

196 ORCHARD STREET

NEW YORK, NY 10002

ASSET SUMMARY:

- ✓ Prime retail condominium in a high-traffic corridor of Downtown Manhattan
- ✓ Stable and predictable income
- ✓ Leases with corporate guarantee
- ✓ Modern construction and minimal management requirements

FINANCIAL SNAPSHOT:

ASKING PRICE	\$87.5 MILLION
STABILIZED NOI	\$4.98 MILLION
CAP RATE	5.7%
OCCUPANCY	100%



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