

We are pleased to offer for buildings for sale

528-538 W 159th St
Between Amsterdam Ave and Broadway

220 W 149th St
Between Fredrick Douglass and Adam Clayton Powell Boulevards

2546-2548 7th Avenue
Between W 147th and W 148th St

SEVEN 5 STORY WALK UPS & ONE 6 STORY WALK UP
84 Units- 528-538 West 159th Street
24 Units- 220 West 149th Street
18 Units + 2 Stores- 2546-2548 7th Avenue

Total 126 Apartments & 2 Stores

Total Square Footage: 87,572

Income: \$2,062,203

Expenses: \$753,063

NOI: \$1,309,140

ASKING PRICE: \$23,250,000

CAP Rate: 5.6%

GRM: 11.3 X RR

PRICE PER UNIT: \$184,524

PSF: \$265

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528-538 W 159th St Between Amsterdam Ave and Broadway

Description: Six 5 story walk up apartment buildings consisting of a total 84 apartments
Layout: 24/2; 19/3; 5/4; 36/5: 305 Total Rooms
Assessment: \$997,187
Mortgage: Delivered free and clear

| <u>Address</u> | <u>528</u> | <u>530</u> | <u>532</u> | <u>534</u> | <u>536</u> | <u>538</u> |
|----------------------|------------|------------|------------|------------|------------|---------------|
| <u># of Units</u> | 11 | 12 | 20 | 20 | 10 | 11 |
| <u>Block/Lot</u> | 2117/22 | 2117/21 | 2117/20 | 2117/19 | 2117/18 | 2117/17 |
| <u>Lot Size</u> | 25 x 99.92 | 25 x 99.92 | 25 x 99.92 | 25 x 99.92 | 25 x 99.92 | 25.08 x 99.92 |
| <u>Building Size</u> | 25 x 84 | 25 x 84 | 25 x 83 | 25 x 83 | 25 x 83 | 25 x 83 |
| <u>Square Foot</u> | 9,685 | 9,685 | 9,685 | 9,685 | 9,685 | 9,685 |
| <u>Year Built</u> | 1913 | 1913 | 1913 | 1913 | 1913 | 1913 |
| <u>Stories</u> | 5 | 5 | 5 | 5 | 5 | 5 |

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.

We are pleased to offer for buildings for sale

**220 W 149th St
Between Fredrick Douglass and Adam Clayton Powell
Boulevards**

| | |
|----------------------|--|
| Description: | A 6 story walk up building consisting of 25 units including a super's unit |
| Layout: | 14/4; 11/5 = 111 Total Rooms |
| Block/Lot: | 2034/47 |
| Assessment: | \$293,310 |
| Year Built: | circa 1910 |
| Lot size: | 40 x 99.92 SF |
| Built: | 40 x 85 SF (approx. 15,444 SF) |
| Zoning: | R7-2 |
| FAR: | 3.44 |
| FAR As Built: | 3.86 |
| Mortgage: | Delivered free and clear |

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**2546-2548 7th Avenue
Between W 147th and W 148th St**

| | |
|----------------------|---|
| Description: | A 5 story walk up apartment building consisting of 18 apartments and 2 commercial units |
| Layout: | 10/4; 8/5 = 80 Total Rooms |
| Block/Lot: | 2033/33 |
| Assessment: | \$325,620 |
| Year Built: | circa 1920 |
| Lot size: | 39.83 x 100 SF |
| Built: | 40 x 83 SF (approx. 14,018 SF) |
| Zoning: | C1-4/R7-2 |
| FAR: | 3.44 |
| FAR As Built: | 3.52 |
| Mortgage: | Delivered free and clear |

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