

FOR SALE
ASKING PRICE \$2,300,000

126 & 126A DYCKMAN ST

New York, NY 10040 | **Manhattan**



TWO ADJACENT RETAIL BUILDINGS WITH 3 UNITS LOCATED IN
THE INWOOD NEIGHBORHOOD OF MANHATTAN.

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

2 building package with 32' of retail frontage in Inwood's busiest retail corridor

#2

Generational ownership for over 50 years

#3

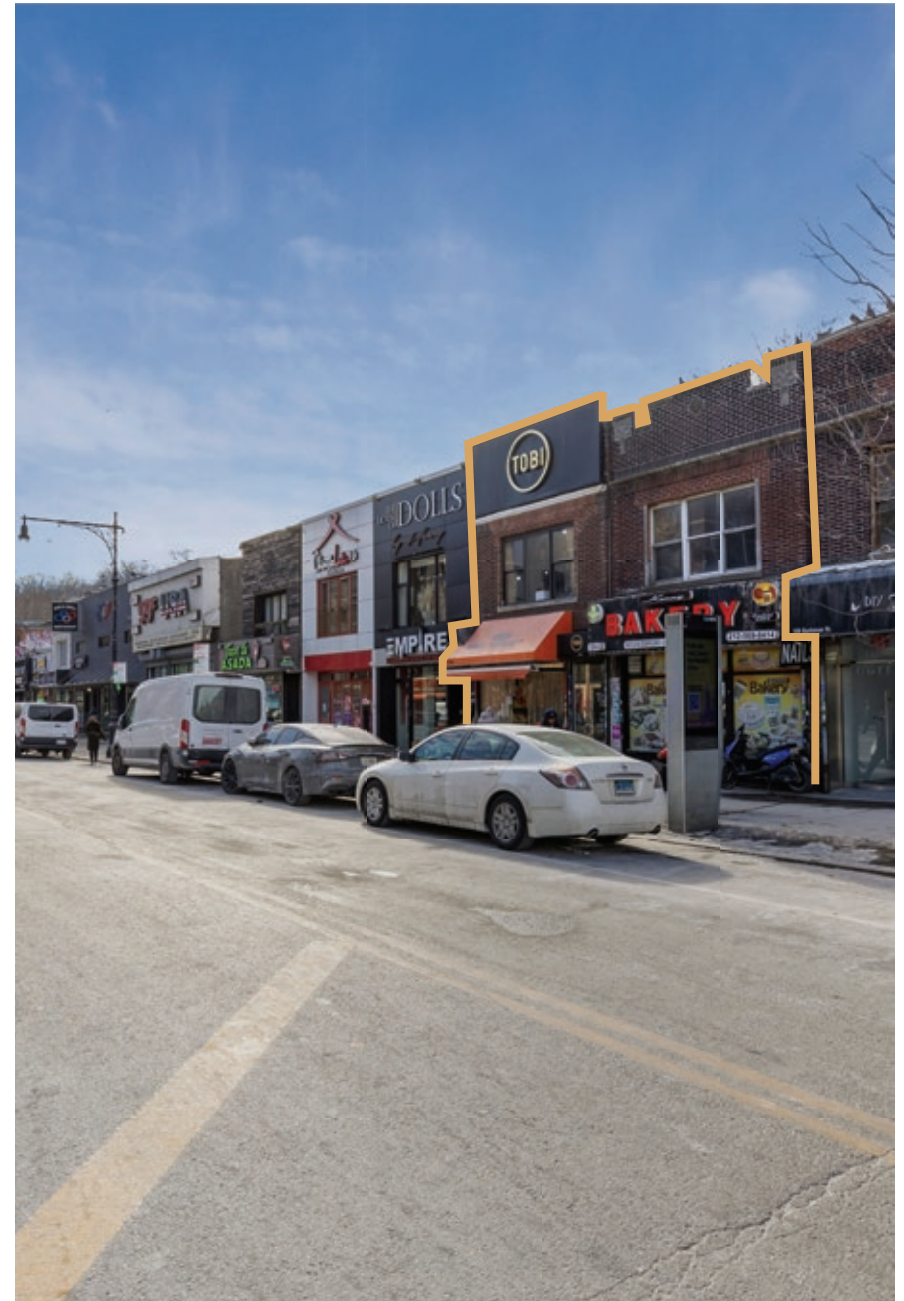
High barrier to entry location with very little turnover

#4

Long-term tenants in good standing with stable businesses

#5

Unused air rights above each property allowing future development potential



PROPERTY OVERVIEW

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale of **126 & 126A DYCKMAN STREET** — in Manhattan. Two adjacent retail buildings with 3 units located in the Inwood neighborhood of Manhattan.

Please reach out to the exclusive brokers with any questions about the opportunity.

FINANCIAL SNAPSHOT

SUGGESTED ASKING PRICE	\$2,300,000
PRICE PER SF (GROSS)	\$450
CAPITALIZATION RATE	6.23%
GROSS RENT MULTIPLE	11.08x
PRICE PER BUILDABLE SF (AS-OF-RIGHT)	\$180
PRICE PER BUILDABLE SF (CITY OF YES)	\$143
PRICE PER BUILDABLE SF (WITH COMMUNITY FACILITY)	\$111

PROPERTY SUMMARY

THE OFFERING

Address	126 & 126A Dyckman St, New York, NY 10040	
County	Manhattan	
Location	Located on the west side of Dyckman Street between Nagle Avenue and Post Avenue	
Asset	126	126A
Block / Lot	2174 / 56	2174 / 55
Property Type	Retail (K4)	Retail (K4)

PROPERTY INFORMATION

	126	126A	Total
Lot Dimensions	16' x 100'	16' x 100'	32' x 100'
Lot SF	1,600	1,600	3,200 SF (approx.)
Building Dimensions	16' x 90'	16' x 90'	
Stories	2	1	
Year Built / Last Altered	1922 / 1987	1922 / 1997	
Gross SF	2,720	2,390	5,110 SF (approx.)
Residential Units	0	0	0
Commercial Units	2	1	3
Total Units	2	1	3
Above Grade Commercial SF	2,720	2,390	5,110 SF (approx.)

TAX INFORMATION

	126	126A	Total
Assessment (25/26)	\$211,680	\$163,710	\$375,390
Tax Rate (25/26)	10.762%	10.762%	10.762%
Annual Property Tax (25/26)	\$22,781	\$17,618	\$40,399
Tax Class	4	4	

REVENUE

COMMERCIAL REVENUE

UNIT	TENANT	SF (APPROX.)	STATUS	BASE RENT / SF	ANNUAL RENT	MONTHLY RENT
126 DYCKMAN ST						
GRND	Jt Mini Market Corp	1,360	OCCUPIED	\$53	\$72,000	\$6,000
2ND FLR	Tobi Salon	1,360	OCCUPIED	\$26	\$36,000	\$3,000
126A DYCKMAN ST						
BUILDING	Kenny Bakery	2,390	OCCUPIED	\$42	\$99,600	\$8,300
TOTAL SF		5,110			GROSS MONTHLY COMMERCIAL REVENUE	\$17,300
					GROSS ANNUAL COMMERCIAL REVENUE	\$207,600
AVERAGE RENT PER SF (GROSS)						\$41

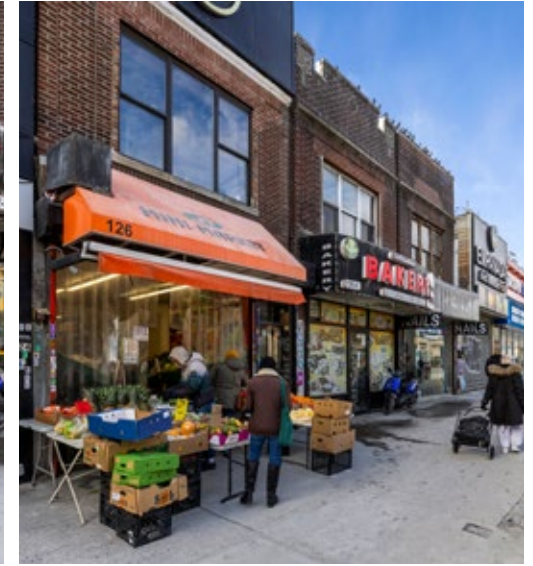
INCOME & EXPENSE ANALYSIS

COMMERCIAL REVENUE	GSF	\$ / SF	ANNUAL INCOME
Gross Annual Commercial Income	5,110	\$40.63	\$207,600
Less General Vacancy / Credit Loss (5.0%)		(\$2.03)	(\$10,380)
Effective Gross Annual Commercial Income		\$38.59	\$197,220

PROJECTED EXPENSES				
TYPE	PROJECTION	% OF EGI	\$ / SF	PROJECTED
Property Taxes	25/26	20.48%	\$7.91	\$40,399
Insurance	\$1.00/ GSF	2.59%	\$1.00	\$5,110
Heat	Tenants Pay	--	--	\$-
Electric	Tenants Pay	--	--	\$-
Water & Sewer	Tenants Pay	--	--	\$-
Repairs & Maintenance	\$0.50/ GSF	1.30%	\$0.50	\$2,555
Management	3% of EGI:	3.00%	\$1.16	\$5,917
TOTAL EXPENSES		27.37%	\$10.56	\$53,981

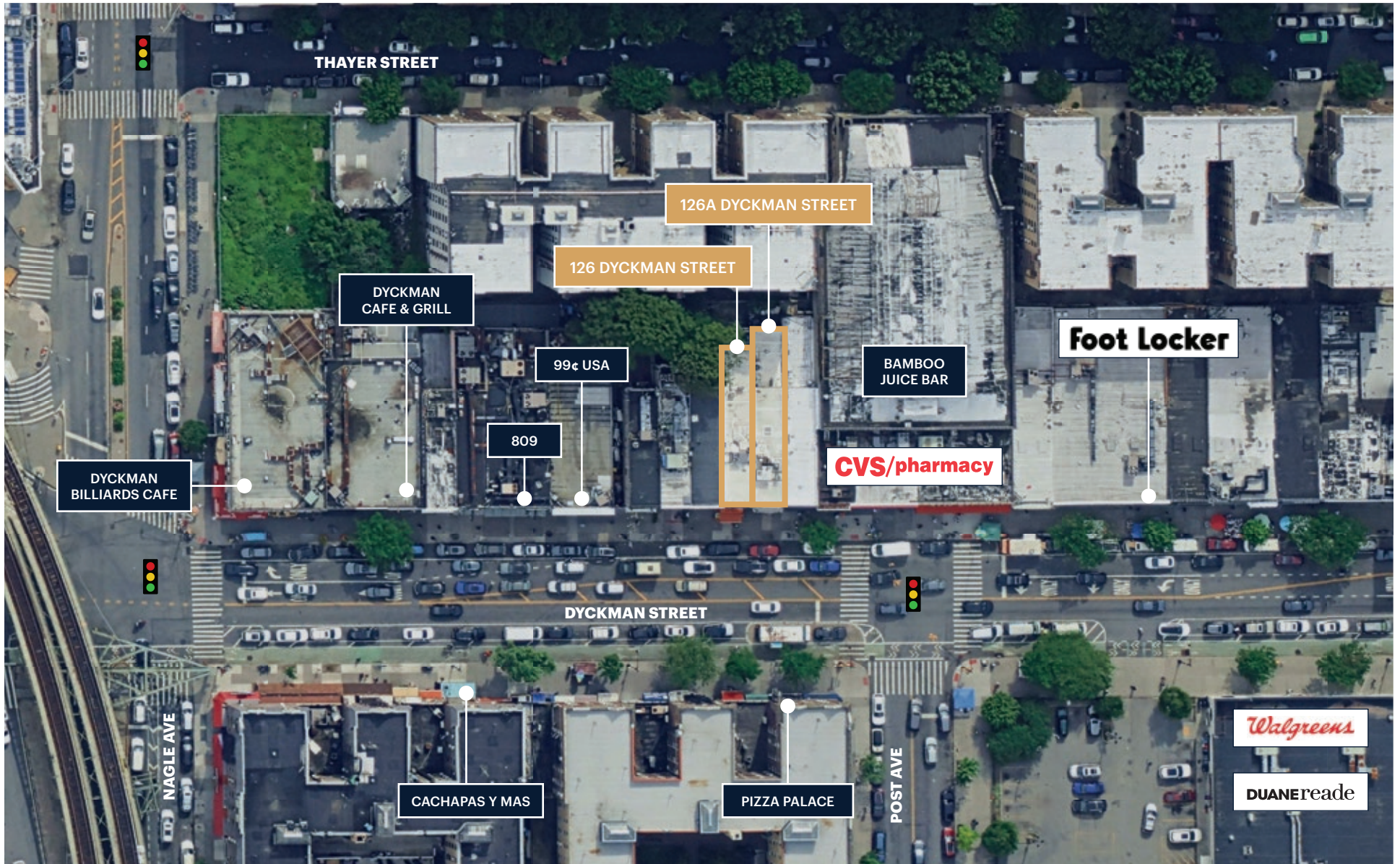
NET OPERATING INCOME				\$143,239
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PROPERTY PHOTOS



126 & 126A DYCKMAN STREET
FOR SALE

AERIAL



AREA DEMOGRAPHICS



	0.25 MILE	0.5 MILES	1 MILES
POPULATION	21,075	51,222	127,462
NUMBER OF HOUSEHOLDS	8,611	21,174	51,020
AVERAGE HOUSEHOLD INCOME	\$73,461	\$79,176	\$84,401
MEDIAN HOUSEHOLD INCOME	\$54,107	\$58,694	\$58,072
COLLEGE GRADUATES	4,877 21.2%	13,363 22.8%	31,668 21.8%
TOTAL BUSINESSES	292	886	2,239
TOTAL EMPLOYEES	2,918	10,488	30,511
DAYTIME POPULATION	14,530	37,490	98,458

CONTACT EXCLUSIVE AGENTS

FOR SALE INQUIRIES:

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