

VantagePoint - Residential Property Inspection Report

Subject Description and Condition

Property Address	200 E 66th St, B1503	City/State/Zip	NEW YORK, NY 10065
Describe the subject property, property type, observed current use, observed condition (repairs needed / visible damage), building amenities, parking, and Highest & Best Use.			

High rise condo with unit #B1503, located in NEW YORK city has 1496 sq ft with 2 bed and 2 bathroom built in 1951. Amenities included: Door Person, Elevator(s), Fitness Center, Live In Super, Parking, Roof Deck Parking features: Off Street, On Street Highest and Best Use: Yes Unable to access rear of the subject.

Occupancy Observations

Property appears	Occupied
Describe evidence of occupancy.	

As per the exterior inspection subject property looks to be occupied.

Locational Description

Describe the neighborhood and surrounding land uses (predominantly in the immediate area), and how the neighborhood conditions will affect the subject value and marketing.

Subject appears to be in a maintained condition and does conform with the neighborhood.

Describe the property mix in the immediate area of the subject property.

The subject conforms to the neighborhood in terms of age, type, design and building materials used for construction. There is no evident signs of current market resistance with the neighborhood or with the requirements of the competitive market based on the subjects adequacy of plumbing, heating, electrical services, design, quality, and size.

Property Mix %

Residential SFR	60	Residential MF	10		
Commercial Retail	10	Commercial Trade	10	Commercial Office	10

Market Status

Describe market sales volume, value stability of the lack thereof, acceptance of the subject's property type, and overall potential for future growth.

Property values have improved in this market area over the past year.

Code Violation

Describe any code violations or the lack thereof.

None

Subject Photos



Subject Front Photo



Subject Street Photo



Subject Address Photo



Subject Rear Photo

Additional Photos



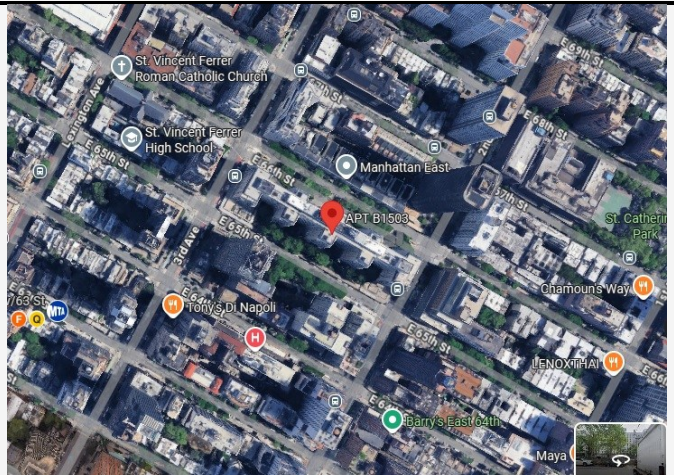
Side View



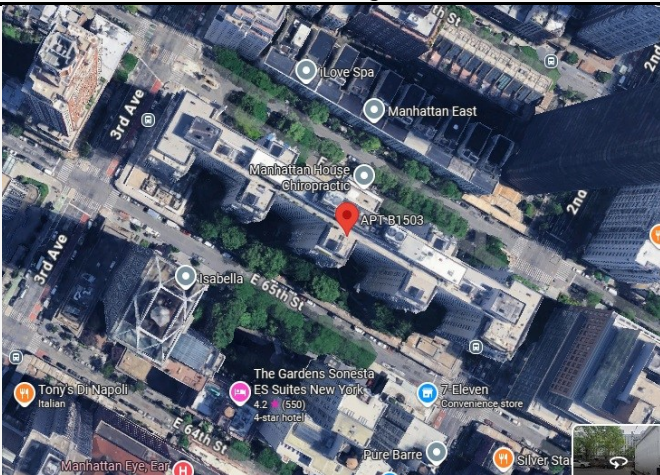
Street View



Street Sign



Aerial View



Aerial View 2nd View



Left Side View