



MAVERICK PROPERTIES INC.

ADDRESS: 327 St.Nicholas Avenue, New York, NY 10027

LOCATION: ON St.Nicholas Avenue BETWEEN 126th Street
AND 127th Street

MAVERICK PROPERTIES INC.

敷地面積： 1937フィート × 165 フィート(約31,845s.f., 約2,958.36㎡, 約894.90坪)

構造・規模： 鉄骨・レンガ造(外壁一部:砂岩), 地下1階・地上5階建て,
エレベーター有り。地下1階は店舗にて募集中。(約5,300s.f., 約
492.36㎡, 約148.94)

交 通： 地下鉄A,B,C,D 4路線のハーレム地区の中心駅「125丁目」徒歩約10m。

総 戸 数： 73戸 (ワンルーム:5戸, 1ベッド・ルーム:24戸, 2ベッド・ルーム:11戸
2ベッド・ルーム+2バス・ルーム:23戸, 3ベッド・ルーム:10戸)

総収入： 賃 料	\$1,000,000.00	
(2008年) 賃料更新	\$25,000.00	
		<u>\$1,025,000.00</u>

総費用： 固定資産税： \$ 0.00
* 2011年まで市の軽減措置法適用。

上下水道料： \$ 37,500.00

火災保険料： \$ 39,750.00

ボイラー用ガス料(給湯・暖房)： \$ 65,000.00

電気料(共用部)： \$ 28,500.00

修繕費： \$ 75,000.00

弁護士・会計士料： \$ 15,000.00

管理人給料： \$45,000.00

管理料(管理会社)3%： \$29,827.50

その他： \$7,000.00

\$342,577.50

ネット収入： \$651,872.50

購入価格： \$ 15, 364, 000. 00 , キャップ・レート:約4. 1%

MAVERICK PROPERTIES INC.

建物全景 (St.Nicolas通りと127丁目通りの角)



MAVERICK PROPERTIES INC.

RENT ROLL

Unit#	SIZE	Rent	Status	Lease Exp.	Sq.Ft.	備考
#1A	1 BEDROOM	\$ 983.63	RS	04/30/09		
#1B	STUDIO	\$ 1,059.91	RS	12/21/09		
#1C	2 BEDROOM	\$ 1,298.20	RS	12/31/08		
#1D	1 BEDROOM	\$ 738.20	RS	12/31/08		
#1E	3 BEDROOM	\$ 695.08	RS	03/31/09		
#1F	2 BEDROOM	\$ 575.03	RS	08/31/08		
#1H	2 BEDROOM	\$ 0.00		02/28/09		管理人居住
#1J	1 BEDROOM	\$ 979.87	RS	02/28/08		
#1K	1 BEDROOM	\$ 1,067.15	RS	05/31/09		
#1L	3 BEDROOM	\$ 670.82	RS	08/31/08		
#1M	1 BEDROOM	\$ 501.18	RS	08/31/08		
#1N	1 BEDROOM	\$ 939.85	RS	03/31/08		
#1O	2 BEDROOM	\$ 1,343.47	RS	06/30/09		
#1P	STUDIO	\$ 819.22	RS	04/30/09		
#2A	2 BEDROOM	\$ 1,238.64	RS	03/31/09		
#2B	STUDIO	\$ 1,115.16	RS	09/30/08		
#2C	2 BEDROOM	\$ 1,293.03	RS	03/31/09		
#2D	1 BEDROOM	\$ 591.81	RS	06/30/09		
#2E	3 BEDROOM	\$ 1,745.91	RS	03/31/09		
#2F	1 BEDROOM	\$518.48	RS	03/31/09		
#2G	1 BEDROOM	\$1,272.71	RS	02/29/09		
#2H	1BEDROOM	\$1,092.34	RS	09/30/08		
#2J	2 BEDROOM	\$1,258.79	RS	09/30/08		
#2K	2BEDROOM	\$1,525.26	RS	09/30/09		
#2L	3BEDROOM	\$677.25	RS	08/31/08		
#2M	2BEDROOM	\$634.01	RS	08/31/09		
#2N	2BEDROOM	\$1,241.20	RS	03/31/09		
#2O	2BEDROOM	\$1,594.16	RS	08/31/09		
#2P	2BEDROOM	\$1,307.25	RS	03/31/09		

MAVERICK PROPERTIES INC.

RENT ROLL

Unit#	SIZE	Rent	Status	Lease Exp.	Sq.Ft.	備考
#3A	2 BEDROOM	\$ 1,238.64	RS	03/31/09		
#3B	STUDIO	\$ 858.98	RS	03/31/09		
#3C	2 BEDROOM	\$ 1,283.71	RS	04/30/09		
#3D	1 BEDROOM	\$ 949.65	RS	03/31/09		
#3E	3 BEDROOM	\$ 1,688.52	RS	09/30/09		
#3F	1 BEDROOM	\$ 510.41	RS	03/31/09		
#3G	1 BEDROOM	\$ 984.00	RS	02/28/09		
#3H	1 BEDROOM	\$ 949.25	RS	03/31/09		
#3J	2 BEDROOM	\$ 1,469.52	RS	09/30/08		
#3K	2 BEDROOM	\$ 1,487.89	RS	05/31/08		
#3L	3 BEDROOM	\$ 1,401.59	RS	08/31/08		
#3M	2 BEDROOM	\$ 570.89	RS	03/31/09		
#3N	2 BEDROOM	\$ 1,405.03	RS	03/31/09		
#3O	2 BEDROOM	\$ 1,557.68	RS	11/30/08		
#3P	2 BEDROOM	\$ 1,310.11	RS	04/30/09		
#4A	2 BEDROOM	\$ 1,360.68	RS	09/30/08		
#4B	STUDIO	\$ 862.89	RS	04/30/09		
#4C	2 BEDROOM	\$ 1,110.42	RS	10/31/09		
#4D	1 BEDROOM	\$ 1,259.09	RS	05/31/09		
#4E	3 BEDROOM	\$1,579.51	RS	07/31/08		
#4F	1 BEDROO	\$1,459.26	RS	08/31/08		
#4G	1BEDROOM	\$1,089.72	RS	08/31/08		
#4H	1 BEDROOM	\$1,249.04	RS	08/31/08		
#4J	2 BEDROOM	\$1,509.58	RS	09/30/09		
#4K	2 BEDROOM	\$1,238.64	RS	03/31/09		
#4L	3 BEDROOM	\$695.08	RS	03/31/09		
#4M	2 BEDROOM	\$586.20	RS	03/31/09		
#4N	2 BEDROOM	\$1,392.85	RS	09/30/08		
#4O	2 BEDROOM	\$1,585.25	RS	09/30/08		

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RENT ROLL

Unit#	SIZE	Rent	Status	Lease Exp.	Sq.Ft.	備考
#4P	3 BEDROOM	\$ 1,173.11	RS	05/31/08		
#5A	1 BEDDROOM	\$ 1,027.26	RS	07/31/08		
#5B	1 BEDROOM	\$ 1,430.61	RS	08/31/08		
#5C	2 BEDROOM	\$ 1,240.75	RS	03/31/09		
#5D	1 BEDROOM	\$ 974.44	RS	05/31/09		
#5E	3 BEDROOM	\$ 1,575.86	RS	08/31/09		
#5F	2 BEDROOM	\$ 1,239.60	RS	02/28/09		
#5H	1 BEDROOM	\$ 1,011.11	RS	01/31/10		
#5J	2 BEDROOM	\$ 1,568.34	RS	08/31/08		
#5K	2 BEDROOM	\$ 1,489.65	RS	12/31/09		
#5L	3 BEDROOM	\$ 1,384.37	RS	12/31/09		
#5M	1 BEDROOM	\$ 1,051.55	RS	04/30/09		
#5N	2 BEDROOM	\$ 1,363.45	RS	08/31/09		
#5O	2 BEDROOM	\$ 698.01	RS	02/28/10		
#5P	2 BEDROOM	\$ 1,238.54	RS	02/28/09		
月額合計		\$81,522.50				
年間合計		\$978,270.00				

MAVERICK PROPERTIES INC.



物件正面

MAVERICK PROPERTIES INC.



127丁目とSt.Nicholas Ave.の角(地下鉄入口)

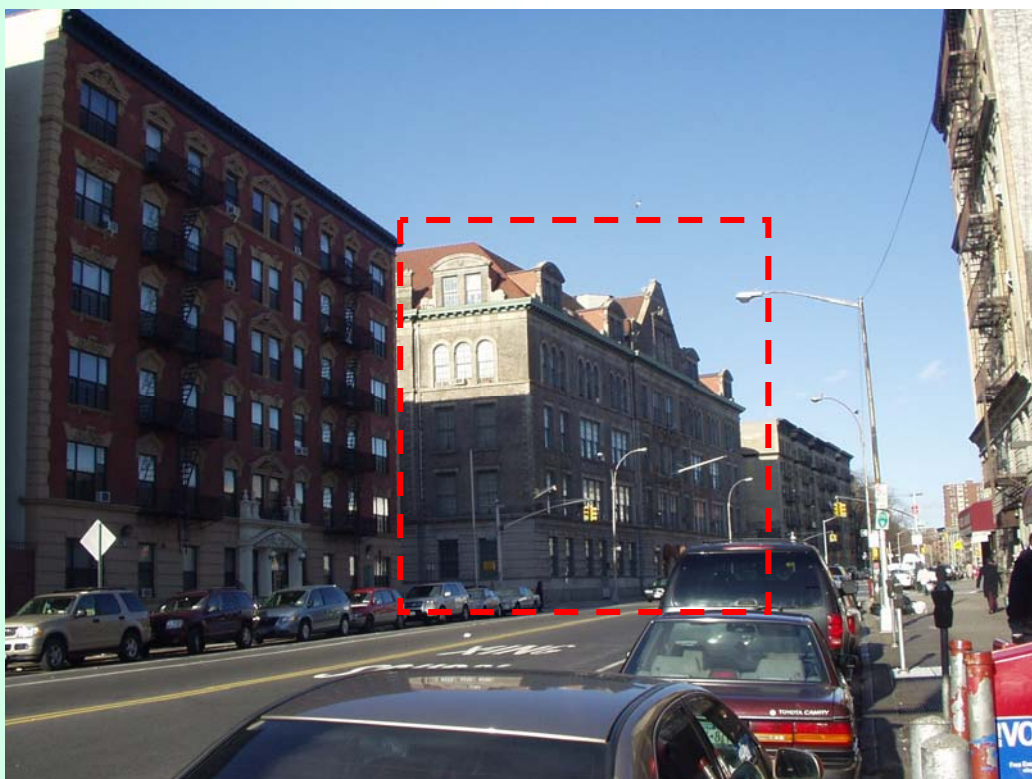


126丁目とSt.Nicholas Ave. の角

MAVERICK PROPERTIES INC.



126丁目とSt.Nicholas Ave.の交差点



Saint Nicholas Avenueと当該物件

MAVERICK PROPERTIES INC.



物件正面玄関

MAVERICK PROPERTIES INC.



125丁目通りの角の新映画館の建物



125丁目通りの新しいデパート(5番街にも出店しています。)

MAVERICK PROPERTIES INC.



St. Nicholas Avenue(138丁目通り)沿いの公園風景



コロンビア大学新設医療研究センター(168丁目通り)



衛星写真



MAVERICK PROPERTIES INC.



<地下鉄路線図>

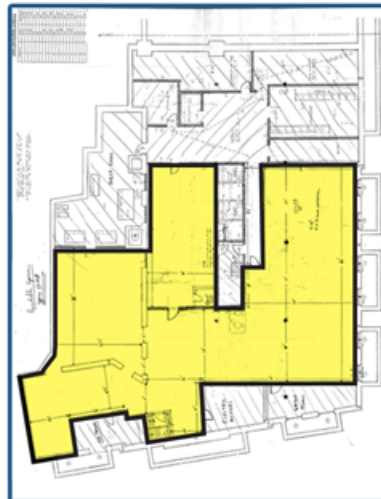
MAVERICK PROPERTIES INC.

BLUESTAR
PROPERTIES

SPACE FOR RENT

5,300 SQ. FT. (APPX.)

327 ST. NICHOLAS AVE. (BETWEEN 126TH & 127TH ST.) NEW YORK, NEW YORK



WWW.BSTARPROPERTIES.COM

HARLEM, NEW YORK

Non-Profit / Medical / Community Space for Rent

327 ST. NICHOLAS AVE.
(BETWEEN 126TH & 127TH ST.)

5,300 SQ. FT. (APPX.)

Available for lease in this West Harlem National Landmark. Formerly known as PS157, this lower level space is ideal for a Non-Profit, Classroom, Medical or Community Facility. This windowed space also has a separate entrance. The A/B/C/D Subway stop is located immediately in front of the Building.

For Additional Info:

Jeffrey Pikus

Bluestar Properties, Inc.

T 212.871.9880

F 212.871.9891

email: JPikus@Bstarproperties.com

www.Bstarproperties.com

BLUESTAR PROPERTIES, INC.

31 East 32nd Street, 12th Fl.
New York, New York 10016

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. Although we have no reason to doubt its validity, we cannot guarantee its accuracy. All zoning, rentable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary factor. The prospective renter should carefully verify all of the information herein.

＜地下1階の商業スペースの賃貸募集開始＞

MAVERICK PROPERTIES INC.

< 投資全体の組織図 >

