

BRADFORD N. SWETT MANAGEMENT, L.L.C.  
REAL ESTATE  
1536 THIRD AVENUE  
3RD FLOOR  
NEW YORK, NY 10028

BRADFORD N. SWETT  
(1935-2005)  
BRADFORD S. BARR  
CHRISTOPHER BOYLE  
HANNAH M. SWETT

OFFICE: (212) 772-7550  
FAX: (212) 249-0029

**251 WEST 154TH STREET**  
**BE: FREDERICK DOUGLAS/MACOMBS PLACE**

PLOT: 100' x 200'  
BUILDING: 100' x 200'  
DESCRIPTION: ONE STORY WAREHOUSE, NEW ROOF, NEW FAÇADE  
ZONING: R7-2 APPROX 68,000 BUILDABLE  
INCOME: \$28,140  
TAXES: \$31,837

**COMMERCIAL RENT SCHEDULE**

DAVIS & WARSHOW INC. 5,000 SQ/FT

<u>LEASE DATE</u>	<u>ANNUAL RENT</u>	<u>SQ/FT</u>	<u>TAX</u>	<u>BASE YR</u>
11/01/08 - 10/31/09	27,517.92	5,000	25%	05/06
11/01/09 - 10/31/53	CPI INCREASE			

VACANT 15,000 SQ/FT

**PRICE: \$3,950,000**