



86 CLINTON



Retail Leases Renewed | Rent Roll Increased

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6 Property Information

14 Financial Overview

20 Location and Market Overview

26 Market Dynamics

CONTENTS





86 CLINTON

An aerial photograph of New York City, showing a dense urban landscape with numerous skyscrapers and residential buildings. The Hudson River is visible on the left, with a bridge crossing it. The text "86 CLINTON STREET" is overlaid in a white box with a dark border.

86 CLINTON STREET

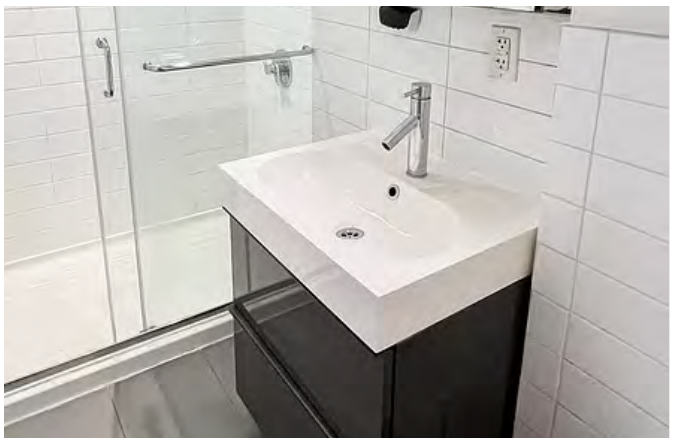
PROPERTY INFORMATION

Jones Lang LaSalle ("JLL") has been retained on an exclusive basis to arrange the sale of 86 Clinton Street (the "Property"), a six-story mixed-use building located on the east side of Clinton Street between Delancey and Rivington Streets on the Lower East Side. The 83% free market property presents an investor the ability to obtain a cash flowing asset in a neighborhood with a sought-after high-demand rental market.

PROPERTY OVERVIEW

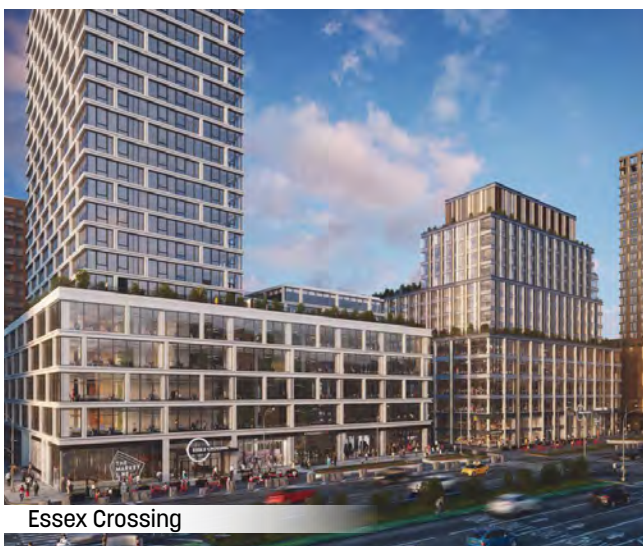
Address	86 Clinton Street, New York, NY 10002
Location	86 Clinton Street is located on the East side of Clinton Street between Delancey and Rivington Streets on the Lower East Side.
Block / Lot	348 / 44
Lot Dimensions	25' x 100'
Lot Size	2,500
Building Dimensions	25' x 56' (JLL Approx.)
Stories	6
Gross Square Footage	10,200 SF (JLL Approx.)
FM Units:	15 (83% FM)
RS Units:	3
Retail Units:	2
Total Units:	20
Zoning	R7A, C1-5
Max Residential FAR	4
Bolier	Gas
Estimated Taxes (25/26):	\$211,709
Description	The 83% free market property has 15 free market units, 3 rent stabilized units and 2 retail units. The retail is occupied by T-Mobile and Divya's Kitchen. Divya's Kitchen utilizes additional space that is built out to the full lot line. The building has a laundry room in the basement. The property is Tax Class 2 and does not have air rights.

PROPERTY PHOTOS

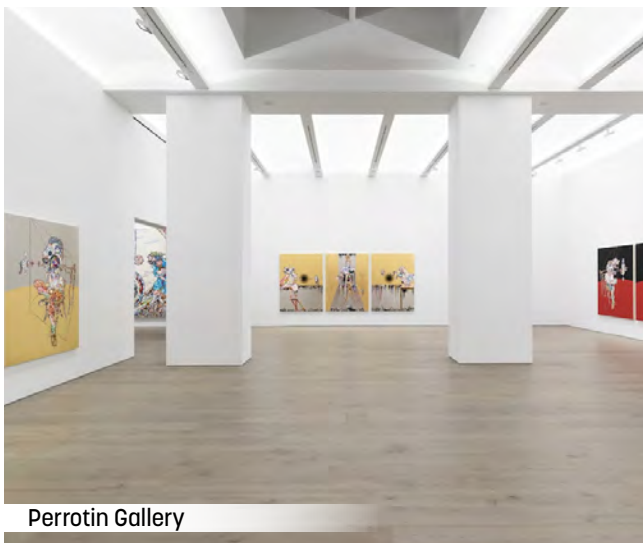




East River Park



Essex Crossing



Perrotin Gallery

PRIME LOCATION

Located in one of the most culturally rich and diversified neighborhoods in Manhattan, 86 Clinton Street attracts students, young professionals and young families seeking nearby upscale boutiques, trendy dining establishments, and bustling nightlife and entertainment options. Located in the heart of the Lower East Side, the Property is located in a neighborhood with extensive cultural history and an abundance of festivals, street art, and diverse cuisines.

Recent significant investment in the Lower East Side is exemplified by the \$1.1 Billion Essex Crossing project located minutes from the Properties. The project will provide over 1,000 new apartments, 350,00 square feet of Class A office space and 300,000 square feet of retail space. Additional investment in the East River Park, which is expected to be completed in 2026, will include reconstructed tennis courts, fields, playgrounds, and walkways.

The Properties boast tremendous connectivity to public transportation located steps from the Delancey-Essex subway station which provides seamless access to the J, Z, F & M trains, while also offering easy access to a plethora of Citi Bikes and MTA Bus stop locations.

Over the last few years, Midtown South's technology, advertising, media and information tenants ("TAMI") have moved towards Lower Manhattan as evidenced by the office leasing success of 51 Astor Place and 770 Broadway. 51 Astor Place is currently anchored by IBM, while 770 Broadway serves as either the New York location or worldwide headquarters for notable brands such as Verizon Media (the parent company of HuffPost, Yahoo!, AOL, Tumblr), Facebook, and Nielsen. As downtown neighborhoods continue to grow and attract more office-user and residents, 79 & 86 Clinton Street will continue to benefit.



INVESTMENT HIGHLIGHTS

Location

86 Clinton Street are located at the heart of the Lower East Side - the premier neighborhood in Lower Manhattan for young professionals. Significant neighborhood investment is exemplified by the \$1.1 Billion Essex Crossing Development which is steps from the Properties and the East River Park which showcases massive neighborhood investment.

Value Drivers

Strong existing cash flow from the five retail units (including credit tenant T-Mobile) and 38 apartment units.

- **MAJORITY FREE MARKET** - 79 Clinton is 70% free market and 86 Clinton is 83% free market. As the Lower East Side continues to develop, this high free market percentage is optimal to capitalize on future rent growth and enhance building value.
- **HIGH-END CONDO LIKE FINISHES** - The properties were recently meticulously renovated which helps to attract renters to choose 79 or 86 Clinton Street over nearby apartment units.
- **TRANSPORTATION ACCESS** - The properties are located steps from the J, Z, F & M trains at the Delancey-Essex subway station which provides seamless access to Brooklyn and the rest of Manhattan - a highly important characteristic for students and young professionals.
- **SUMMER LEASE EXPIRATIONS** - 79 Clinton has 60% of its leases expiring in the next four months, while 86 Clinton has 67% of its leases expiring in the same timeline. We expect the new rents to rise with summer leases and new tenants.
- **PROXIMITY TO ESSEX CROSSING** - The properties are a short walk from Essex Crossing which is a \$1.1 Billion development with over 1.9 MM square feet of residential, commercial and community space including the Market Line and Regal Cinemas which is anticipated to be completed by year end 2024.



86CLINTON

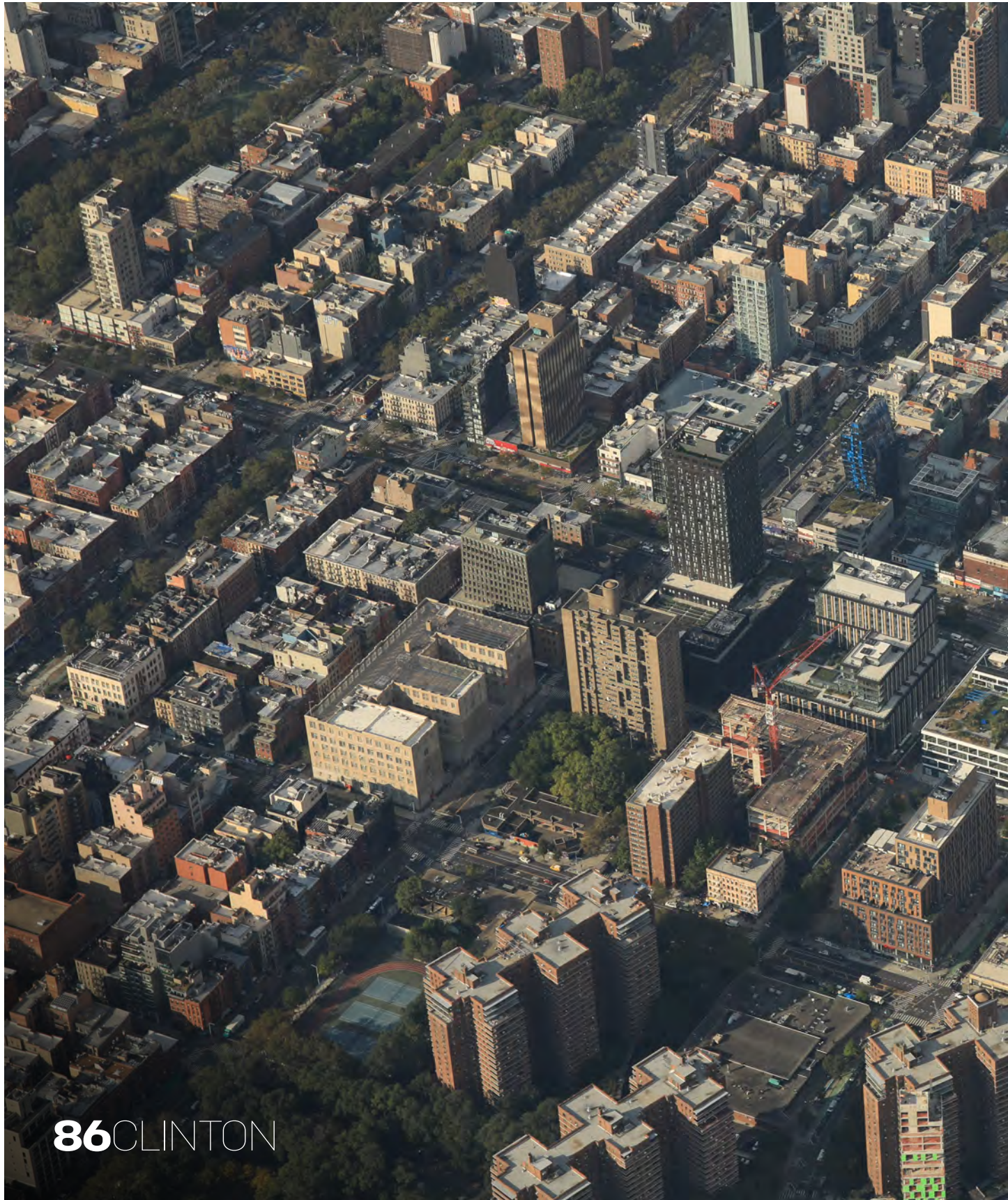
MIDTOWN

86CLINTON

EAST
VILLAGE

LOWER
EAST SIDE





FINANCIAL OVERVIEW

86CLINTON



86 CLINTON STREET

RESIDENTIAL REVENUE

Unit	Status	Bed	Bath	Monthly Rent	Annual Rent	LXP	Renovated?
G1	FM	2	1	\$4,900	\$58,800	9/30/25	Y
G2	FM	2	1	\$4,900	\$58,800	9/30/25	Y
1	RS	Studio	1	\$1,164	\$13,973	11/30/25	N
2	FM	Studio	1	\$3,050	\$36,600	6/30/25	Y
3	RS	1	1	\$809	\$9,704	11/30/26	N
4	FM	Studio	1	\$3,400	\$40,800	3/31/26	Y
5	FM	Studio	1	\$3,200	\$38,400	2/28/26	Y
6	FM	Studio	1	\$3,050	\$36,600	8/31/25	Y
7	FM	Studio	1	\$3,300	\$39,600	3/31/26	Y
8	FM	Studio	1	\$3,300	\$39,600	5/31/25	Y
9	FM	Studio	1	\$3,050	\$36,600	9/30/25	Y
10	FM	Studio	1	\$3,300	\$39,600	3/31/26	Y
11	FM	Studio	1	\$3,350	\$40,200	8/31/25	Y
12	FM	Studio	1	\$3,300	\$39,600	5/31/25	Y
13	FM	Studio	1	\$3,250	\$39,000	6/30/25	Y
14	FM	Studio	1	\$3,050	\$36,600	9/30/25	Y
15	RS	Studio	1	\$1,225	\$14,697	10/31/25	N
16	FM	Studio	1	\$3,300	\$39,600	5/31/25	Y
Total Annual				\$54,898	\$658,773		

RETAIL REVENUE

Unit	LXP	Monthly Rent	Annual Rent
Divya's Kitchen	2/28/31	\$15,914	\$190,962
Metro by T-Mobile*	2/28/32	\$6,250	\$75,000
Laundry		\$208	\$2,500
Tax Reimbursement**		\$1,856	\$22,269
Total Annual		\$24,228	\$290,731

* 3% annual escalations

** Divya's Kitchen 50% RET reimbursement over 20/21 base year

** Metro by T-Mobile 15% RET reimbursement over 24/25 base year

86 CLINTON STREET

INCOME

Residential Gross Income:	69.38%	\$658,773
Retail Gross Income:	28.27%	\$268,462
Tax Reimbursement:	2.35%	\$22,269
Credit and Vacancy Loss:	3.00%	(\$27,817)
Effective Gross Income		\$921,687

EXPENSES

Real Estate Taxes (25/26)	Per DOF	(\$211,709)
Insurance	Provided	(\$14,805)
Utilities	Provided	(\$26,928)
Repairs & Maintenance	\$450 / Unit	(\$8,100)
Payroll & Benefits	\$250 / Week	(\$13,000)
General & Administrative	\$250 / Unit	(\$4,500)
Professional Fees	\$250 / Unit	(\$4,500)
Management	3.0% of EGI	(\$27,651)
Total		(\$311,192)

NOI

Effective Gross Income	\$921,687
Less Expenses	(\$311,192)
Net Operating Income	\$610,495



LOCATION & MARKET OVERVIEW



MAJOR UNIVERSITIES

New York University

86 Clinton Street are located a short train ride from New York University's main campus and many students call the Lower East Side home. New York University (NYU) enrolls approximately 60,000 students annually. The main campus occupies roughly 229 acres and is bounded by Houston Street to the south, Broadway to the east, 14th Street to the north, and Sixth Avenue to the west. The core of NYU's campus surrounds Washington Square Park. As enrollment continues to grow and on-campus residents approaches 12,000 students, the East Village has seen an increase in the number of students seeking off-campus housing.



According to NYU's 2031 expansion plan, the university plans to add 6 million square feet of campus throughout New York City with about 2.5 million square feet situated in the main campus. In 2016, after a two-year delay, NYU released plans for a \$1 billion, 23-story, mixed-use development located at 181 Mercer Street. With a growing student population and the proposed expansion, New York University is vital for the continued success of retailers and rental residences located on the Lower East Side and the East Village. NYU will continue to require additional space as the student body grows in the coming years.



\$1 BILLION
INVESTMENT IN MERCER STREET
DEVELOPMENT

60,000+
STUDENTS

15,000
STAFF + EMPLOYEES

100
ACADEMIC BUILDINGS
WITHIN 0.5 MILES

\$4.3 BILLION
ENDOWMENT
(TOP 25 IN THE US)

30%
INCREASE IN STUDENT BODY
POPULATION SINCE 2006

Cooper Union

The Cooper Union for the Advancement of Science and Art (Cooper Union) is a privately funded college located in Cooper Square adjacent to NYU. The 884 student college offers undergraduate and graduate degrees exclusively in the fields of architecture, fine arts, and engineering. Due to the specialized education curriculum, as well as the acceptance of less than 10% of applicants, Copper Union has been ranked #1 Most Desirable Small School and #7 Most Desirable School by Newsweek. In September 2009, Cooper Union opened 41 Cooper Square, a 175,000 square foot major institutional facility featuring state-of-the-art laboratories, classrooms and studios.



Baruch
COLLEGE

86CLINTON

Madison
Square
Park

East River

FLATIRON
BUILDING

GRAMERCY
PARK

STUYTOWN

Union Square
Park



8 ST - NYU

Q R W

ASTOR PLACE

4 6

Washington
Square Park

Tompkins
Square Park

EAST VILLAGE



BROADWAY -
LAFAYETTE

B D F M

8 ST - NYU

F

BLEECKER ST/
LAFAYETTE

4 6

DELANCEY ST / ESSEX ST

F J M Z

WILLIAMSBURG
BRIDGE

86CLINTON

LITTLE
ITALY

BOWERY

J Z

GRAND ST

B D

LOWER EAST SIDE

R

W

N

Q



86CLINTON

MARKET DYNAMICS



Location

86 Clinton Street are in a preeminent transportation location. Steps from the property lies the J, Z, F and M trains which provide easy access to the rest of Manhattan, Brooklyn and beyond. Due to the Properties eastern location, they are also minutes from FDR drive if you prefer to take an Uber or Taxi, or drive. The FDR provides easy access south towards the Financial District and Staten Island, or north towards Northern Manhattan and beyond. For those who prefer to travel on two wheels, there are a multitude of Citi Bike stations that lie within steps of the Properties. It is easy to bike up to the East Village or utilize the Williamsburg Bridge bike path to get into Brooklyn.

22
MIN



To Grand Central Terminal

20
MIN



To Penn Station

23
MIN



To Times Square

22
MIN



To Atlantic Terminal

39
MIN



To LaGuardia Airport



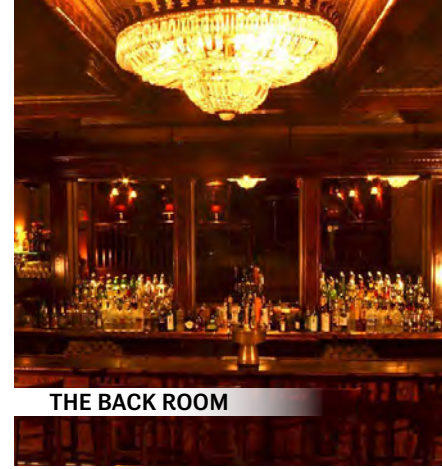




ESPERANTO



BOULTON & WATT



THE BACK ROOM

LOWER EAST SIDE RETAIL, RESTAURANT & NIGHTLIFE.

One of Lower East Side's most exciting qualities is found in its eclectic selection of restaurants, shops and nightlife. From Dudley's to Katz's Delicatessen, the Lower East Side offers everything you need for all age groups young and old. The aforementioned Dudley's is one of the many popular restaurants along with Cheeky Sandwiches and Wayla which help to evoke the edgy, Bohemian vibe of the neighborhood and pair it with exquisite cuisine and a comfortable ambiance. This same progressive, independent character is evident in the nightlife on the Lower East Side. Mr. Purple, Pianos and The Back Room are just a few of the popular nightlife options that dot

the neighborhood. Additionally, The Bowery Ballroom is a smaller concert venue that hosts concerts multiple nights a week within the neighborhood. Especially on the weekends, young professionals and students from across the city flock to the Lower East Side to enjoy a night out.

Another popular aspect of the Lower East Side neighborhood is the abundance of eccentric shops and experiential stores that the area has to offer. Places like District One, Frankie Shop and Top Hat highlight the unique trendy feel of the Lower East Side.



RUSS & DAUGHTERS



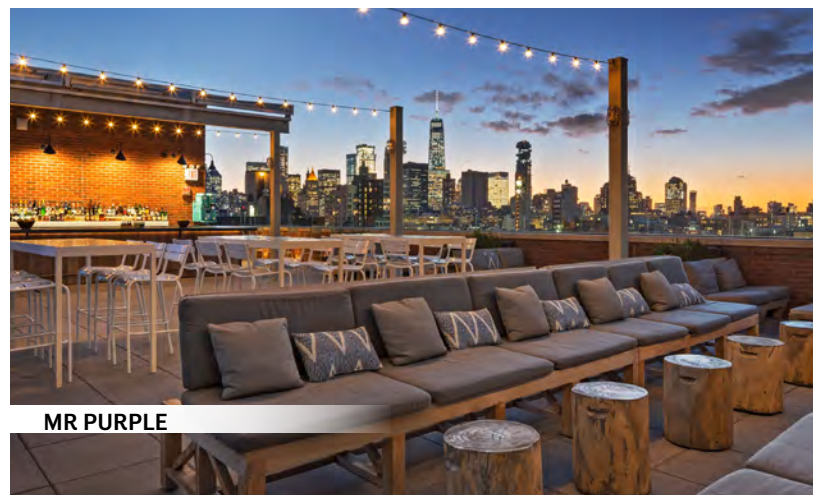
THE WAYLAND



CHEEKY SANDWICHES



MACE BAR



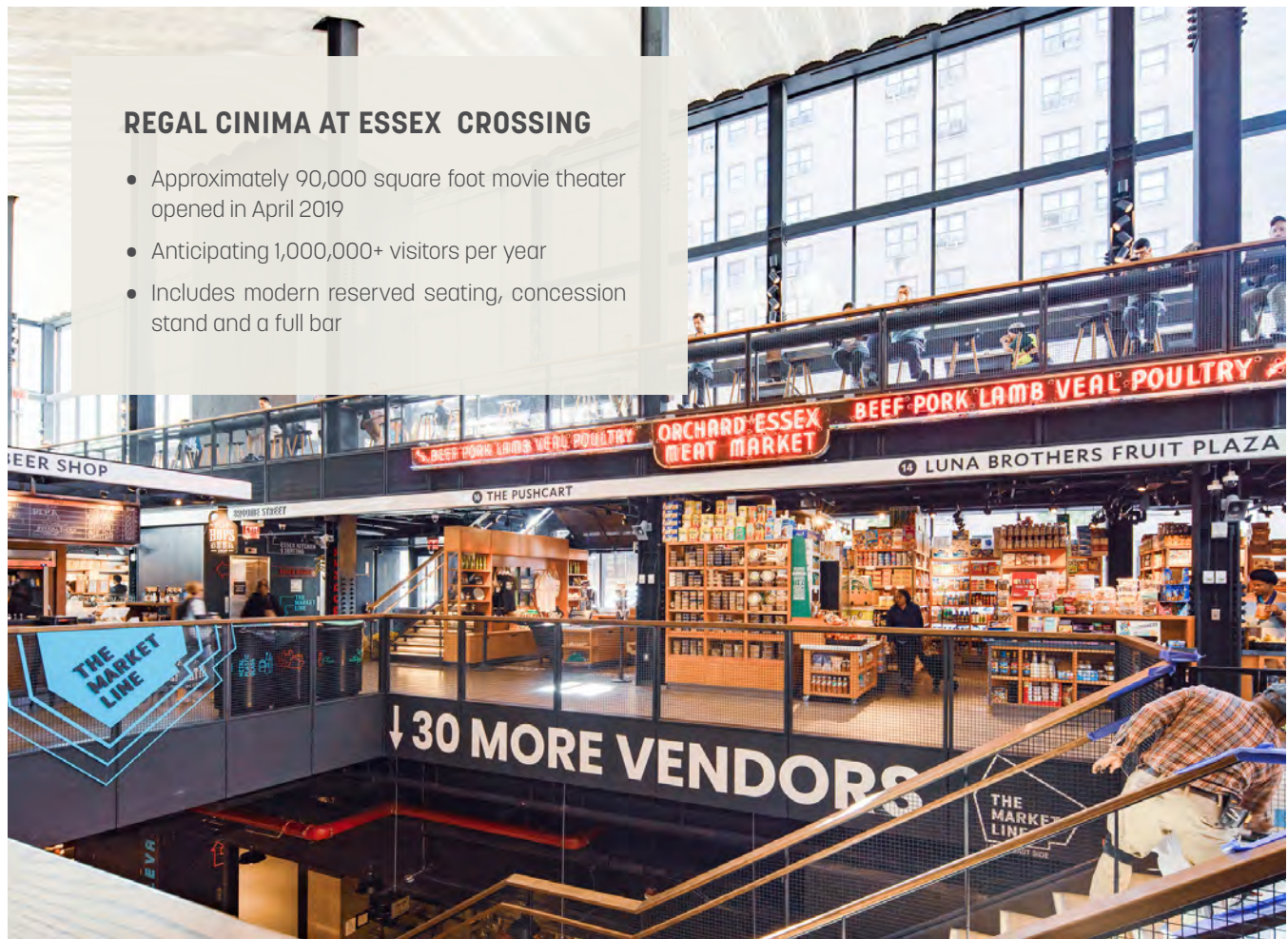
MR PURPLE

ESSEX CROSSING

Essex Crossing, estimated to be complete by mid-2024, will be a collection of over 1,000 new residences, 400,000 square feet of office space and 450,000 square feet of retail space over nine sites in New York City's Lower East Side. The development will total over 1.9 million square feet of residential, commercial, and community space. The sites will be connected by a new park, bike paths and green spaces above ground and by a world-class marketplace below ground called The Market Line.

The Essex Crossing Development was designed as a one-stop-shop for both the residents as well as for consumers looking for alternatives to fulfill their respective retail

demands. These components will be further enhanced by the foot traffic generated by the Essex Market, which has embedded itself into the fabric of the Lower East Side and has a loyal consumer base who will be prone to explore the variety of options that Essex Crossing has to offer. In addition, Essex Crossing will also be the new home of the International Center of Photography (ICP), the world's leading institution dedicated to photography and visual culture. With a slew of new amenities and entertainment centers for the neighborhood, Essex Crossing is set to become a staple of the Lower East Side. Included below are a few notes about some of the opportunities Essex Crossing has to offer.



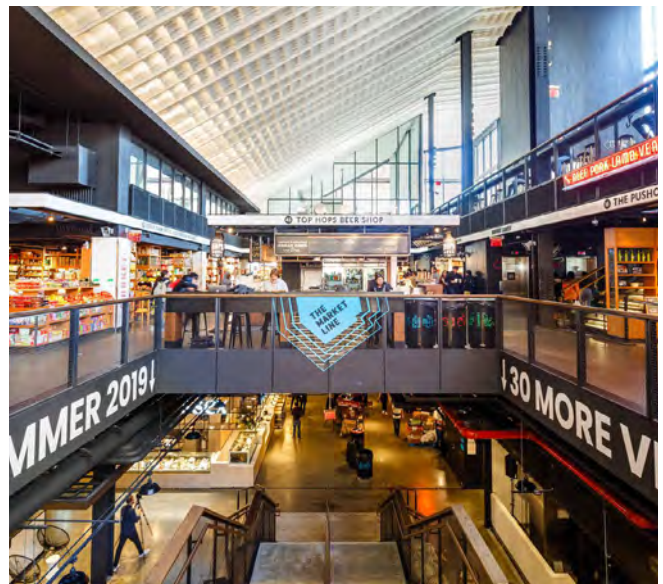


ESSEX MARKET

- 45,500 square foot public market
- Welcoming 18 new vendors and a fully renovated space to the 75 year old market established in the 1940's

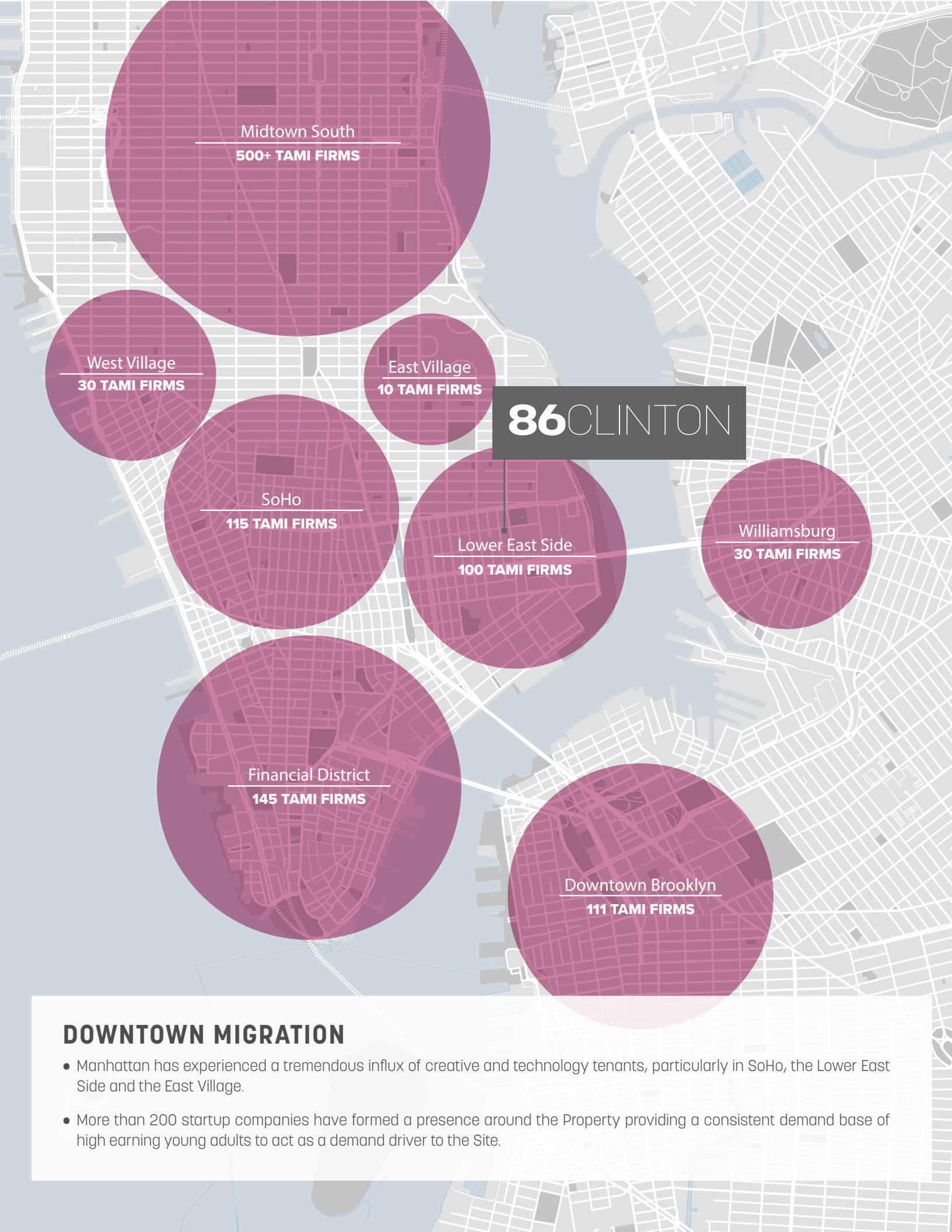
MARKETLINE

- A subterranean bazaar-like market that will sit at the base of the newly developed Essex Crossing along Delancey Street
- The 150,000 SF Market Line is anticipated to attract over 1,000 locally-sourced food, art, music and fashion tenants reflecting the character and culture of the Lower East Side
- When completed it will be the largest market in New York City



URBAN FARM

- Delancey Street Associates is building the farm for the non-profit Project EATS
- Project EATS is a neighborhood-based project that uses art, urban agriculture, partnerships, and social enterprise to sustain produce levels and equitably distribute essential resources within and between our communities
- The farm will also feature programming for public schools on the importance of nutritious food and will offer free Saturday breakfast for seniors living in the neighborhood
- The farm will include 41 raised beds that will sell much of its produce in a stall in the Marketline.



Midtown South

500+ TAMi FIRMS

West Village

30 TAMi FIRMS

East Village

10 TAMi FIRMS

86 CLINTON

SoHo

115 TAMi FIRMS

Lower East Side

100 TAMi FIRMS

Williamsburg

30 TAMi FIRMS

Financial District

145 TAMi FIRMS

Downtown Brooklyn

111 TAMi FIRMS

DOWNTOWN MIGRATION

- Manhattan has experienced a tremendous influx of creative and technology tenants, particularly in SoHo, the Lower East Side and the East Village.
- More than 200 startup companies have formed a presence around the Property providing a consistent demand base of high earning young adults to act as a demand driver to the Site.

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