

348 E 78th St, Apt 5R - \$459,000 or \$650 / Sq Ft

- 700 sq feet apartment on 78th street between 1st and 2nd - \$459k
- Maintenance only \$595 – includes water and heat - (~50% is tax deductible)
- Total after tax monthly cost of ownership is less than \$1,900!
- 3 Skylights, just renovated with stainless steel appliances and hardwood floors and a new bathroom, large eat in kitchen with 3 large windows – TONS OF LIGHT
- Up to 90% financing allowed in the building
- Apartment can be rented with lenient sublet policy
- Co-Op Board is small, flexible, and self managed. 10 units total
- Co-Op has a reserve fund of \$60,000
- Seller is on the board which will make approval process seamless

Dalia Mahmoud

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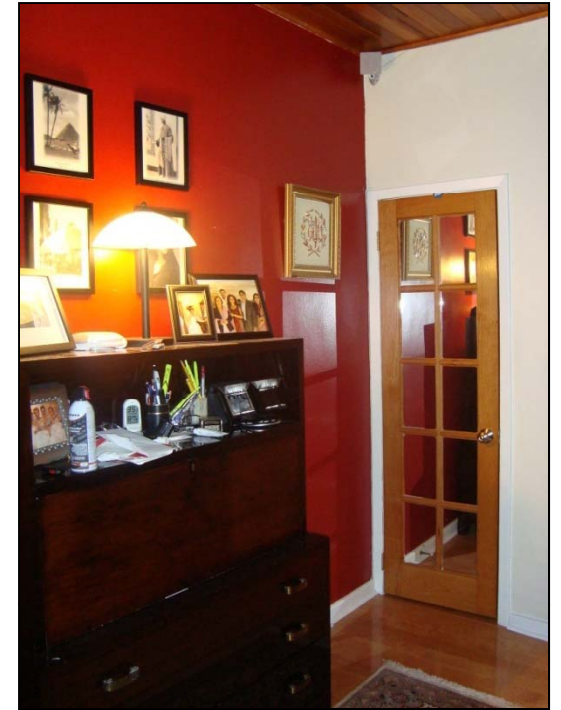
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Apt 5R 348 E 78th St - Pictures



← Entryway with newly installed doors – tons of closet space

Living room accented wall →



New Kitchen with tons of light – 3 windows and new appliances – marble floor →



Apt 5R 348 E 78th St - Pictures



Bedroom with ceiling fan – there is a window immediately to the left



Living room with view of the Skylights






Bathroom – new fixtures



Layout of Apt 5R 348 E 78th St



Legend

-  Skylights
-  Window
-  Door