



1750-1752
SECOND AVENUE
OFFERING MEMORANDUM

Marcus & Millichap
NYM GROUP

1750-1752

SECOND AVENUE

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Marcus & Millichap

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1750-1752

SECOND AVENUE

is being offered at

\$15,750,000


THE OFFERING

The New York Multifamily team is pleased to exclusively offer for sale 1750 Second Avenue and 1752 Second Avenue, located in the Yorkville neighborhood. Located on the East side of Second Avenue between East 91st Street and East 92nd Street, these two adjacent mixed-use buildings include 20-units comprised of approximately 15,070 square feet with 50' of frontage. These properties sit on a 50'x80' lot (Block: 1554 and Lot: 2 & 3) and are built 65' deep. The properties are zoned C2-8 and do not come with available air rights.

THE OPPORTUNITY

- **Building Overviews:** These 5-story adjacent mixed-use buildings feature 50 feet of frontage on Second Avenue and contain 16 residential apartments and 4 commercial units. The residential unit mix consists of 1 one-bedroom apartment, 4 two-bedroom apartments, and 11 three-bedroom apartments. The commercial unit mix consists of 2 North and 2 South facing stores.
- **Newly Renovated Apartments with High End Finishes:** The apartments feature plank hardwood flooring, exposed brick, renovated kitchens with all custom cabinetry, condo-like finishes, dishwasher, renovated bathrooms, and in-unit washer and dryer.
- **1750 Second Avenue | 100% Free Market Status:** All the residential apartments in 1750 2nd Avenue are 100% Free Market, giving potential buyers future rental upside and flexibility. A buyer can feel comfortable knowing that they do not need take on burdensome management of rent regulated apartments.
- **1752 Second Avenue | 50% Free Market Status:** 4 of the 8 residential apartments are Free Market. Of the 4 remaining apartments, 2 are Rent Controlled and 2 are Rent Stabilized.
- **Desirable Location:** Yorkville is a highly desirable residential and retail neighborhood. This building is across the street from Ruppert Park, steps away from a variety highly trafficked retail / restaurants, schools, nearby train and bus transportation, and Central Park.
- **Retail Repositioning Opportunity:** With a variety of retail lease expirations ranging from 2025 – 2034, a buyer can reposition certain spaces with stable / guaranteed income from the in place residential and commercial tenants.
- **Tax Class Protected:** 1750 and 1752 Second Avenue fall under the highly coveted protected tax class: 2B. By law, taxes cannot increase more than 8% year-over-year or 30% over any given 5-year period. This acts as a great hedge against future rising taxes.

LISTING METRICS

20 TOTAL UNITS	15,070 TOTAL SQUARE FEET	75% FREE MARKET	
\$1,045 PRICE / SF	7.0% PRO FORMA CAP RATE	2B TAX CLASS	

An aerial, high-angle photograph of New York City, showing the Hudson River on the left, the dense urban grid of Manhattan, and the Central Park green space in the lower center. The image is in grayscale and has a dark, moody atmosphere.

FINANCIAL ANALYSIS

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FINANCIAL OVERVIEW

\$15,750,000

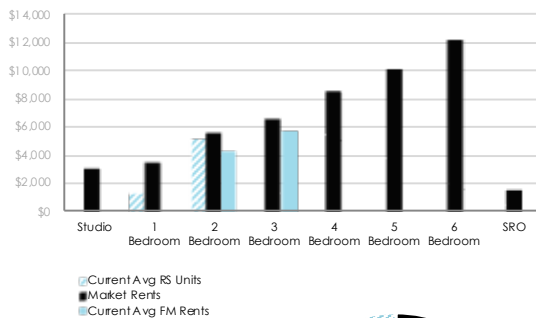
OFFERING PRICE

PRICE PER SQUARE FOOT	\$1,045
PRICE PER UNIT	\$787,500
TOTAL SQUARE FEET	15,070
TOTAL UNITS	20
CURRENT CAP RATE	6.2%
CURRENT GRM	12.3
PRO FORMA CAP RATE	7.0%
PRO FORMA GRM	11.0
PRO FORMA CASH ON CASH RETURN	6.89%

PROPOSED DEBT

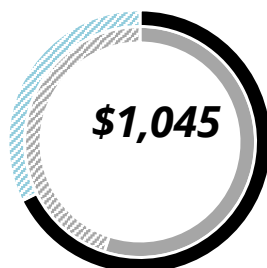
Loan Amount	\$11,000,000
Interest Rate	5.75%
Amortization	30
Annual Debt Service	(\$777,879)
Debt Coverage Ratio	1.26
Net Cash Flow After Debt Service	\$327,190

UPSIDE ANALYSIS

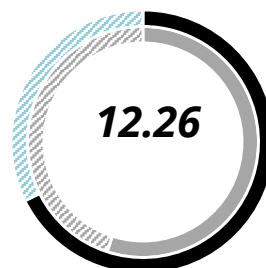


15,070
SQUARE FEET

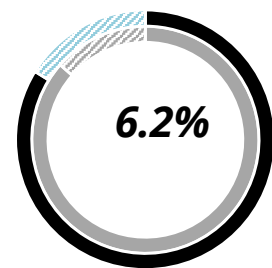
GROSS TOTAL SF



\$/SF



GRM



CAP RATE

INCOME

	CURRENT	PRO FORMA
Gross Potential Residential Rent	\$886,745	\$1,023,462
Gross Potential Commercial Rent	\$384,852	\$393,878
Other Income	\$12,960	\$13,997
Gross Income	\$1,284,557	\$1,431,336
Vacancy/Collection Loss	(\$38,537)	(\$42,940)
Effective Gross Income	\$1,246,021	\$1,388,396
Average Residential Rent/Month/Unit	\$4,618	\$5,331

EXPENSES

	Projected	Projected
Property Taxes	\$123,221	\$133,079
Fuel - Gas	\$19,000	\$19,570
Insurance	\$25,000	\$25,750
Water and Sewer	\$16,492	\$16,987
Repairs and Maintenance	\$15,000	\$15,450
Common Electric	\$8,000	\$8,240
Super Salary / Payroll	\$15,000	\$15,450
Management Fee	\$37,381	\$38,502
General Administration	\$10,000	\$10,300
Total Expenses	\$269,094	\$283,327
Net Operating Income	\$976,927	\$1,105,068

SCHEDULE OF INCOME

UNIT BREAKDOWN	TOTAL	% OF TOTAL	RENT
Studio	0	0%	\$0
1 Bedroom	1	6%	\$1,268
2 Bedroom	4	25%	\$2,752
3 Bedroom	11	69%	\$5,602
4 Bedroom	0	0%	\$0
5 Bedroom	0	0%	\$0
6 Bedroom	0	0%	\$0

RENT ROLL

1750-1752 Second Avenue

COMMERCIAL RENT

UNIT	TENANT NAME	NOTES	LEASE START	EXPIRATION	ACTUAL	PRO FORMA
1750 North	Lucky DD Corporation	New lease - \$8000/month with 3% annual increases	Jun-19	Sep-35	\$8,000	\$8,240
1750 South	Charoensuk Corporation		Jan-23	Dec-32	\$8,414	\$8,666
1752 North	Chicken Insider		Oct-19	Oct-34	\$8,657	\$8,917
1752 South	Vintage		Jul-09	Aug-32	\$7,000	\$7,000
MONTHLY COMMERCIAL REVENUE					\$32,071	\$32,823

RESIDENTIAL RENT

UNIT#	STATUS	NOTES	BEDROOMS	ROOMS	EXPIRATION	ACTUAL	PRO FORMA
1750 Second Avenue							
2B	FM	2 Baths	3 Bedroom	5	May-27	\$5,250	\$6,500
2F	FM	2 Baths	3 Bedroom	5	Jul-26	\$5,775	\$6,500
3B	FM	2 Baths	3 Bedroom	5	Jun-26	\$5,750	\$6,500
3F	FM	2 Baths	3 Bedroom	5	May-26	\$5,350	\$6,500
4B	FM	2 Baths	3 Bedroom	5	Aug-26	\$5,925	\$6,500
4F	FM	2 Baths	3 Bedroom	5	Jun-26	\$4,925	\$6,500
5B	FM	2 Baths	3 Bedroom	5	Aug-26	\$5,450	\$6,500
5F	FM	2 Baths	3 Bedroom	5	Aug-26	\$5,700	\$6,500
1752 Second Avenue							
2B	FM	2 Baths	3 Bedroom	5	Jul-26	\$5,800	\$6,500
2F	FM	2 Baths	3 Bedroom	5	Aug-26	\$5,795	\$6,500
3N	RC		2 Bedroom	4		\$938	\$938
3SW	RS		1 Bedroom	3	Mar-27	\$1,268	\$1,306
4N	RC		2 Bedroom	4		\$895	\$895
4S	FM	2 Baths	3 Bedroom	5	Jul-27	\$5,900	\$6,500
5N	RS		2 Bedroom	4	Jun-26	\$5,000	\$5,150
5S	FM	2 Baths	2 Bedroom	4	Sep-26	\$4,175	\$5,500
MONTHLY RESIDENTIAL REVENUE			42	74		\$73,895	\$85,288

ANNUAL RESIDENTIAL REVENUE	\$886,745	\$1,023,462
ANNUAL COMMERCIAL REVENUE	\$384,852	\$393,878
TOTAL ANNUAL REVENUE	ACTUAL \$1,271,597	PRO FORMA \$1,417,339

Notes

There are 20 total units.
There are currently 0 vacant units in the building. The super lives off site.

INCOME & EXPENSE ANALYSIS

1750-1752 Second Avenue

GROSS POTENTIAL INCOME	ACTUAL		PRO FORMA			
		%EGI	\$/UNIT		%EGI	\$/UNIT
Gross Potential Residential Rent	\$886,745	69%	\$55,422	\$1,023,462	72%	\$63,966
Gross Potential Commercial Rent	\$384,852	30%	\$96,213	\$393,878	28%	\$98,469
Other Income <i>Antenna + RET Reimbursement</i>	\$12,960	1%	\$810	\$13,997	1%	\$875
Gross Income	\$1,284,557		\$64,228	\$1,431,336		\$71,567
Vacancy/Collection Loss	(\$38,537)	3%	-\$1,927	(\$42,940)	3%	-\$2,147
Effective Gross Income	\$1,246,021		\$62,301	\$1,388,396		\$69,420
Average Residential Rent/Month/Unit	\$4,618			\$5,331		

EXPENSES						
Property Taxes <i>Tax Class: 2B Projected</i>	\$123,221	10%	\$6,161	\$133,079	10%	\$6,654
Fuel - Gas <i>Projected</i>	\$19,000	2%	\$950	\$19,570	1%	\$979
Insurance <i>Projected</i>	\$25,000	2%	\$1,250	\$25,750	2%	\$1,288
Water and Sewer <i>Projected</i>	\$16,492	1%	\$825	\$16,987	1%	\$849
Repairs and Maintenance <i>Projected</i>	\$15,000	1%	\$750	\$15,450	1%	\$773
Common Electric <i>Projected</i>	\$8,000	0.6%	\$0.53	\$8,240	0.6%	\$0.55
Super Salary / Payroll <i>Projected</i>	\$15,000	1%	\$750	\$15,450	1%	\$773
Management Fee <i>Projected</i>	\$37,381	3%	\$1,869	\$38,502	3%	\$1,925
General Administration <i>Projected</i>	\$10,000	1%	\$500	\$10,300	1%	\$515
Total Expenses	\$269,094	22%	\$13,455	\$283,327	20%	\$14,166
Net Operating Income	\$976,927			\$1,105,068		

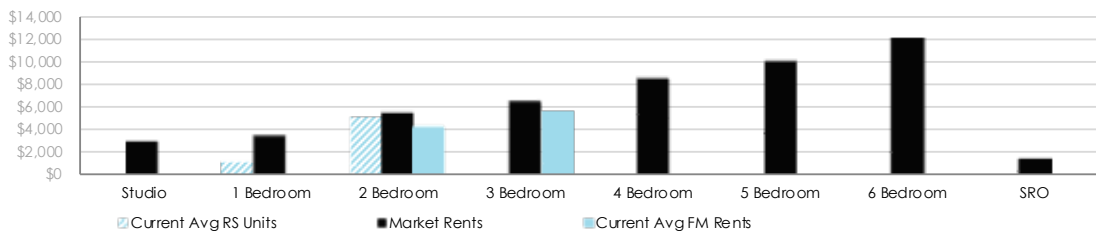
LEASE STATUS MIX

UNIT BREAKDOWN	% OF TOTAL	RENT	TOTAL	AVG. RENT
Total Units	--	\$105,966	20	\$5,298
Total RS Units	10%	\$6,268	2	\$3,134
Total RS - TE Units	0%	\$0	0	\$0
Total RC Units	10%	\$1,833	2	\$916
Total FM Units	60%	\$65,795	12	\$5,483
Total Commercial	20%	\$32,071	4	\$8,018

RENTAL ANALYSIS BY UNIT TYPE

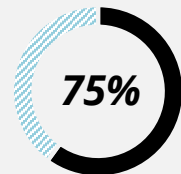
TYPE	% OF TOTAL	RENT	TOTAL	AVG. RENT
Studio	0%	\$0	0	\$0
1 Bedroom	6%	\$1,268	1	\$1,268
2 Bedroom	25%	\$11,008	4	\$2,752
3 Bedroom	69%	\$61,620	11	\$5,602
4 Bedroom	0%	\$0	0	\$0
5 Bedroom	0%	\$0	0	\$0
6 Bedroom	0%	\$0	0	\$0
SRO	0%	\$0	0	\$0

UPSIDE ANALYSIS



AVERAGE RENT
PER MONTH
\$4,618

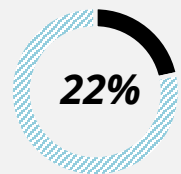
PERCENT
FAIR MARKET



TAXES AS
PERCENT OF EGI



EXPENSE RATIO



An aerial, high-angle photograph of New York City, showing the dense urban grid, Central Park, and the Hudson River. The image is in grayscale and has a dark, moody atmosphere. The text is overlaid on the left side of the image.

PROPERTY DESCRIPTION

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PROPERTY DESCRIPTION

	1750 Second Avenue	1752 Second Avenue
NEIGHBORHOOD:	Yorkville	Yorkville
BOROUGH:	Manhattan	Manhattan
BLOCK & LOT:	1554 / 2	1554 / 3
LOT DIMENSIONS:	25' X 80'	25' X 80'
LOT SF:	2,000	2,000
BUILDING DIMENSIONS:	25' X 65'	25' X 65'
APPROXIMATE BUILDING SF:	7,535	7,535
ZONING:	C2-8	C2-8
MAX FAR:	10.00	10.00
LANDMARK DISTRICT:	None	None
HISTORIC DISTRICT:	None	None
TAX CLASS:	2B	2B

TAX MAP



1750-1752
Second Avenue

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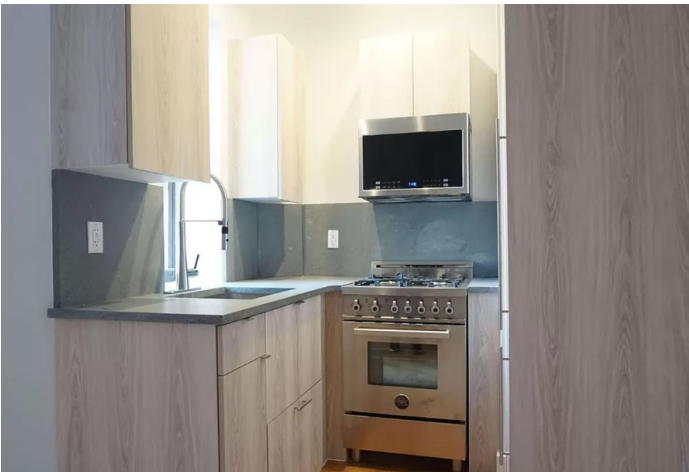
1750-1752
Second Avenue

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PROPERTY PHOTOS – INTERIORS



PROPERTY PHOTOS – INTERIORS



MAP



1750-1752
SECOND AVENUE

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Activity ID:

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