOR PLANS

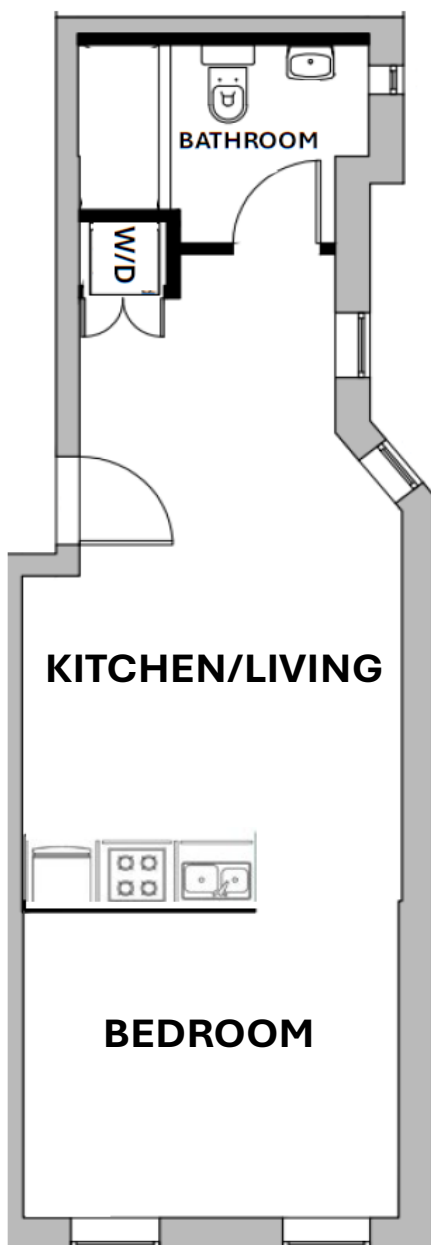


A-LINE



B-LINE

FLOOR PLANS



C-LINE



D-LINE

225 E 25

For more information, please contact Exclusive Agents

HALL OSTER

Managing Director
+1 212 377 2136
hall.oster@jll.com

CLINT OLSEN

Managing Director
+1 212 377 2132
clint.olsen@jll.com

TEDDY GALLIGAN

Director
+1 212 377 2519
teddy.galligan@jll.com

VICKRAM JAMBU

Managing Director
+1 516 662 8039
vickram.jambu@jll.com

CONRAD MARTIN

Vice President
+1 212 377 2902
conrad.martin@jll.com

BRAEDON GAIT

Vice President
+1 315 373 4058
braedon.gait@jll.com

STEPHEN GODNICK

Vice President
+1 212 271 6402
stephen.godnick@jll.com



330 Madison Avenue, 4th Floor | New York, New York 10017
www.us.jll.com/capitalmarkets

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