



MAVERICK PROPERTIES INC.

ADDRESS: 102 CONVENT AVENUE, NEW YORK, NY
10027

LOCATION: ON CONVENT AVENUE BETWEEN
131st STREET AND 133rd STREET

MAVERICK PROPERTIES INC.

敷地面積： 757フィート × 100 フィート(7,500s.f.: 約696.74㎡、約210.76坪)

建築面積： 717フィート × 857フィート(6,035s.f.: 約560.64㎡、約169.59坪)

延床面積： 約30,175スクウェア・フィート(30,175s.f.: 約2,803.22㎡、約847.97坪)

構造・規模： 鉄骨・レンガ造, 地下1階・地上5階建て,エレベーター無し。

小規模ランドリー室有り。

総戸数： 35戸(1BEDROOM 12戸, 2BEDROOM 21 戸, 3BEDROOM 1
管理人住居1戸)

交通： マンハッタンからの地下鉄2駅5路線に各徒歩約5・7分

総収入： 賃料(住宅)	\$ 468,523.44	
(ランドリー)	\$ 3,300.00	
		<u>\$471,823.44</u>

総費用： 固定資産税(2010~2011年度) \$ 64,144.00
* 評価額：

上下水道料 \$ 24,792.00

火災保険料 \$ 17,500.00

ボイラー燃料(給湯・暖房) \$ 45,150.00

電気料・ガス(共用部) \$ 6,000.00

修繕費 \$ 10,000.00

管理人 \$ 20,000.00

管理会社(4%) \$ 17,720.00
\$205,306.00

ネット収入： \$266,517.44

販売価格： \$ 4, 850, 000. 00

キャップ・レート： 5. 49%

- 備 考： 1. 当該物件はニューヨーク市立大学に隣接し、1920~30年代にマンハッタン内では最も優良住宅地であった「シュガーヒル地区」150丁目を北端とした優良住宅通りとして住環境の評価が高いコンベント通りに面している。
(この通りは一部135丁目以北は大学キャンパス内に取り込まれている。)
2. 徒歩約10分圏内にコロンビア大学の第2キャンパスの再開発が始まっており、第1学区は2015年までに完成を予定しており、その関係者・学生の周辺賃貸市場の影響は大きいと予想される。
3. 1・2ベッドの間取りが97%以上であることは、社会人(独身者)あるいは学生のルーム・シェアに適しており、賃料単価も高く設定できる。

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賃貸表1

住戸番号	間取り	現賃料	条例	賃貸期間	条例賃料	備考
# 1	3 BEDROOM	\$1,923.85	RS	07/31/11	\$2,045.07	\$145.07
# 2	2 BEDROOM	\$1,291.08	RS	11/30/11	\$1780.80	\$508.80
# 3	2 BEDROOM	\$1,188.74	RS	09/30/11	\$1,188.74	
# 4	2 BEDROOM	\$1,284.53	RS	10/31/12	\$1,284.53	
# 5	2 BEDROOM	\$1,370.00	RS	12/31/11	\$1,607.47	\$237.47
# 6	2 BEDROOM	\$1,450.00	RS	02/28/12	\$1,565.58	\$157.47
# 21	2 BEDROOM	\$1,500.00	FREE	11/30/12	市場賃料	
# 22	1 BEDROOM	\$484.74	RS	09/30/11	\$484.74	
# 23	1 BEDROOM	\$882.10	RS	12/31/11	\$882.10	
# 24	1 BEDROOM	\$1,100.00	RS	03/31/11	\$1,358.55	\$258.55
# 25	2 BEDROOM	\$1,400.00	RS	06/30/11	\$1,730.98	\$330.98
# 26	2 BEDROOM	\$690.92	RS	09/30/12	\$690.92	
# 27	2 BEDROOM	\$1,419.08	RS	04/30/11	\$1,552.10	\$152.10
# 31	2 BEDROOM	\$1,405.08	RS	06/30/11	\$1,702.53	\$316.53
# 32	1 BEDROOM	\$1,200.00	RS	06/30/11	\$1,576.91	\$376.91
# 33	1 BEDROOM	\$1,100.00	RS	05/31/11	\$1,708.48	\$608.48
# 34	1 BEDROOM	\$648.45	RS	10/31/12	\$648.45	
# 35	2 BEDROOM	\$1,450.00	RS	06/30/11	\$1,802.33	\$352.33
# 36	2 BEDROOM	\$308.19	RC	00/00/00	\$308.19	
# 37	2 BEDROOM	\$774.34	RS	09/30/12	\$774.34	
# B1	2 BEDROOM	\$0.00	CELL	00/00/00	\$0.00	管理人住戸
月額合計		\$00,000.00				
年間合計		\$00,000.00				

- * 「Free」は、市場賃料を意味します、つまり賃料統制条例にて上限賃料が規制されておられません。
- * 「RC」は、レント・コントロールの略でございます。戦後の直後に制定された上限賃料を厳しく制限する条例です。
- * 条例賃料は条例にて規制されております上限賃料。
- * 「備考」欄には、規制されております上限賃料と現在の賃料の差額を表示いたしました。

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賃料表2

住戸番号	間取り	現賃料	条例	賃貸期間	条例賃料	備考
# 41	2 BEDROOM	\$508.49	RS	10/31/11	\$508.49	
# 42	1 BEDROOM	\$1,164.31	RS	07/31/11	\$1,394.39	\$244.39
# 43	1 BEDROOM	\$1,200.00	RS	00/00/00	\$1,462.82	\$262.82
# 44	1 BEDROOM	\$1,100.00	RS	11/30/11	\$1,270.36	\$170.36
# 45	2 BEDROOM	\$1,400.00	FREE	02/28/12	市場賃料	
# 46	2 BEDROOM	\$1,450.00	FREE	01/31/12	市場賃料	
# 47	2 BEDROOM	\$1,450.00	RS	02/28/12	\$1,905.42	\$455.42
# 51	2 BEDROOM	\$861.80	RS	08/31/12	\$861.80	
# 52	1 BEDROOM	\$1,314.31	RS	07/31/11	\$1,399.26	\$99.26
# 53	1 BEDROOM	\$1,200.00	RS	00/00/00	\$1,200.00	募集中
# 54	1 BEDROOM	\$1,100.00	RS	03/31/11	\$1,896.78	\$796.78
# 55	2 BEDROOM	\$1,400.00	RS	02/28/12	\$1,970.74	\$570.74
# 56	2 BEDROOM	\$1,400.00	RS	06/30/11	\$1,429.88	\$29.88
# 57	2 BEDROOM	\$449.64	RS	04/30/11	\$449.64	
	ランドリー	\$275.00				
月額合計		\$39,318.62			\$44,792.39	\$6,074.34
年間合計		\$471,823.44			\$537,508.68	\$72,892.08

<現状間取り別平均賃料と市場賃料の比較>2010年12月1日時点

	物件平均賃料	市場予想賃料	上昇可能月額賃料(総額)
1ベッド・ルーム(12戸)	\$951. 64	\$1, 200. 00	\$248. 35(\$2, 980. 31)
2ベッド・ルーム(21戸)	\$1, 133. 90	\$1, 500. 00	\$366. 09(\$7, 687. 89)
合 計:			\$10, 668. 20
			\$128, 018. 40(年額)
			(↑約28. 50%)

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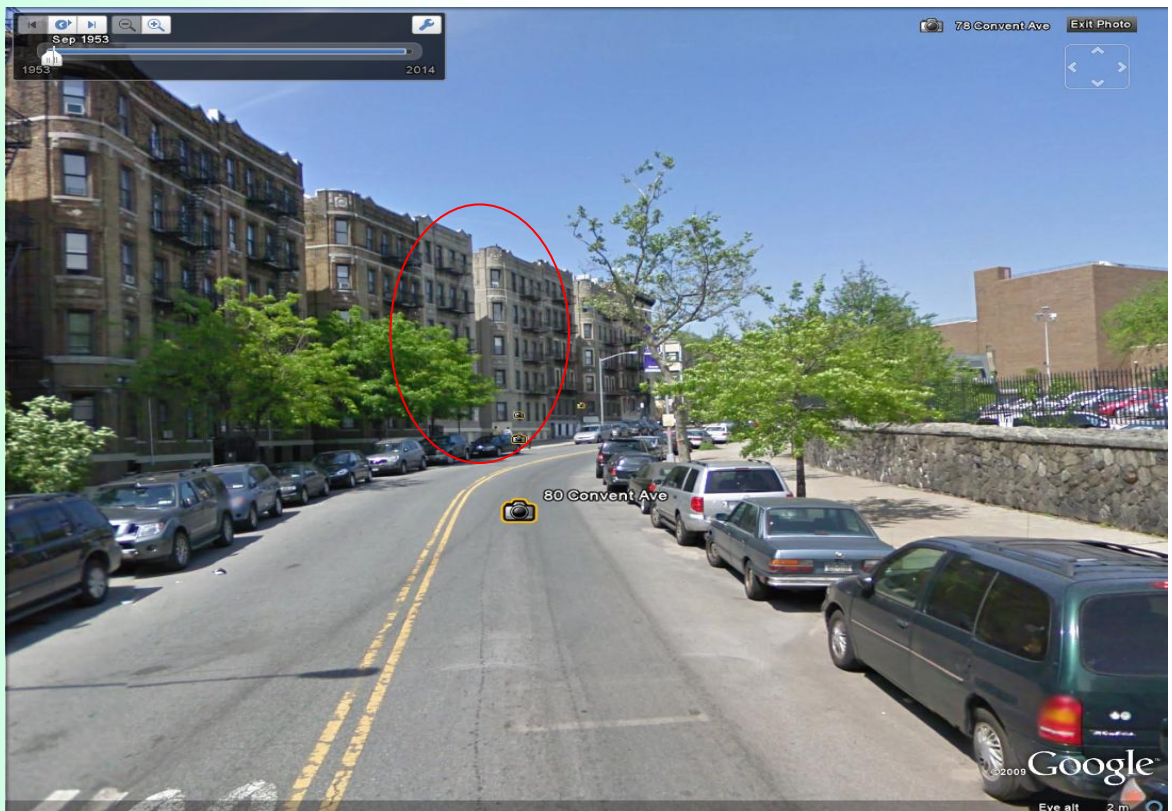
建物全景 (Convent Avenue通り)

MAVERICK PROPERTIES INC.



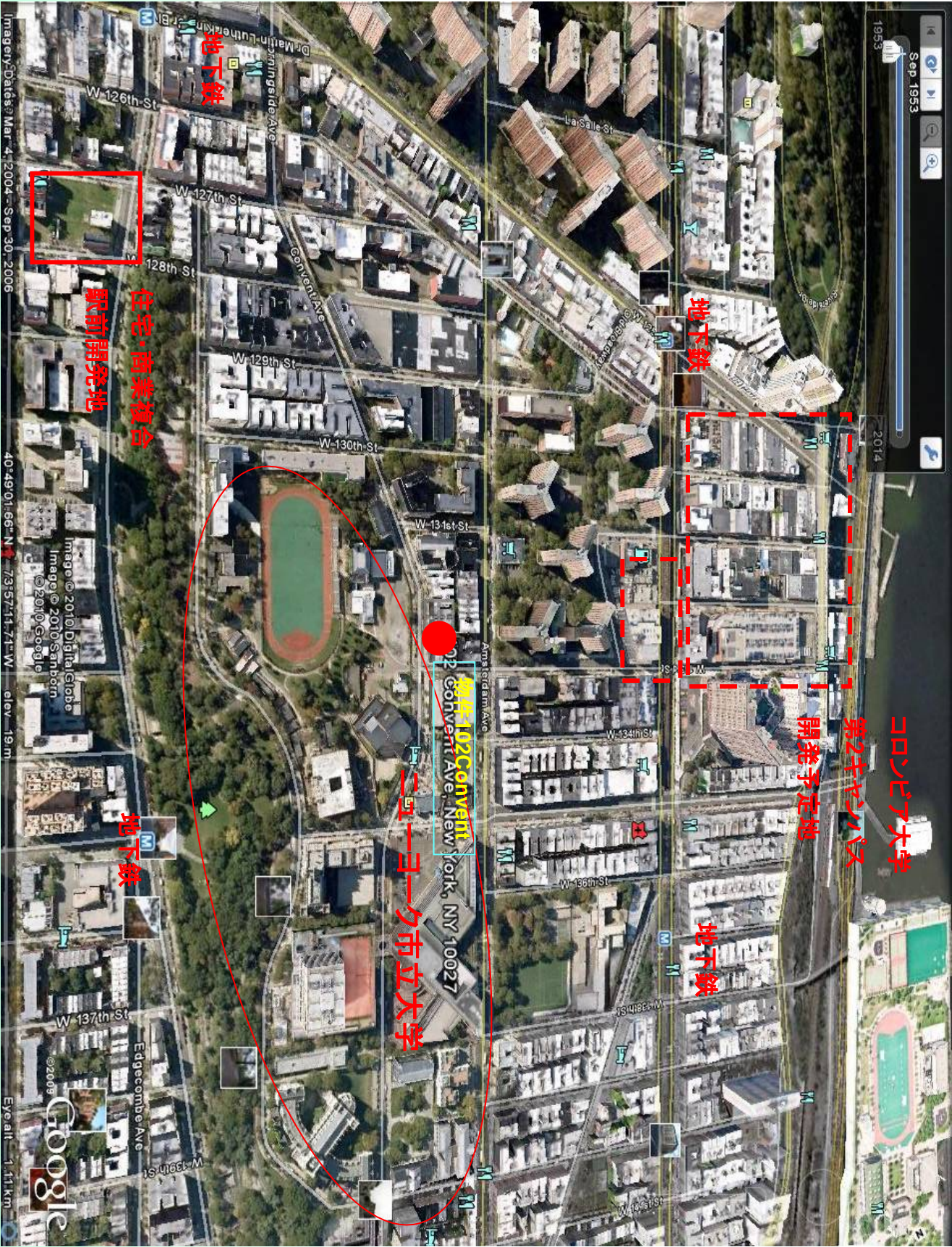
建物正面玄関(Convent Avenue側)

MAVERICK PROPERTIES INC.



Convent Avenue通り南から北へ

MAVERICK PROPERTIES INC.

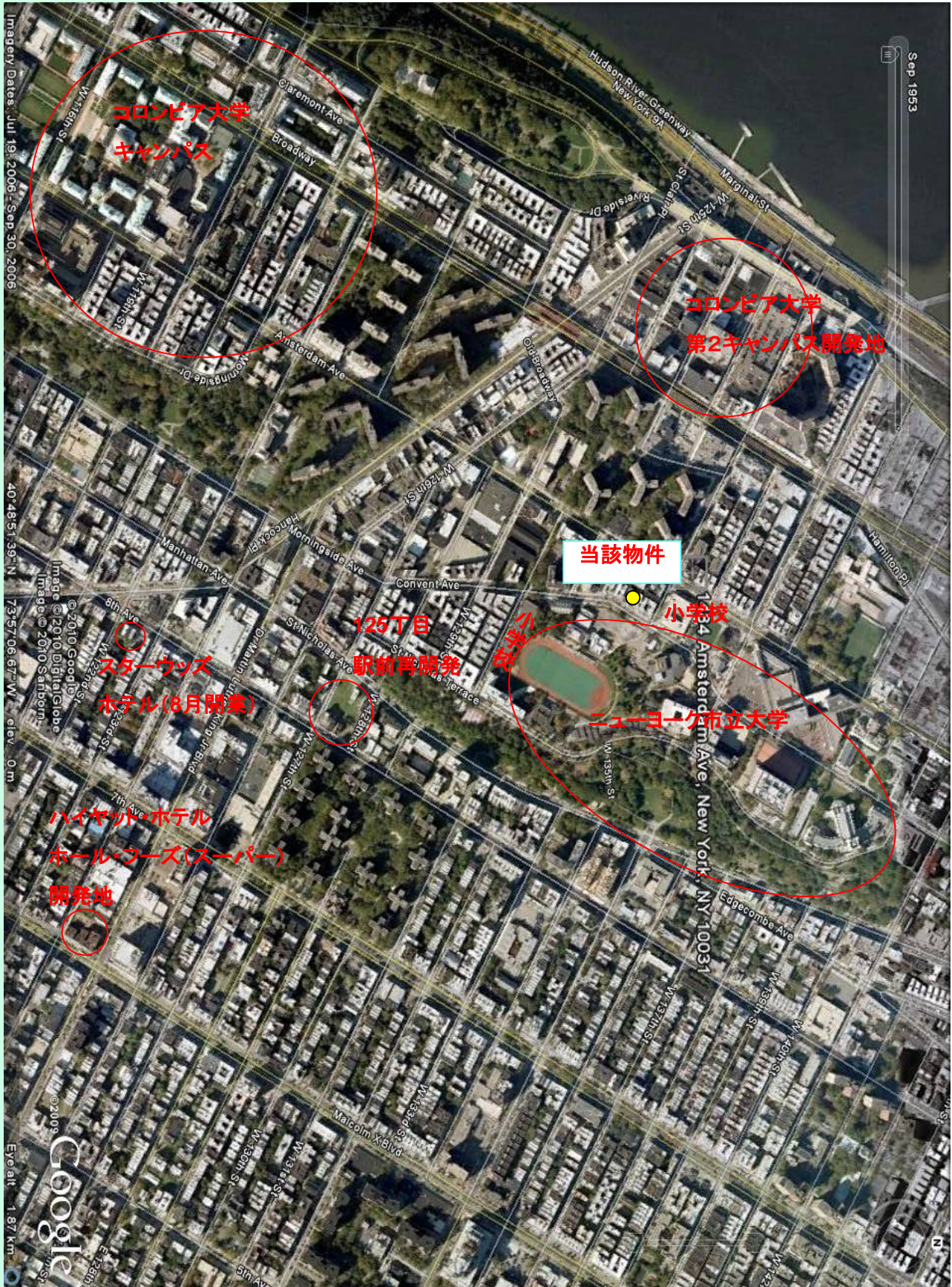


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黄色い丸印が当該物件2物件になります。

MAVERICK PROPERTIES INC.



コロンビア大学第2キャンパスを中心としたハーレム再開発計画図

[HARLEM]

125TH IS UPTOWN'S STREET OF BIG DREAMS.

THERE'S NEVER BEEN a musical named after it, but 125th Street could give 42nd Street a run for its money in the name-recognition department. The buses arrive, drop tourists at the Apollo Theater, maybe swing by Sylvia's or Amy Ruth's for lunch. On Sundays, the local churches fill with non-locals absorbing the Gospel. But often that is it. There's nothing else distinctly "Harlem" to see, since the out-of-towners have Old Navy and H&M at home. "There's something as precious here as the atmosphere of Paris," says Harlem historian and booster Michael Henry Adams. "They will sweep it all away and turn it into Paramus, New Jersey."

"They" are the forces of economic development. And "they" are well aware 125th could and should be different from 34th Street, from Sixth Avenue, from Atlantic Terminal. "You can easily envision 125th Street as a worldwide capital of African-American and Latino media, culture, and entertainment," says Doctoroff.

The community wants more Harlem-centricity: more theaters, more clubs, more indigenous culture packaged for the 21st century. The city has some other ideas, which are not necessarily incompatible with this vision. In January, Los Angeles entertainment architect Jon Jerde led a one-day charette for the city-owned site on 125th between Second and Third Avenues—locals and executives from the world of Latin media met to discuss how the area might be transformed into a center for businesses and performance spaces. That's also the site for Uptown New York, a public-private mixed-use development site for which the city just went back to the drawing board, after protests over the MTA bus garage included in the first request for proposals.

In central Harlem, the Apollo Theater has a neglected sister in the Victoria Theater. A winner for the redevelopment rights has yet to be named. Earlier this month, the Empire State Development Corporation asked the board to explain why it didn't pick the highest bidder—though preservation, entertainment, and local job creation had been the goals. The two finalists offered a new Savoy ballroom and theaters (plus an Ian Schrager hotel), or a B.B. King entertainment center and black and Latino music clubs.



Uptown and Gown

(2) **COLUMBIA MANHATTANVILLE**, Renzo Piano Building Workshop and Marilyn Taylor/SOM, planners; phase one, 2015.

Columbia has bought or leased over 60 percent of the real estate between 125th and 133rd Streets from Broadway to Twelfth Avenue. Via this concentrated move, the university hopes to solve its persistent space shortages by building a second campus over the next 25 to 30 years. Phase one would include the renovation and development of 125th Street—currently home to auto shops, a McDonald's, and a storage facility—with a theater, an art-school building, and a center for the study of the mind and human behavior (that's where Columbia is hoping to cure Alzheimer's). Standing in their way is the community board, which had other ideas for the area articulated in its own plan—light manufacturing, preservation of historic buildings, affordable housing, access to the soon-to-reopen Harlem Piers—and no use of eminent domain. This summer, both sides will sit down with a professional mediator to negotiate—potentially leading to a major rezoning of the area in 2007.

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| 1 Harlem Piers
W Architecture and Landscape Architecture, spring 2007. | 4 Loews-Victoria Theater
RFP issued, no completion date. | 7 Uptown New York
Reissuing RFP, 2006. |
| 2 Columbia Manhattanville
Renzo Piano Building Workshop and Marilyn Taylor/SOM, 2016. | 5 Harlem Park
TEN Arquitectos, no completion date. | 8 Latino Entertainment Corridor
Architect TBA, no completion date. |
| 3 Apollo Theater
Beyer Blinder Belle with Davis Brody Bond, under renovation. | 6 Kalahari Apartments
Frederic Schwartz and GF55 and Studio JTA, September 2007. | 9 East River Plaza
Greenberg Farrow Architects, spring 2008. |

