



# 112

## West 138<sup>th</sup> Street

New York  
NY 10030

54-Unit Elevator Building in  
Central Harlem | FOR SALE

**Ariela**  
A member of GREY

# 112 West 138<sup>th</sup> Street, New York, NY 10030

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- ▶ 54-unit multifamily building in Central Harlem, just one block from the desirable Striver's Row neighborhood
- ▶ Extremely well maintained and professionally managed elevator building
- ▶ Significant upside in preferential rents
- ▶ Additional income provided by laundry machines in basement of the building
- ▶ Conveniently located just three blocks north of the 135th St Station, providing direct access to Midtown via the '2' and '3' trains
- ▶ Benefits from proximity to St. Nicholas Park and The City College of New York

Block / Lot	2006 / 42
Lot Dimensions	90' x 99.92'
Lot Sq. Ft.	8,992
Building Dimensions	90' x 86'
Stories	6
Total Units	54
Building Sq. Ft.	38,904
Zoning	R7-2
FAR	3.44
Buildable Sq. Ft.	30,932
Air Rights Sq. Ft.	None
Tax Class	2
Assessment (24/25)	\$1,624,230
Real Estate Taxes (24/25)	\$203,061

\*All square footage/buildable area calculations are approximate

Asking Price: \$8,400,000 | \$216 / \$/SF | \$155,556 / \$/Unit | 6.32% / Cap Rate | 7.45 / GRM

For More Information Contact Our Exclusive Sales Agents at **212.544.9500** | [arielpa.nyc](http://arielpa.nyc)

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For Financing Information:

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## Financial Summary

Net Operating Income: \$495,254 Existing | \$531,223 Proforma

	Existing	Proforma
Scheduled Gross Income:	\$1,088,415	\$1,127,042
Less Vacancy Rate Reserve (3.00%):	(\$32,652)	(\$33,811)
Gross Operating Income:	\$1,055,763	\$1,093,231
Less Expenses:	(\$560,509) 51% of SGI	(\$562,007) 50% of SGI

## Expenses (Estimated)

Gross Operating Expenses: \$560,509

Real Estate Taxes (24/25)	\$203,061	Payroll	\$41,600
Water & Sewer	\$50,652	Elevator Maintenance	\$15,006
Insurance	\$54,000	Legal/Miscellaneous	\$10,558
Gas & Electric	\$113,459	Management	\$31,673
Repairs, Cleaning & Maintenance	\$40,500		

## Scheduled Income

Total Income: \$89,424 Monthly | \$1,073,085 Annual

Unit Type	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
Studio	5	\$1,558	\$7,791	\$93,496
1 BR	30	\$1,596	\$47,892	\$574,704
2 BR	19	\$1,776	\$33,740	\$404,885

## Unit Breakdown

Total Income: \$89,424 Monthly | \$1,073,085 Annual

Unit Status	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
RS	54	\$1,656	\$89,424	\$1,073,085

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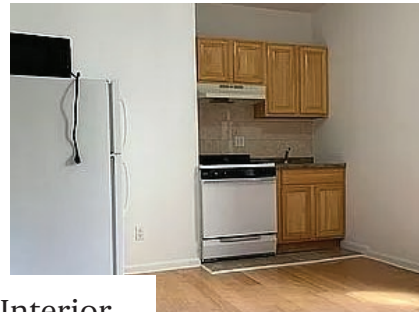
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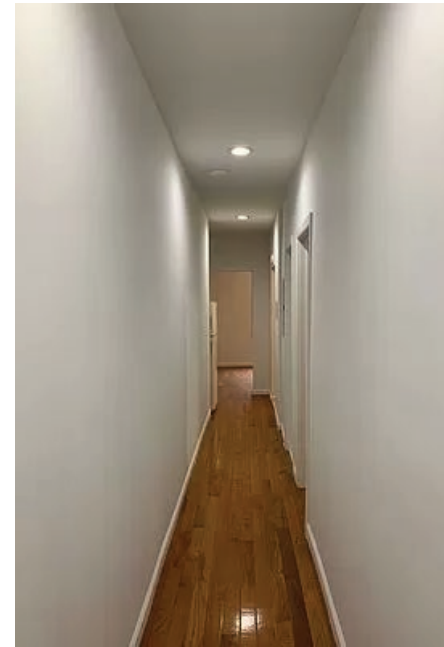
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Interior  
Photos



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South side of West 138th Street, between Adam C Powell Blvd and Lenox Avenue

