

546 W 188TH ST, MULTIFAMIL

New York, NY 10040



\$1,300,000 | 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.



Renee White

Lic. Assoc. R. E. Broker
Douglas Elliman
O 718.884.5815
M 917.701.5627
renee.white@elliman.com

Erick Meyers, Jr.

Licensed Real Estate Broker
Meyers Enterprises Realty Group
O 212-281-0130
M 832-330-9891
elistings@meyersenterprises.com

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MLS#: **6286609** *Active* List Price: **\$1,700,000**
 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** Wtr Access: **Yes**
 Style: **Other/See Remarks** Beds/Baths: **4/3**
 #1 BR: **4** #2 BR: **3** #3 BR: **4** #4 BR: **4** #Vac: **0** #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**

Unit#	Floor Loc	#Bd	#Bth	#Rm	Lsd	Rent	Lease Ends	SqFt	Appliances
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**
 Siding Desc: **Brick** Cnstrction: **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** Elec Co: **Con-Edison**
 Heat Zones/Type: **Radiator** Fuel: **Natural Gas**
 A/C: Water: **Municipal**
 Garbage: **Public** Sewer: **Municipal**
 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**
 Owner: **Dionysios**
 LA: **(215) Renee White**
 LA Email: **renee.white@elliman.com**
 LO: **(DOUGEL09) Douglas Elliman Real Estate**
 CLA: **(27711) Elrick Meyers Jr**
 CLO: **(MEYERS) Meyers Enterprise Realty Group**
 SA: **0** BA: **2%**

Appt Ph 2: **8323309891**
 Mod/Excl: **M3**
 LA Ph: **(917) 701-5627**
 LO Ph: **(718) 884-5815**
 CLA Ph: **(212) 281-0130**
 CLO Ph: **(212) 281-0130**
 BRA: **0**
 DOM: **3**
 Org Price: **\$1,700,000**
 List Dt: **02/02/2024**
 Agr Type: **ERS**
 Nego Thru: **Listing Agent**
 CLA Email: **elistings@meversenl**
 \$/SqFt: **\$456.99**

Prepared By: Renee White

Date Printed: 02/05/2024

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Search Criteria

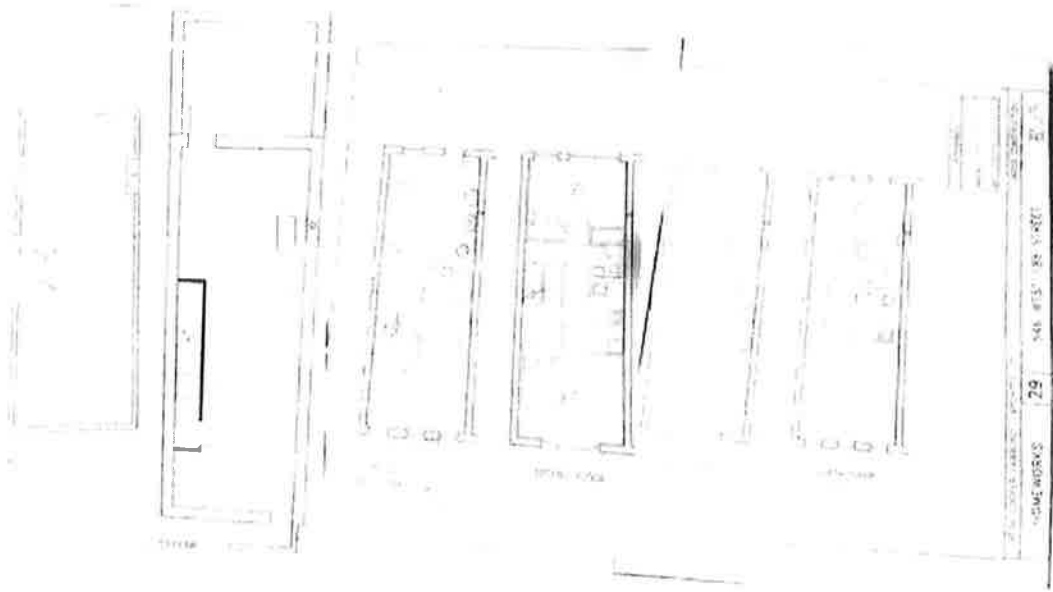
Status is 'Active'

List Agent MUI is 1254689

Co List Agent MUI is 1254689

Selected 1 of 3 results.

Kloon Plan.



546 w 188th st New York, NY 10040

Revenue

	Monthly	Annually	Source
Apt 1	\$ 2,108.00	\$ 25,296.00	city rental assistance
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	cash
Totals	\$ 9,892.00	\$ 118,704.00	

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 sprinkler 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



Renee White

Licensed Associate Real Estate Broker

2112 Frederick Douglass Blvd.
New York, NY 10026

O: 212-865-1100

O: 212.531.7712

M: 917.701.5627

renee.white@elliman.com

www.elliman.com



546 W 188th St, New York, NY 10040

General

1. Overview

Address

Primary address **546 W 188th St**
Zip code **10040**
Neighborhood **Washington Heights**
Borough **Manhattan**
Block & lot **02158-0015**

Owner

Name **Maroulis, Dionyssios**
Address **234 Van Nostrand Ave
Englewood, NJ 07631**
Purchase date **11/17/2020**
Purchase price **\$0**
Conditions **One of the buyers is also a seller**

Property Taxes

Tax class **2A**
Property tax **\$6,654**
Property tax tentative **\$6,866**

Lot

Lot sqft **1,580**
Lot dimensions **16.67 ft x 94.83 ft**
Ground elevation **197 ft**
Corner lot **No**

Zoning

Zoning districts **R7-2**
Zoning map **3a**
Qualified opportunity zone **Yes (map)**

Building

Building class **Four Families (C3)**
Square feet **3,720**
Building dimensions **17 ft x 44 ft**
Buildings on lot **1**
Stories **4**
Roof height **52 ft**
Year built **1920**
Proximity **Semi-attached**
Structure type **Row**
Construction type **Brick**
Grade **C**
Exterior wall **Brick/masonry**
Exterior condition **High-average**
Basement type **Full**
Basement square footage **744**
Basement grade **Above grade**

Use

Residential units (DOF) **4**
Residential sqft **3,720**
Average residential unit size **930**
Certificate(s) of occupancy **[Click here](#)**

Floor Area Ratio (FAR)

Residential FAR **3.44**
Facility FAR **6.5**
FAR as built **2.35**
Maximum usable floor area **5,435**
Usable floor area as built **3,713**
Unused FAR **1,722**

Violations

DOB violations **1**
HPD violations **25**
Marshals evictions in building **Yes**

546 W 188th St, New York, NY 10040



by Parcel ID

Search

General

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Valuation

Documents

Financials

Occupancy

Tax

Permits

Development

Neighborhood

Violations

Risk



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