

546 W 188TH ST, MULTIFAMIL

New York, NY 10040



 **Douglas Elliman**

\$1,800,000 | Beds: 4 | Baths: 4 | Approx. SF: 3,720 | Taxes: \$375

Good Investment! Brick 4-unit building is conveniently in Washington Heights. consists of four 1-bedroom, floor-through apartments. Each unit features is renovated with comfortable bedroom, full bathroom, kitchen and large living room. Hardwood floors throughout. Tenants pay their own utilities. Close to Yeshiva University, public schools, stores, parks and the #1 Broadway local subway and buses. Taxes are low at \$4500; Annual income, \$191,200; 4% cap rate makes this property a good investment. 1st. Floor apartment offers access to back yard. finished basement. Please don't disturb tenants.



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MLS#:	6286609	Active	List Price:	\$1,800,000
Addr:	546 W 188th Street W			
PO:	New York		County:	New York (Manhattan)
City/Town:	New York		Zip:	10040
Village:	None		Hamlet/Loc.:	
P Type:	Multi-Family 2-4		Sub Type:	Attached
Sub/Devel:			55+ Comm:	No
Lot Size:			SqFt:	3,720
Style:	Other/See Remarks		Wtr Access:	Yes
#1 BR:	4	#2 BR:	#3 BR:	#4 BR:
				#Vac:
				#Units:4
Sch Dist:	City of New York		Elem:	City of New York
Jr High:	City of New York		High:	City of New York

Recent: **02/02/2024 : New Listing**

<u>Unit#</u>	<u>Floor Loc</u>	<u>#Bd</u>	<u>#Bth</u>	<u>#Rm</u>	<u>Lsd</u>	<u>Rent</u>	<u>Lease Ends</u>	<u>SqFt</u>	<u>Appliances</u>	
Unit_1	1	1	1/0	3	Yes	\$2275		800	Oven/Range, Refrigerator	
Unit_2	2	1	1/0	3	Yes	\$2275		800	Oven/Range, Refrigerator	
Unit_3	3	1			Yes	\$2275		800	Oven/Range, Refrigerator	
Unit_4	4	1	1/0		Yes	\$2275		800	Oven/Range, Refrigerator	
Type of Unit:	Flats					Yr Blt:	1920	Yr Reno:		
Basement:	Finished					Attic:	None			
Sliding Desc:	Brick					Cnstrctn:	Brick			
Tax ID#:	2158-0015					Tax:	\$4,500	Tax Year:	2022(Municipality)	
Addl Fees:	No					Assmt:	\$182,250			
Avail Financing:	None					Tenant Pay:	All Utility, Cooking Gas, Electric			
Heat Units:			Trash Exp:			Wtr Exp:		Net Op Inc:		
# Elec Mtrs:	4		Fuel Exp:			Maint Exp:		Grs Op Inc:		
# Gas Mtrs:	4		Ins Exp:			Other Exp:		Cap Rate:	4	
						Total Exp:				

Amenities:	Close to Bus, Close to Park, Close to Railroad, Close to School, Close to Shops, Eat in Kitchen				
Park Num/Desc:	/None				
Heat Zones/Type:	Radiator				
A/C:	Ductwork				
Garbage:	Public				
Bldg Features:	Hardwood Floors Exist				
Lot Description:	Level				

Public Remarks

Agent Only Remarks

Legal 4-Family property offers 4-one-bedroom floor-through apartments that feature full eat-in kitchen, full bathroom, and bedroom. First floor apartments has access to large back yard. In Washington Heights, it's close to Yeshiva University, #1 Broadway local at 190th St. > Low taxes make this building quite a good buy. Fully occupies, so don't bother tenants. Pre-approvals necessary for all showings by appointment only. All offers in writing,

Show Instr:

Access for Show: **Broker**
Directions: **Use GS**

Appt Ph:	917-701-5627	Appt Ph 2:	8323309891	DOM:	3
Owner:	Dionyssios	Mod/Excl:	M3	Org Price:	\$1,700,000
LA:	(2151) Renee White	LA Ph:	(917) 701-5627	List Dt:	02/02/2024
LA Email:	renee.white@elliman.com	LO Ph:	(718) 884-5815	Agr Type:	ERS
LO:	(DOUGEL09) Douglas Elliman Real Estate	CLA Ph:	(212) 281-0130	Nego Thru:	Listing Agent
CLA:	(27711) Elrick Meyers Jr	CLO Ph:	(212) 281-0130	CLA Email:	ellistings@meversen!
CLO:	(MEYERS) Meyers Enterprise Realty Group	BRA:	0	\$/SqFt:	\$456.99
SA:	0	BA:	2%		

Prepared By: Renee White

Date Printed: 02/05/2024

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Search Criteria

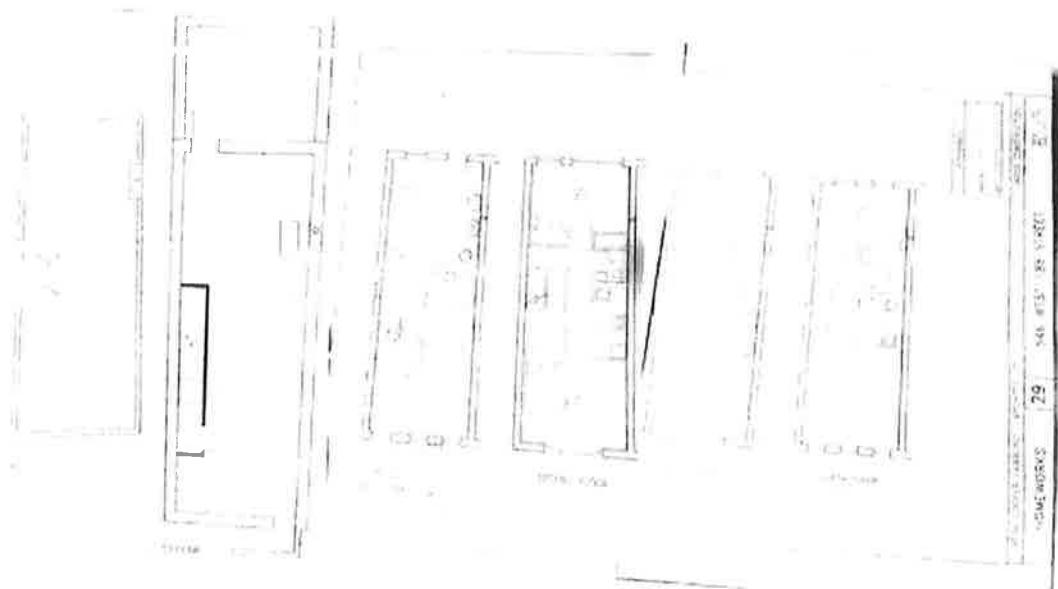
Status is 'Active'

List Agent MUI is 1254689

Co List Agent MUI is 1254689

Selected 1 of 3 results.

Floor Plan.



Room	Width	Length	Area
29	54 ft 05"	82 ft 00"	440 sq ft

546 w 188th st New York, NY 10040

Revenue

	Monthly	Annually	Source
Apt 1	\$ 2,108.00	\$ 25,296.00	
Apt 2	\$ 2,184.00	\$ 26,208.00	city rental assistance
Apt 3	\$ 2,275.00	\$ 27,300.00	city rental assistance
Apt 4	\$ 2,275.00	\$ 27,300.00	city rental assistance
Basement office	\$ 1,050.00	\$ 12,600.00	city rental assistance
Totals	\$ 9,892.00	\$ 118,704.00	cash

Expenses

	Monthly	Annually	
Water/sewer	\$ 333.33	\$ 4,000.00	
Property taxes	\$ 389.17	\$ 4,670.00	
Gas bill-water heater/boiler	\$ 100.00	\$ 1,200.00	
Backflow inspection	\$ 25.00	\$ 300.00	
No annual sprinlker inspection	\$ -	\$ -	
Bed Bug inspection	\$ 58.33	\$ 700.00	
Property insurance	\$ 225.00	\$ 2,700.00	depends on credit
Building registration	\$ 1.33	\$ 16.00	
Totals	\$ 1,132.17	\$ 13,586.00	

Summary

	Monthly	Annually
Total Revenue	\$ 9,892.00	\$ 118,704.00
Total Expenses	\$ (1,132.17)	\$ (13,586.00)
Net Income	\$ 8,759.83	\$ 105,118.00



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546 W 188th St, New York, NY 10040

General

1. Overview

Address		Building	
Primary address	546 W 188th St	Building class	Four Families (C3)
Zip code	10040	Square feet	3,720
Neighborhood	Washington Heights	Building dimensions	17 ft x 44 ft
Borough	Manhattan	Buildings on lot	1
Block & lot	02158-0015	Stories	4
Owner		Roof height	52 ft
Name	Maroulis, Dionyssios	Year built	1920
Address	234 Van Nostrand Ave	Proximity	Semi-attached
	Englewood, NJ 07631	Structure type	Row
Purchase date	11/17/2020	Construction type	Brick
Purchase price	\$0	Grade	C
Conditions	One of the buyers is also a seller	Exterior wall	Brick/masonry
Property Taxes		Exterior condition	High-average
Tax class	2A	Basement type	Full
Property tax	\$6,654	Basement square footage	744
Property tax tentative	\$6,866	Basement grade	Above grade
Lot		Use	
Lot sqft	1,580	Residential units (DOF)	4
Lot dimensions	16.67 ft x 94.83 ft	Residential sqft	3,720
Ground elevation	197 ft	Average residential unit size	930
Corner lot	No	Certificate(s) of occupancy	Click here
Zoning		Floor Area Ratio (FAR)	
Zoning districts	R7-2	Residential FAR	3.44
Zoning map	3a	Facility FAR	6.5
Qualified opportunity zone	Yes (map)	FAR as built	2.35
Violations			
		DOB violations	1
		HPD violations	25
		Marshals evictions in building	Yes

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