

Alpha Realty

Investment Sales

110 West 123rd St New York, NY 10027

CENTRAL HARLEM

6-Story Elevator Building
6 Apartments | 6,931 SF

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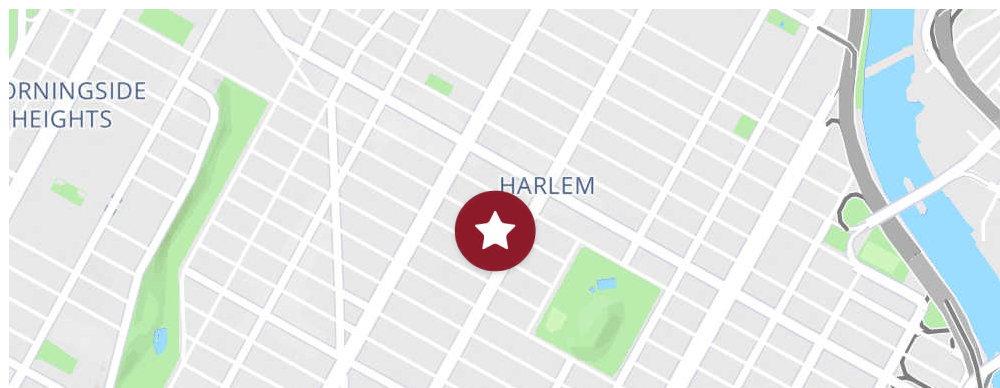


PROPERTY OVERVIEW

110 West 123rd Street, New York, NY 10027

*Between Malcolm X Blvd & Adam Clayton Powell Jr. Blvd
6-Story Elevator Building | 6 Apartments | 6,931 SF*

Neighborhood	Central Harlem
Block/Lot	01907/0040
Lot Size	20' X 100.92'
Building Size	20' X 60'
Building SF	6,931 SF
Building Type	6-story/Elevator
Total Apartments	6
Layouts	6/4.5
Total Rooms	27
Zoning	R7-2
FAR (built/allowed)	3.43/3.44
Taxes (25/26)	\$22,860 (Class 2A) (35 Year Tax Abatement - Affordable NY 70/30)
HPD Violations	None
Year Constructed	2022



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FINANCIALS

110 West 123rd Street, New York, NY 10027

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INCOME

APARTMENTS (6 units) \$333,421

VACANCY/CREDIT LOSS \$(6,668)

EFFECTIVE GROSS INCOME \$326,752

ESTIMATED EXPENSES

TAXES (25/26) (CLASS 2A) \$22,860

WATER & SEWER \$2,366

PAYROLL/SERVICE CONTRACTS \$12,844

ELECTRIC \$6,328

MANAGEMENT FEE (3%) \$10,003

INSURANCE \$6,428

REPAIRS, MAINTENANCE & MISC (\$450/unit) \$2,700

TOTAL EXPENSES \$63,529

NET OPERATING INCOME \$263,224

Financing Options Available

Our dedicated debt advisory team works directly with leading lenders to structure competitive financing for qualified buyers. Please contact us to discuss loan options tailored to this acquisition.

INVESTMENT HIGHLIGHTS

- **Boutique Rental Building:** A 6-story condominium-style building offering large floor-through apartments.
- **Triple Exposure:** Apartments feature northern, western, and southern exposures providing ample natural light and stunning views.
- **Spacious Layouts:** Spacious 2-bedroom, 2-bathroom apartments with high-end condominium finishes, featuring wide-plank white oak floors, high ceilings, and abundant natural light throughout.
- **Building Amenities:** Gorgeous roof-top outdoor space, unit balconies, bike room, and is adjacent to the West 123rd Street Community Park.
- **Prime Location:** Just steps from the 125th Street express trains, Harlem's historic architecture, vibrant dining, and cultural landmarks like the Apollo Theater and Marcus Garvey Park.
- **Protected tax class 2A with 35-year 421a tax abatement.**