




135 West 3rd Street
Restaurant Condominium For Sale

**MASSEY
KNAKAL**
Realty Services



THIS IS A CONFIDENTIAL MEMORANDUM intended solely for your own limited use in considering whether to pursue negotiations to acquire an interest in 135 West 3rd Street-Restaurant Condo, New York, New York ("The Property").


This Confidential Memorandum contains brief, selected information pertaining to the business and affairs of the Owner, and has been prepared by Massey Knakal Realty Services ("Massey Knakal"). Although this Confidential Memorandum has been reviewed by representatives of the Owner, it does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. Neither Massey Knakal nor any of their officers, employees or agents make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Confidential Memorandum or any of its contents, and no legal liability is assumed or to be implied with respect thereto.

By acknowledgement of your receipt of the Confidential Memorandum, you agree that the memorandum and its contents are confidential, that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly, disclose or permit anyone else to disclose this memorandum or its contents to any person, firm or entity without prior written authorization of Owner, and that you will not use, or permit to be used, this memorandum or its contents in any fashion or manner detrimental to the interest of Owner. Photocopying or other duplication is strictly prohibited.

Owner, Massey Knakal expressly reserve the right, at their sole discretion, to reject any or all proposals or expressions of interest in the building, and to terminate discussions with any party at any time with or without notice.

If you do not wish to pursue negotiations leading to this acquisition, kindly return this Confidential Memorandum to Massey Knakal.

This Confidential Memorandum shall not be deemed a representation of the state of affairs of the property or constitute an indication that there has been no change in the business of affairs or the property since the date of preparation of this memorandum.



Offering Memorandum

135 West 3rd Street Restaurant Condominium For Sale

Asking Price: **\$3,500,000 or 6.14% Cap**

EXCLUSIVE AGENTS:

James Nelson

212.696.2500 x7710
jnelson@masseyknakal.com

Jeffrey Shalom

718-238-8999 x6558
jshalom@masseyknakal.com

David Fowler

212.696.2500 x7734
dfowler@masseyknakal.com

Mitchell Levine

212.696.2500 x7708
mlevine@masseyknakal.com

Caroline Hannigan

212.696.2500 x7742
channigan@masseyknakal.com

Massey Knakal Realty Services

275 Madison Ave, Third Floor
New York, New York 10016
T: 212.696.2500
F: 212.696.0333

Property Information

Property Photograph
Property Overview
Income & Expenses
Tenant Lease Abstract
Property Pictures
Tax Map and Location

Neighborhood Information

Neighborhood Character
Neighborhood Map
Aerial Photograph
Zoning Map
Zoning Description
Transportation Description
Subway Map



135 West 3rd Street

Restaurant Condominium For Sale



Property Information:

Address: 135 West 3rd Street, Ground Floor Retail Condominium

Location: The north side of West 3rd Street, between MacDougal Street and Sixth Avenue

Block/Lot: 00543-1001

Unit Information:

Floor Size: 25' x 100' Irr. (Approx.)

Net SF at Grade: 2,250 (Approx.)

Basement SF: 1,500 (Approx.)

Zoning: R2-7 / C1-5 Overlay

Landmark: No

Assessed Value: \$185,382 (10/11)

Est. Taxes: \$22,553 (10/11)

Description:

This restaurant condominium is leased to the Village Trattoria for a monthly rent of \$20,500/mo. plus 100% of the tax increases over 09/10. The lease extends to 2024 and includes 3% annual increases. The tenant, which opened in the fall of 2009, is a contemporary Italian neighborhood restaurant. Run by brothers David and Peter, it's a reflection of both their heritage and their experiences living for several years in Florence, Italy.

Asking Price \$3,500,000
Or a 6.14% Cap



Description	Tenant	LXP	NSF	\$/NSF	Monthly Rent
Ground Floor (Retail)	The Village Trattoria	2021	2,125	\$ 114	\$20,500

ESTIMATED EXPENSES	Yearly Expenses
Taxes	\$22,553
Less RE Tax Pass Throughs	-\$2,814
Insurance	\$4,000
Condominium Maintenance Fee	\$7,260
Total:	\$30,999

Net Operating Income:	\$215,001
------------------------------	------------------

For Additional Information, Please Contact Exclusive Sales Agents:

James P. Nelson 212.696.2500 (x7710) or jnelson@masseyknakal.com

Jeffrey Shalom 718-238-8999 (x6558) or jshalom@masseyknakal.com

Mitchell Levine 212-696-2500 (x7761) or mlevine@masseyknakal.com

Caroline Hannigan 212-696-2500 (x7708) or channigan@masseyknakal.com

David Fowler 212.696.2500 (x7734) or dfowler@masseyknakal.com

THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM SPONSOR FILE NO. CD-970074. The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN. SEE OFFERING PLAN FOR FULL TERMS. FILE NO. CD-970074.

275 Madison Avenue • Third Floor • New York, NY 10016 • 212.696.2500 • Fax 212.696.0333

www.masseyknakal.com

THE BRONX BROOKLYN MANHATTAN NASSAU QUEENS STATEN ISLAND WESTCHESTER

THE VILLAGE TRATTORIA

The Village Trattoria LLC

Tenant: The Village Trattoria LLC

Date: April 1, 2009

Premise: 135 West 3rd Street- Unit 1

Use of Premise: Tenant shall use and occupy the demised premise for an Italian trattoria and pizza restaurant.

Term: 15 years

Rent Commencement: August 1, 2009

Lease Expiration Date: 15 years

Option to Renew: None

Period:	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
Rent (Monthly):	\$ 20,500	\$ 20,500	\$ 21,115	\$ 21,748	\$ 22,401	\$ 23,073	\$ 23,765	\$ 24,478	\$ 25,212	\$ 25,969	\$ 26,748	\$ 27,550	\$ 28,928	\$ 29,796
Rent (Annual):	\$ 246,000	\$ 246,000	\$ 253,380	\$ 260,981	\$ 268,811	\$ 276,875	\$ 285,181	\$ 293,737	\$ 302,549	\$ 311,625	\$ 320,974	\$ 330,603	\$ 347,136	\$ 357,550

Additional Rent: The tenant shall pay 100% of the real estate taxes over the July 1, 2009-June 30, 2010 base year.

Security Deposit: \$102,500- Tenant at all times during the term of the lease must maintain 5 month's base rent as security, which shall increase along with the base monthly rent.

Assignment Rights: Tenant will not unreasonably withhold consent to any assignment of, or subletting under, this lease, provided that the tenant and the proposed assignee or subtenant are not in default of payment or other conditions stated in the lease.

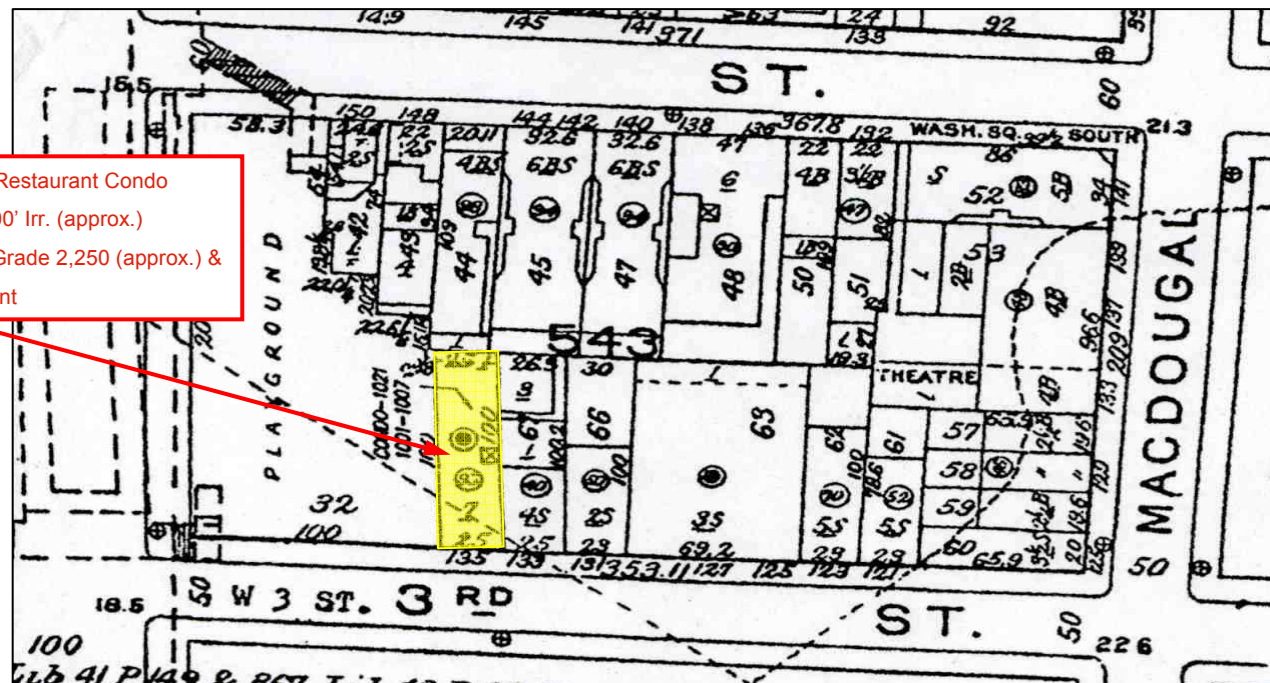
Guaranty: Limited Guaranty. Tenant can cancel lease with six months notice as long as they are current on their payments.



135 West 3rd Street- Restaurant condominium

Tax Block 0543/Lot 1001

Location: The north side of West 3rd Street, between MacDougal Street and Sixth Avenue



Neighborhood Character

LOCATION

The neighborhood is bounded by Broadway on the east, the Hudson River on the west, Houston Street on the south, and 14th Street on the north. The neighborhoods surrounding it are the East Village to the east, SoHo to the south, and Chelsea to the north. The East Village, which was formerly known as the Bowery or considered a bona fide part of the Lower East Side, is sometimes (incorrectly) referred to as part of Greenwich Village, but it is actually its own neighborhood. This area directly east of Greenwich Village was named the East Village in the 1960s in order to capitalize on the cachet of Greenwich Village. Many New Yorkers argue that the East Village is still a subsection of the Lower East Side. Contrarily, the West Village is actually part of Greenwich Village; it is that part of the Village west of 6th Avenue.

NEIGHBORHOOD CHARACTER

Greenwich Village is undoubtedly one of New York's best known neighborhoods. Its very mention evokes an assortment of familiar images -- a cultural underground of bohemians and beatniks; the stately world of Henry James' Washington Square; jazz clubs galore; tourists on Eighth Avenue and Bleeker Streets, and of course, the booming art scene.

The Greenwich Village area, the Manhattan neighborhood containing the subject property, is characterized by its eclectic identity. Approximately 61% of the almost 2,000 buildings in the area are residential; 19% are mixed-use (commercial/residential); 15% are commercial/retail; and 5% include schools, theaters, city property, and vacant land.

The area contains an abundance of restaurants, theaters, clubs and shops, as well as some of New York's oldest and most charming residential blocks. In fact, many of the area's quiet, narrow streets -- virtually unchanged since the early 1800s -- have a refreshing smallness of scale. The streets themselves are a crazy quilt of diagonals and curves that mostly pre-date the rigid grid pattern of the north. Approximately 70-80% of the area is in the Greenwich Village Historic Preservation District.



Greenwich Village is now home to many celebrities, including actresses/actors Julianne Moore, Liv Tyler, Uma Thurman, Philip Seymour Hoffman, and Barbara Pierce Bush, the daughter of U.S. President George W. Bush, who both live on West Ninth Street. Alt-country/folk musician Steve Earle moved to the neighborhood in 2005, and his album *Washington Square Serenade* is primarily about his experiences in the Village. The Village also serves as home to Anna Wintour, the imperial editor-in-chief of Vogue Magazine.

The historic Washington Square Park is the center and heart of the neighborhood, but the Village has several other, smaller parks: Father Fagan, Minetta Triangle, Petrosino Square, Little Red Square, and Time Landscape. There are also city playgrounds, including Desalvio, Minetta, Thompson Street, Bleeker Street, Downing Street, Mercer Street, and William Passannante Ballfield. Perhaps the most famous, though, is "The Cage", officially known as the West 4th Street Courts. Sitting on top of the West Fourth Street-Washington Square subway station at Sixth Avenue, the courts are easily accessible to basketball and American handball players from all over New York. The Cage has become one of the most important tournament sites for the city-wide "Streetball" amateur basketball tournament.

TRANSPORTATION

Besides the diversity of services and amenities located in the immediate vicinity, the subject property has excellent access to major transportation facilities. The 6, as well as B, D, F, and Q subway lines, are within easy walking distance, providing access to all areas of Manhattan, the Bronx, Brooklyn, and Queens. The New Jersey PATH train is also accessible via the subway. The area is served by MTA buses on major avenues. Cross-town bus service can be found on Houston and West 14th Streets.

By car, there is relatively easy access to the Holland tunnel to New Jersey, and the Brooklyn-Battery Tunnel to Brooklyn. The area is equally accessible to Newark, JFK, and LaGuardia airports.

DINING

At night, Greenwich Village comes alive with sounds from restaurants, late-night coffeehouses, cafés, theaters, and music clubs. Anything and everything can be had from a great burger and fries from the Corner Bistro to an intimate candlelit dinner at One if by Land, Two if By Sea.

Established restaurants in the neighborhood include Blue Ribbon, The Fatty Crab, Pastis, The Spotted Pig, Il Mulino, Tomoe Sushi, Babbo, and the Waverly Inn. Noteworthy restaurateurs such as the Bromberg brothers consistently increase the area's offerings, opening eateries such as Blue Ribbon Sushi, and Blue Ribbon Bakery.

The Village is also home to such famous jazz clubs as the Blue Note, Lions Den, and fabled coffeehouses including Caffè Reggio and Café Figaro. The proximity to a vibrant selection of convenient bars and restaurants will hold a very real and significant appeal to the occupants of the subject property.



SHOPPING

Greenwich Village is great for browsing and gift shopping. Specialty book and record stores, antiques and craft shops, and gourmet food markets dominate the neighborhood. The Village is also a destination for bargain hunters. In addition, major retailers such as Urban Outfitters, Pottery Barn and Marc Jacobs bring trendy footwear, fashions, and housewares to the area.

The best area for strolling or window shopping is Bleecker Street. Here, you will find lots of specialty shops and record stores interspersed with a number of up-and-coming boutiques. Narrow Christopher Street is another lively strip, because it is loaded with genuine Village character. Wandering west of Seventh Avenue and along Hudson Street, takes you to shops like House of Cards and Curiosities, the Village's own funky take on an old-fashioned nickel-and-dime which are tucked among the brownstones.

CULTURAL AMENITIES

The Village also has a bustling performing arts scene. It is home to many Off-Broadway and Off-Off-Broadway theaters; for instance, Blue Man Group has taken up residence in the Astor Place Theater. The Village Vanguard hosts some of the biggest names in jazz on a regular basis. Other music clubs include The Bitter End, and Lion's Den. The village also has its own orchestra aptly named the Greenwich Village Orchestra. Comedy clubs dot the Village as well, including The Boston and Comedy Cellar, where many American stand-up comedians got their start.

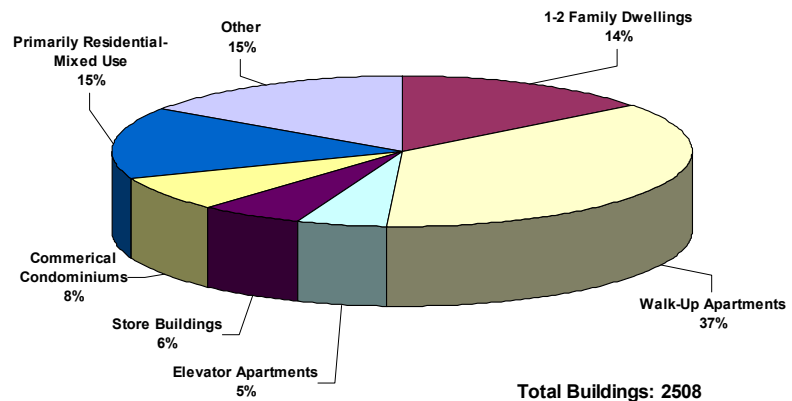
The architecture surrounding the subject property is extremely unique. Urbanized in the 1820's Greenwich Village is one of New York City's oldest and most diverse residential neighborhoods. Streets in the village of Greenwich were initially laid out in the late 18th century. In the 1820's, a number of Federal-style row houses were erected, either of brick or of wood with brick facades. Greek Revival row houses with austere entrances frame by heavy stone can be found throughout the district as well.

SCHOOLS

Greenwich Village includes the primary campus for New York University (NYU), The New School, and Yeshiva University's Benjamin N. Cardozo School of Law. Cooper Union is also located in Greenwich Village, near Lafayette and Bleecker.

Located in Community District 2, there are a variety of public and private school options for elementary to high school students. Public school options include PS 003 Charrette School and PS 041 Greenwich Village for elementary schools. Public high schools include The Legacy School at 33 West 13th Street and City as ASchool at 16 Clarkson Street. Private school options for elementary students include City & Country School at 146 West 13th Street, Little Red School House at 196 Bleecker Street, Our Lady of Pompeii at 240 Bleecker Street, and St. Luke's School at 487 Hudson Street. The Little Red School House also offers private education for Upper School.

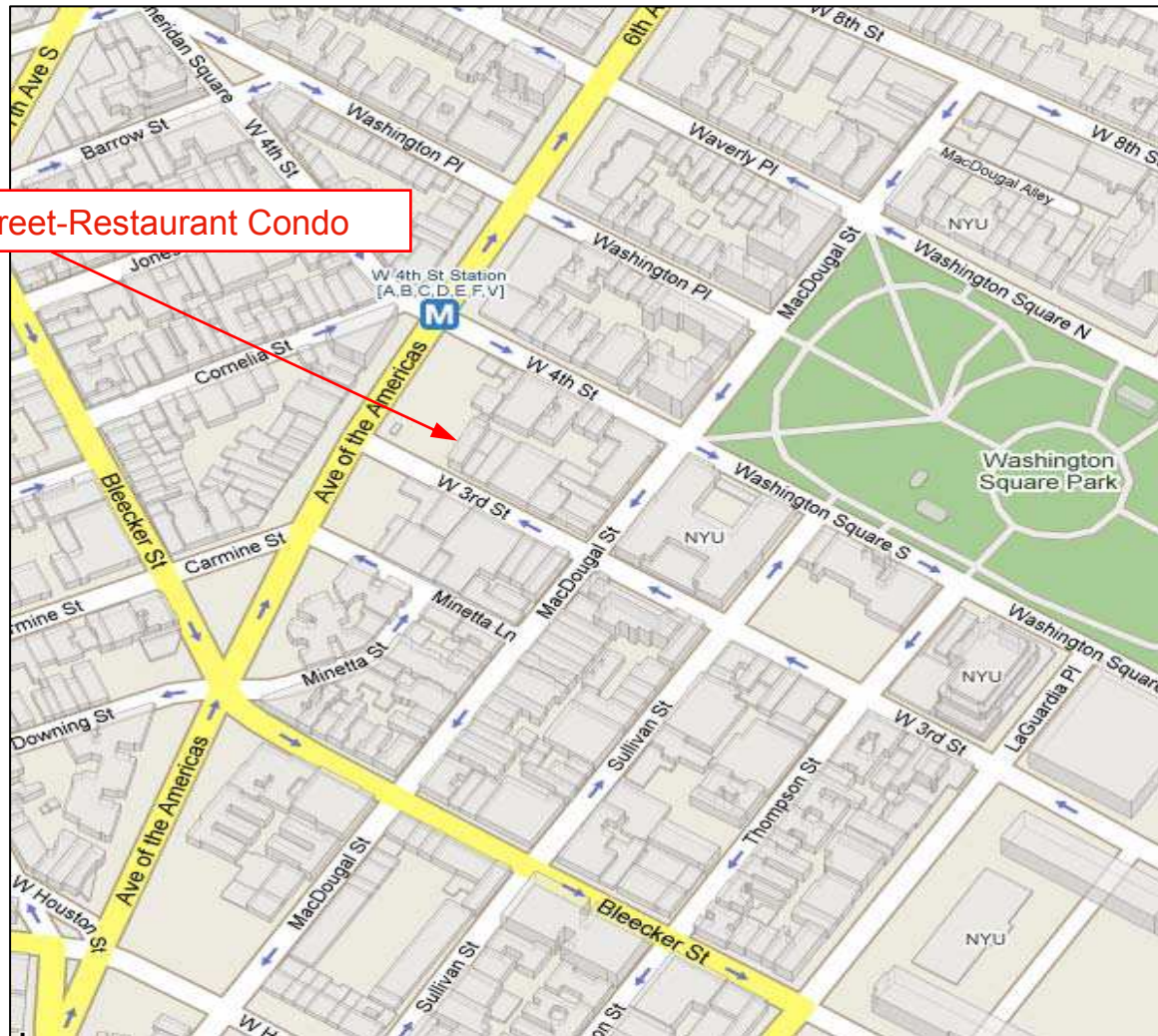
Greenwich Village by Building Classification



CONCLUSION

The neighborhood is a gold mine of social and cultural history. But whether one comes to savor the architecture, immerse oneself in its history, enjoy the nightlife, restaurants and shops, or just take a lazy stroll through this peaceful downtown enclave, the Village offers a multitude of pleasures. Few other micro-markets in Manhattan enjoys the charm and convenience that Greenwich Village does, giving it a competitive advantage in its ability to attract a wide variety of market participants. Bountiful retail options and a plethora of exciting restaurants are all immediately accessible. For interested investors, the subject property is amidst a constantly evolving community and vibrant nightlife which are inviting attributes to the neighborhood.

135 West 3rd Street-Restaurant Condo



135 West 3rd Street- Restaurant Condo



135 West 3rd Street ground floor commercial condominium is zoned R7-2 w/ C1-5 Overlay.

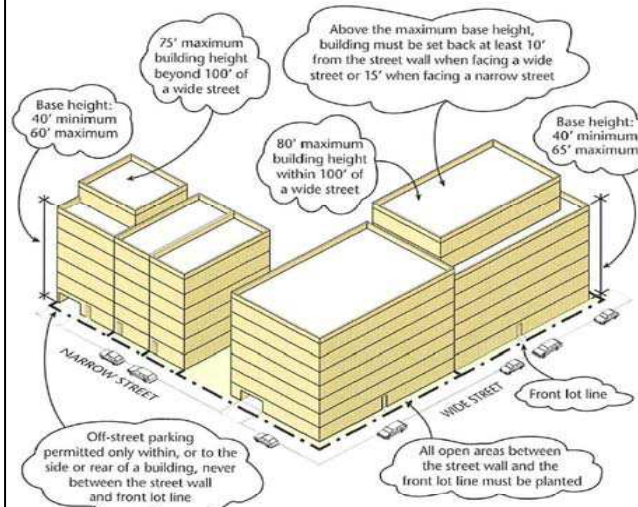
[illegible]



East Village



Washington Heights



R7-1 & R7-2

Quality Housing Option

The optional **Quality Housing** regulations in R7 districts produce lower, high **lot coverage** buildings set on or near the **street line**. With **floor area ratios** that are equal to or greater than can be achieved in **height factor** buildings, the optional Quality Housing regulations produce new buildings in keeping with the scale of many traditional neighborhoods in upper Manhattan and the west Bronx, as well as sections of Queens and Brooklyn.

The R7 optional bulk regulations for buildings on **wide streets** outside the **Manhattan Core** are the same as those in R7A districts. The maximum FAR is 4.0 and the **base height** before **setback** is 40 to 65 feet with a maximum building height of 80 feet. The maximum FAR for buildings on **narrow streets** and within the Manhattan Core is 3.44, and the base height before setback is 40 to 60 feet with a maximum building height of 75 feet. Under the optional regulations, parking is required for 50% of the dwelling units in both R7-1 and R7-2 districts. Parking is waived in R7-1 districts if five or fewer spaces are required and in R7-2 districts if 15 or fewer spaces are required.



West Village

R7 Quality Housing Option						
R7		FAR (max)	Lot Coverage (max)		Base Height (min/max)	Building Height (max)
	Wide Street ¹	4.0	Corner Lot	Interior/Through Lot		
	Narrow Street ²	3.44	80%	65%	40-65 ft	80 ft
					40-60 ft	75 ft
						50%

¹ Outside the Manhattan Core.

² Includes the Manhattan Core.

³ In R7-1 districts, waived if 5 or fewer spaces required; in R7-2 districts, waived if 15 or fewer spaces required. On zoning lot 10,000 square feet or less, 50% in R7-1 districts and waived in R7-2 districts; on zoning lot between 10,001 and 15,000 square feet, 30% in R7-2 districts.

Zoning Information: C1-5 Commercial Overlay

C1 & C2 Overlays

**C1-1 C1-2 C1-3 C1-4 C1-5
C2-1 C2-2 C2-3 C2-4 C2-5**

C1-1 through C1-5 and C2-1 through C2-5 districts are mapped as **commercial overlays** within residence districts. They are mapped along streets that serve the local retail needs of the surrounding residential neighborhood, and are found extensively throughout the city's lower- and medium-density areas and occasionally in higher-density districts.

Typical retail **uses** include grocery stores, restaurants and beauty parlors, catering to the immediate neighborhood. C2 districts permit a slightly wider range of uses—such as funeral homes and repair services—than C1 districts. In mixed residential/commercial buildings, commercial uses are limited to one or two floors and must always be located below the residential use.

When commercial overlays are mapped in R1 through R5 districts, the maximum commercial **floor area ratio (FAR)** is 1.0; when mapped in R6 through R10 districts, the maximum commercial FAR is 2.0. Unless otherwise indicated, the depth of overlay districts ranges from 100 to 200 feet.

Overlay districts are distinct from other commercial districts in that residential bulk is governed by the residence district within which the overlay is mapped. All other commercial districts that permit residential use are assigned a specific **residential district equivalent**. However, when residences are constructed in any commercial district, certain regulations that apply in residence districts are waived, such as front and side yard requirements.

Generally, the lower the numerical suffix, the more off-street parking is required. For example, in C1-1 districts, typically mapped in outlying areas of the city, a large food store would require one parking space for every 100 square feet of floor area, whereas no parking would be required in C1-5 districts, which are well served by mass transit.



Astoria

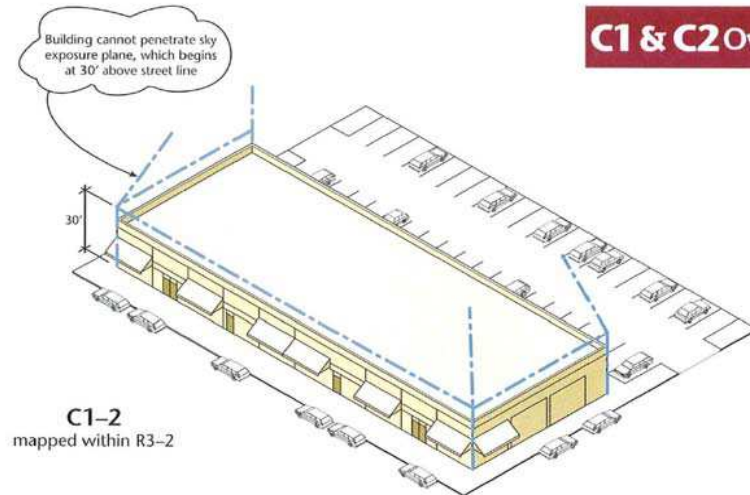


Boerum Hill

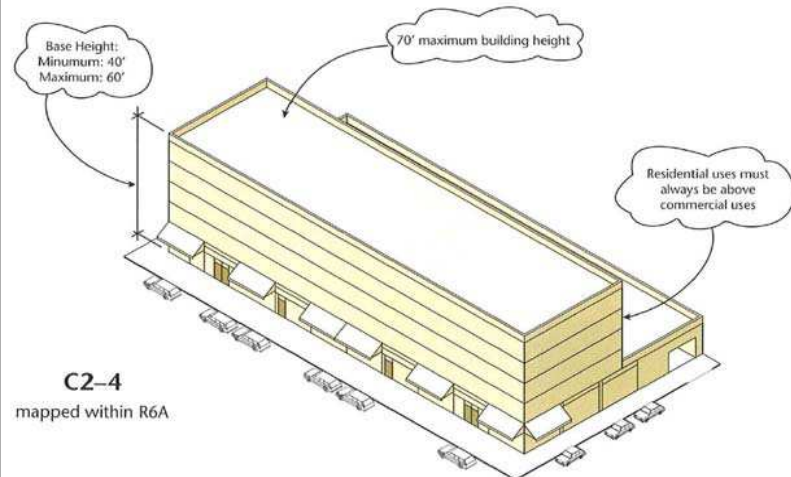
C1 & C2 Commercial Overlay Districts

	C1-1	C1-2	C1-3	C1-4	C1-5	C2-1	C2-2	C2-3	C2-4	C2-5
Commercial FAR within R1-R5	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Commercial FAR within R6-R10	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Depth of Overlay District (in feet)	200	150	150	100	100	150	150	150	100	100

C1 & C2 Overlays



C1-2
mapped within R3-2



C2-4
mapped within R6A

Transportation Information

Besides the diversity of services and amenities located in the immediate vicinity, 135 West 3rd Street has excellent access to major transportation facilities. The West 4th Street, 8th Street, and Sixth Avenue subway lines are within easy walking distance, providing access to all areas of Manhattan, and to the Bronx, Brooklyn, and Queens. New Jersey PATH trains are accessed adjacent to the property, and the area is served by northbound MTA buses on Hudson Street and southbound buses on Seventh Avenue.

By car, there is relatively easy access to the Holland tunnel to New Jersey, and the Brooklyn-Battery tunnel to Brooklyn. The area is equally accessible to Newark and LaGuardia airports.

135 West 3rd Street-Restaurant Condo

