

July 3, 2013

<http://newyork.citybizlist.com/article/platinum-properties-retained-market-lower-east-side-mixed-use-development>

## **Platinum Properties Retained To Market Lower East Side Mixed-Use Development**

*Five-Story Mixed-Use Property at 174 Delancey Street Hits the Market*

Platinum Properties has been tapped to handle the exclusive sale of 174 Delancey Street—a two-building, 10,000-square-foot mixed-use property comprised of 22 residential apartments, two retail spaces, an adjoining courtyard, and over 5,000-square-feet of available air rights. 174 Delancey Street is listed for \$7,995,000.

“With extensive renovations and a Lower East Side location where growth has not yet peaked, this property has great value,” said Steven Evans, director of Commercial Leasing at Platinum Properties. “Additionally, with over 80% of the residential units currently rent stabilized at below-market rates, there is potential for a new owner to increase rents once leases expire and maximize asset returns.”

Recent improvements to the property include two gut renovated retail spaces, full basements under each building, a new façade, two gut renovated residential units, a new hot water storage tank, recent repointing and waterproofing of both buildings and a complete renovation of building hallways.

Fellow Platinum Properties broker, Daniel Boufford, who is working with Steven Evans on the listing, is confident that the listing will sell quickly. “174 Delancey Street provides an investor with the rare opportunity to purchase an already-performing asset that is in great condition at an industry-standard cap rate (4.5%), while also benefitting from three ways to create additional value: selling the 5,450-square feet of air rights (valued at approximately \$1 million), filling the \$100,000/year gap between stabilized and market rental rates, and letting the surrounding Lower East Side new construction projects go to work on driving up the price per square foot for the building’s residential and retail spaces.”

Located on Delancey Street between Clinton Street and Attorney Street, 174 Delancey is just three blocks from the Essex Street (J, M) and Delancey Street (F) subway stations, and in close proximity to a host of vibrant restaurants, bars and retail locations.