

Introducing Sightline By TitleVest

What is arguably the most valuable asset in New York City Real Estate?

The view. The New York City landscape is perpetually in flux. How can you know the potential for change in the area surrounding your next purchase? How could that change impact your view or the plans you envision? How do you make a sound decision with so much unknown?

TitleVest has the solution.

UNDERSTANDING DEVELOPMENT RIGHTS

In New York City, the ability to build square feet is constrained by a zoning structure referred to as Development Rights, which is measured by Floor Area Ratio (FAR). Any unused development rights are owned by the property owner of any single tax parcel until they build up or out on their existing building, or convey rights to another parcel using a variety of mechanisms. These mechanisms have been used with increasing frequency over the past several years.

As a property owner, adjacent unused development rights may have a critical impact on the long term use of your property. Bricked-over windows or obstructed views can substantially decrease the value of your property after purchase.

Until now, prospective owners had little to no knowledge of unused development rights. Their only recourse was to hire specialized architects and zoning attorneys to spend hours calculating, analyzing and compiling relevant data into a format that is often difficult to interpret.

Make a clear choice.

Sightline is a due diligence report that analyzes FAR calculations to determine unused development rights of adjacent properties that can potentially impact your view (or "sightline").

The report includes:

- FAR calculations and resultant availability (in square feet)
- 3D renderings to help illustrate the availability
- Relevant zoning district information
- Parcel and buildings descriptions
- A search of ACRIS for zoning/easement related documents

In short, Sightline presents complex data about unused development rights in a format that is easy to understand, allowing you to make an informed decision within your due diligence period.

Order Today

through your account on www.titlevest.com or contact our Sightline team at Sightline@titlevest.com for more information.