



# 125 Madison Street

NEW YORK, NY

Marcus & Millichap

NYM GROUP

# 125 Madison Street

NEW YORK, NY

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# 125 Madison Street

NEW YORK, NY

is being offered at

**\$3,000,000**


## THE OFFERING

Marcus & Millichap proudly presents 125 Madison Street, a remarkable investment opportunity in the heart of the Lower East Side. Positioned on a pristine block located between Market Street and Pike Street, this building boasts 16 units and spans an approximate area of 8,675 square feet. The building is 25' x 86' and sits on a 25' x 100' lot (Block: 275, Lot: 1). The property is zoned R7-2.

## THE OPPORTUNITY

- **Strong In-Place Cash Flow:** 125 Madison Street offers investors immediate and stable income with an asking cap rate of 6.7%, providing strong day-one cash flow compared to similar Manhattan multifamily opportunities. The property's fully occupied rent stabilized residential component creates dependable income with long-term hold potential.
- **Attractive Basis:** Offered at approximately \$346 per square foot, the property presents investors with the opportunity to acquire a well-located Manhattan multifamily asset at a compelling basis relative to replacement cost and recent comparable sales throughout the downtown market.
- **Prime Lower East Side Location:** Situated in the heart of the Lower East Side between Market Street and Pike Street, the property benefits from one of Manhattan's most dynamic rental markets. The surrounding area offers an unparalleled mix of restaurants, nightlife, parks, and cultural amenities. Nearby attractions include Essex Market, Seward Park, the East River waterfront, and countless dining destinations. The property also provides convenient access to the F, M, J, and Z subway lines, ensuring strong tenant demand and long-term neighborhood appeal.

## LISTING METRICS

<b>16</b> TOTAL UNITS	<b>8,675</b> TOTAL SQUARE FEET	<b>8.5</b> GRM	 NEARBY TRANSPORTATION
<b>\$346</b> PRICE / SF	<b>\$72,305</b> PROJECTED TAXES	<b>6.7%</b> CAP RATE	



An aerial photograph of New York City, showing the Hudson River, the East River, and the dense urban landscape. The image is dark and monochromatic, with a heavy shadow cast over it. The text is overlaid on the left side of the image.

# FINANCIAL ANALYSIS

Marcus & Millichap  
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# FINANCIAL OVERVIEW

OFFERING PRICE  
**\$3,000,000**

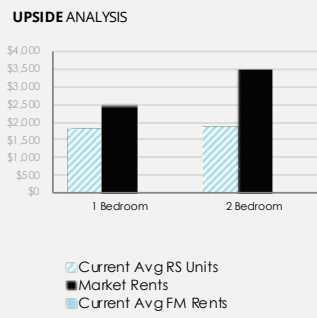
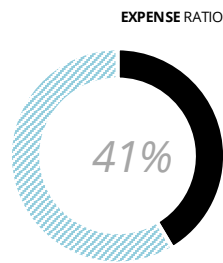
\$/SF	\$346
\$/UNIT	\$187,500
TOTAL SF	8,675
TOTAL UNITS	16

**0%** RATIO OF FAIR MARKET UNITS

**21%** PROPERTY TAXES RATIO

**\$1,787** PRO FORMA AVERAGE MONTHLY RENT

<b>CURRENT METRICS</b>	
CAP RATE	6.7%
GRM	8.5
<b>PRO FORMA METRICS</b>	
CAP RATE	6.5%
GRM	8.2
CASH ON CASH	5.06%



**PROPOSED DEBT**

Debt Service	(\$130,555)
Debt Coverage Ratio	1.55
Net Debt Cash Flow After Debt Service	\$63,302
Loan Amount	\$1,750,000
Interest Rate	6.25%
Amortization	30

**8,675**  
GROSS TOTAL SF



INCOME	CURRENT	PRO FORMA
Gross Potential Residential Rent	\$317,427	\$321,594
Gross Potential Commercial Rent	\$36,000	\$42,000
Gross Income	\$353,427	\$363,594
Vacancy/Collection Loss	(\$9,523)	(\$9,648)
Other Income- Storage	\$720	\$720
Effective Gross Income	\$344,624	\$354,666
Average Residential Rent/Month/Unit	\$1,763	\$1,787

**EXPENSES**

EXPENSES	Tax Class: 2	CURRENT	PRO FORMA
Property Taxes		\$72,305	\$90,000
Fuel - Gas		\$14,000	\$14,000
Insurance		\$17,000	\$17,000
Water and Sewer		\$13,000	\$13,000
Repairs and Maintenance		\$10,000	\$10,000
Common Electric (PPSF)		\$2,169	\$2,169
Super Salary		\$4,000	\$4,000
Management Fee		\$10,339	\$10,640
Total Expenses		\$142,812	\$160,809
<b>Net Operating Income</b>		<b>\$201,811</b>	<b>\$193,857</b>

\*Note: MC's have not been filled for a new boiler. This will allow an investor to increase the rent roll \$3,500

**LEASE STATUS ANALYSIS**

UNIT BREAKDOWN	% OF TOTAL	TOTAL	AVG. RENT
Total Units	--	15	\$1,963
Total RS Units	100%	15	\$1,763
Total RC Units	0%	0	\$0
Total FM Units	0%	0	\$0
Total Commercial	--	1	\$3,000

**UNIT TYPE ANALYSIS**

TYPE	% OF TOTAL	TOTAL	AVG. RENT
Studio	0%	0	\$0
1 Bedroom	33%	5	\$1,729
2 Bedroom	67%	10	\$1,781

# RENT ROLL

COMMERCIAL RENT

UNIT	TENANT NAME	NOTES	LEASE START	SF	EXPIRATION	ACTUAL	PRO FORMA	\$/PSF
Store				700	Apr-27	\$3,000	\$3,500	\$60
<b>MONTHLY COMMERCIAL REVENUE</b>						<b>700</b>	<b>\$3,000</b>	<b>\$3,500</b>

RESIDENTIAL RENT

UNIT#	LEASE STATUS	NOTES	BEDROOMS	ROOMS	SF	EXPIRATION	ACTUAL	PRO FORMA	LEGAL
1	RS		2 Bedroom	4		Sep-26	\$2,218	\$2,290	\$2,219
2	RS		2 Bedroom	4		Nov-27	\$2,564	\$2,564	\$2,564
3	RS		1 Bedroom	3		Jul-26	\$1,385	\$1,430	\$1,385
4	RS	\$60/month storage	2 Bedroom	4		Jul-27	\$1,879	\$1,879	\$1,879
5	RS		2 Bedroom	4		May-27	\$1,691	\$1,691	\$1,691
6	RS		1 Bedroom	3		Oct-26	\$1,503	\$1,552	\$1,503
7	RS		2 Bedroom	4		Feb-26	\$1,425	\$1,425	\$1,425
8	RS		2 Bedroom	4		Jan-26	\$1,536	\$1,536	\$1,536
9	RS		1 Bedroom	3		Feb-26	\$1,627	\$1,627	\$3,146
10	RS		2 Bedroom	4		May-24	\$1,261	\$1,261	\$1,261
11	RS		2 Bedroom	4		Apr-26	\$1,448	\$1,495	\$1,448
12	RS		1 Bedroom	3		Jul-26	\$1,916	\$1,978	\$1,916
13	RS		2 Bedroom	4		May-27	\$1,464	\$1,464	\$1,464
14	RS	SCRIE	2 Bedroom	4		Oct-25	\$2,320	\$2,320	\$2,320
15	RS		1 Bedroom	3		Oct-26	\$2,215	\$2,287	\$2,342
<b>MONTHLY RESIDENTIAL REVENUE</b>			25	55			<b>\$26,452</b>	<b>\$26,799</b>	<b>\$28,099</b>
<b>ANNUAL RESIDENTIAL REVENUE</b>							<b>\$317,427</b>	<b>\$321,594</b>	<b>\$337,188</b>
<b>ANNUAL COMMERCIAL REVENUE</b>							<b>\$36,000</b>	<b>\$42,000</b>	
<b>TOTAL ANNUAL REVENUE</b>							<b>ACTUAL</b>	<b>PRO FORMA</b>	
							<b>\$353,427</b>	<b>\$363,594</b>	

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

# INCOME & EXPENSE ANALYSIS

## GROSS POTENTIAL INCOME

	ACTUAL			PRO FORMA		
		%EGl	\$/UNIT		%EGl	\$/UNIT
Gross Potential Residential Rent	\$317,427	90%	\$19,839	\$321,594	88%	\$20,100
Gross Potential Commercial Rent	\$36,000	10%	\$2,250	\$42,000	12%	\$2,625
Gross Income	\$353,427		\$22,089	\$363,594		\$22,725
Vacancy/Collection Loss	(\$9,523)	3%	(\$595)	(\$9,648)	3%	(\$603)
Other Income- Storage	\$720		\$45	\$720		\$45
Effective Gross Income	\$344,624		\$21,539	\$354,666		\$22,167
<i>Average Residential Rent/Month/Unit</i>	\$1,763			\$1,787		

## EXPENSES

Property Taxes <i>Tax Class: 2</i>	\$72,305	21%	\$4,519	\$90,000	25%	\$5,625
Fuel - Gas	\$14,000	4%	\$875	\$14,000	4%	\$875
Insurance	\$17,000	5%	\$1,063	\$17,000	5%	\$1,063
Water and Sewer	\$13,000	4%	\$813	\$13,000	4%	\$813
Repairs and Maintenance	\$10,000	3%	\$625	\$10,000	3%	\$625
Common Electric (PPSF)	\$2,169	0.6%	\$0.25	\$2,169	0.6%	\$0.25
Super Salary	\$4,000	1%	\$250	\$4,000	1%	\$250
Management Fee	\$10,339	3%	\$646	\$10,640	3%	\$665
<b>Total Expenses</b>	<b>\$142,812</b>	<b>41%</b>	<b>\$8,926</b>	<b>\$160,809</b>	<b>45%</b>	<b>\$10,051</b>
<b>Net Operating Income</b>	<b>\$201,811</b>			<b>\$193,857</b>		

## LEASE STATUS MIX

UNIT BREAKDOWN	% OF TOTAL	RENT	TOTAL	AVG. RENT
Total Units	--	\$29,452	15	\$1,963
Total RS Units	100%	\$26,452	15	\$1,763
Total RC Units	0%	\$0	0	\$0
Total FM Units	0%	\$0	0	\$0
Total Commercial	--	\$3,000	1	\$3,000

## RENTAL ANALYSIS BY UNIT TYPE

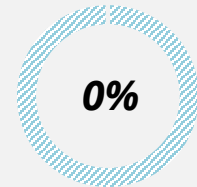
TYPE	% OF TOTAL	RENT	TOTAL	AVG. RENT
Studio	0%	\$0	0	\$0
1 Bedroom	33%	\$8,646	5	\$1,729
2 Bedroom	67%	\$17,806	10	\$1,781
3 Bedroom	0%	\$0	0	\$0
4 Bedroom	0%	\$0	0	\$0
5 Bedroom	0%	\$0	0	\$0
6 Bedroom	0%	\$0	0	\$0
SRO	0%	\$0	0	\$0

## UPSIDE ANALYSIS

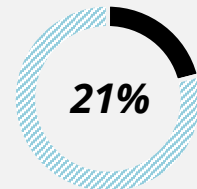


AVERAGE RENT  
PER MONTH  
**\$1,763**

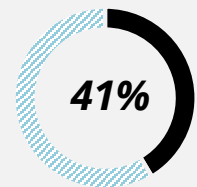
PERCENT  
FAIR MARKET



TAXES AS  
PERCENT OF EGI



EXPENSE RATIO





An aerial, high-angle photograph of New York City, showing the dense urban grid, the Hudson River, and the East River. The image is rendered in a dark, monochromatic style with a heavy overlay, giving it a moody and sophisticated appearance. The text is overlaid on the left side of the image.

# PROPERTY DESCRIPTION

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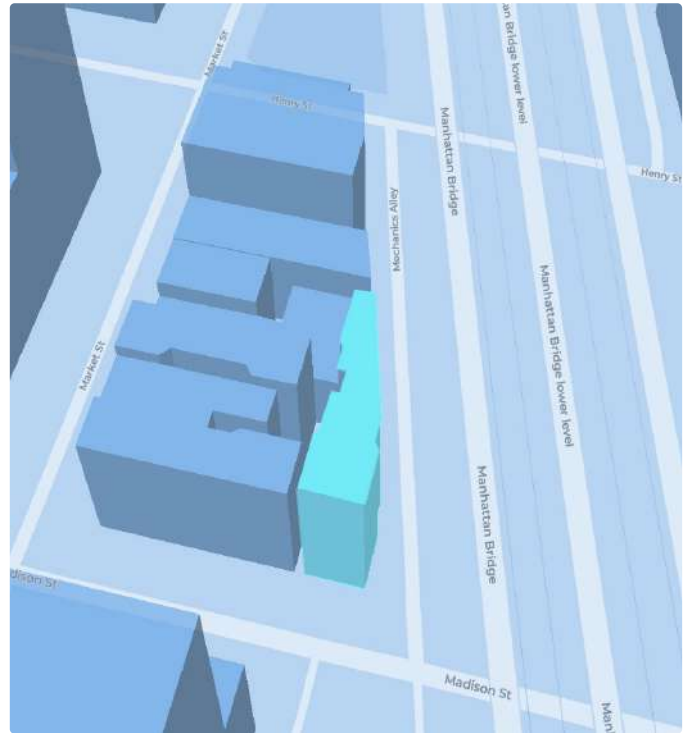
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# PROPERTY DESCRIPTION

## 125 Madison Street

Neighborhood	Two Bridges
Borough	Manhattan
Block & Lot	275 / 1
Lot Dimensions	25' x 100'
Lot SF	1,779
Building Dimensions	25' x 86'
Approximate Building SF	8,675
Zoning	R7-2
Max Far	3.44
Available Air Rights	None
Landmark District	None
Historic District	None
Annual Tax Bill	\$72,305
Tax Class	2



## TAX MAP



# PROPERTY PHOTOS – EXTERIORS





# PROPERTY PHOTOS – EXTERIORS



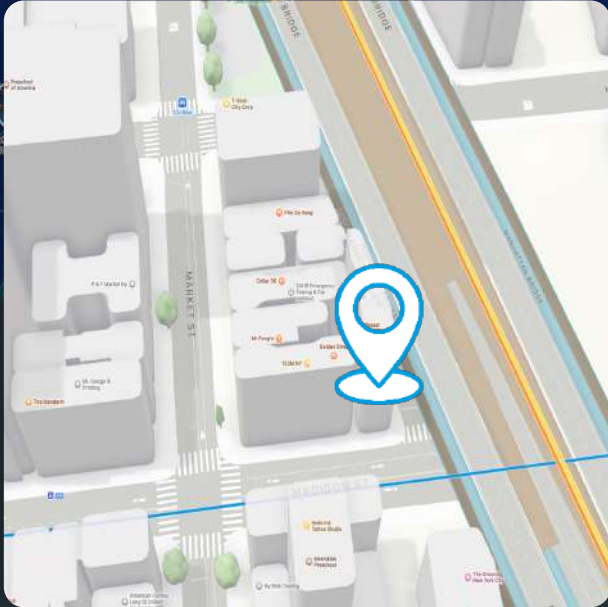
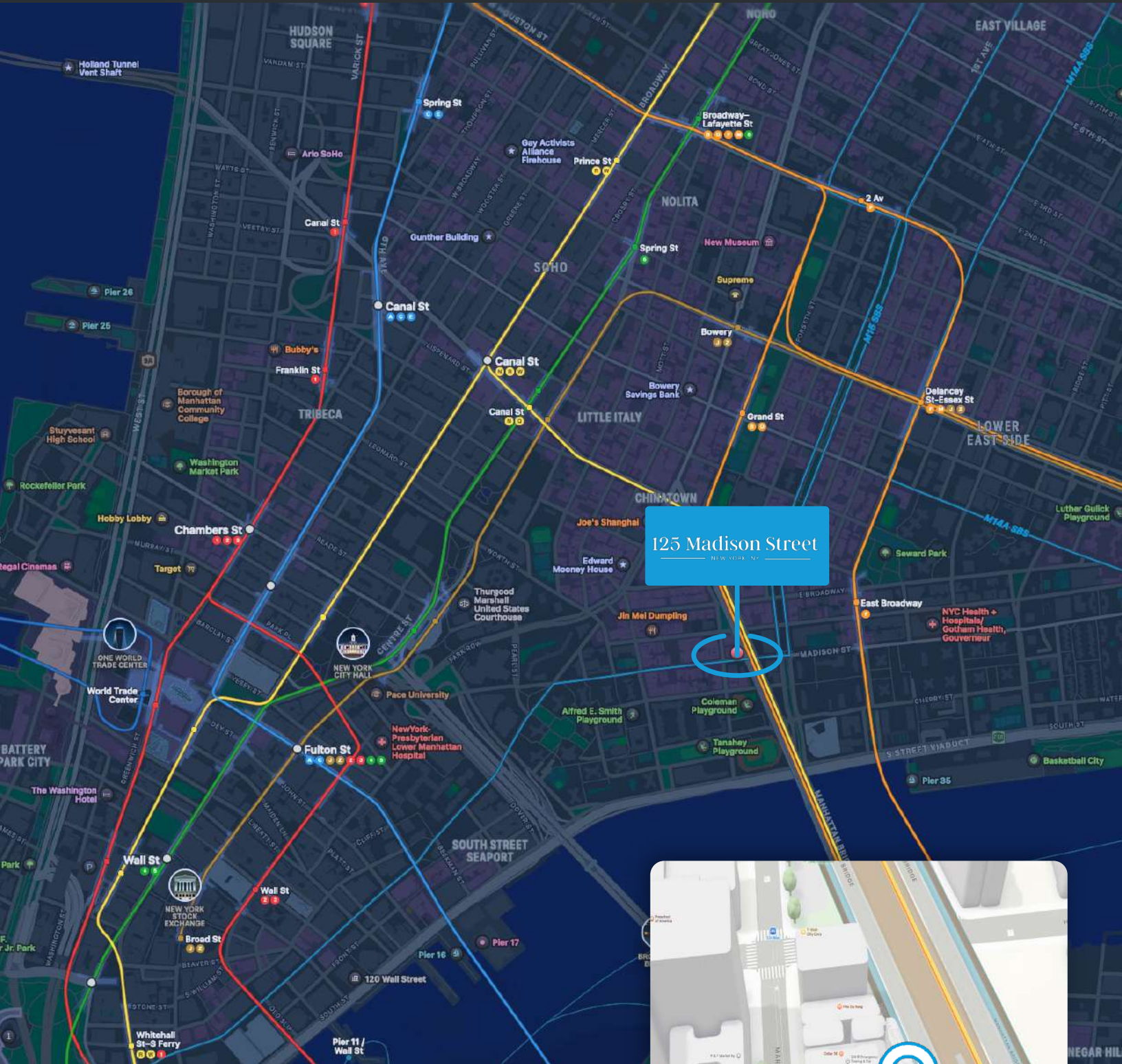


# PROPERTY PHOTOS – NEIGHBORHOOD





# MAP



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