



Alpha Realty

Investment Sales

308 E 109th St, New York, NY 10029

East Harlem

8-Story Elevator Building | 20 Apartments & 1 Commercial | 24,655 SF

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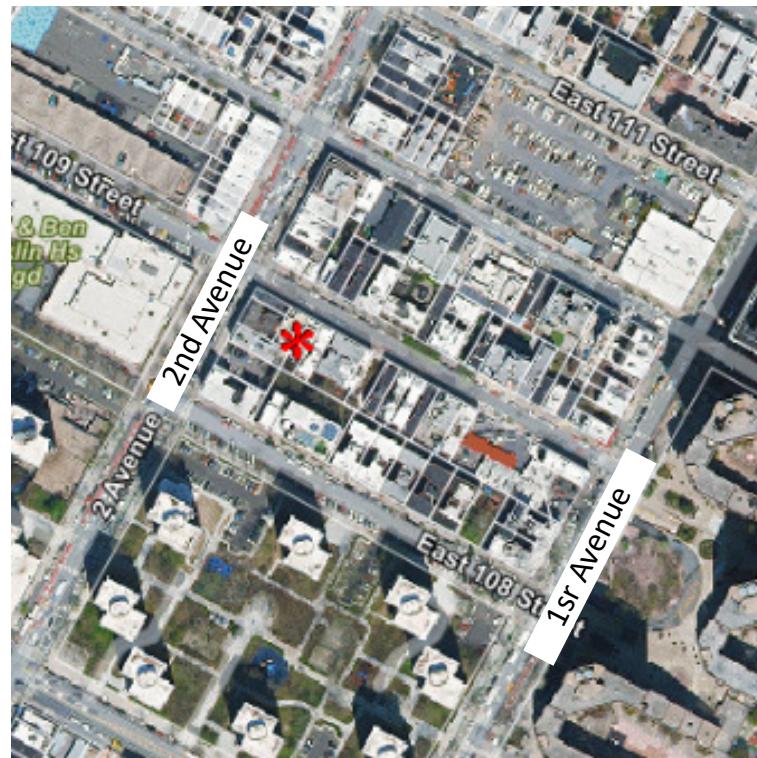
Senior Director

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**PROPERTY OVERVIEW**

Neighborhood	East Harlem
Block/Lot	01680/0148
Lot Size	59' X 100.92'
Building Size	59' X 68'
Building SF	24,655 SF
Building Type	8-story/Elevator
Total Apartments	20
Layouts	13/3, 7/5.5
Total Rooms	77.5
Total Commercial	1
Zoning	R7A, R9A, C2-5, EHC/TA
FAR (built/allowed)	5.10/4.0
Taxes (25/26)	\$165,729
HPD Violations	None
Year Built	2013



FINANCIAL OVERVIEW

INCOME:

APARTMENTS (20 units)	\$ 984,950
COMMERCIAL (1 space)	\$ 73,839
VACANCY/CREDIT LOSS	\$ (21,176)
EFFECTIVE GROSS INCOME	\$ 1,037,613

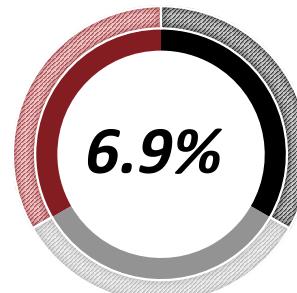
ESTIMATED EXPENSES:

TAXES (25/26)*	\$ 165,729
WATER & SEWER	\$ 8,140
PAYROLL & SERVICE CONTRACTS	\$ 35,000
MANAGEMENT FEE (3%)	\$ 31,128
UTILITIES	\$ 15,800
INSURANCE	\$ 16,500
REPAIRS, MAINTENANCE & MISC (\$500/UNIT)	\$ 10,000
TOTAL EXPENSES	\$ 282,297

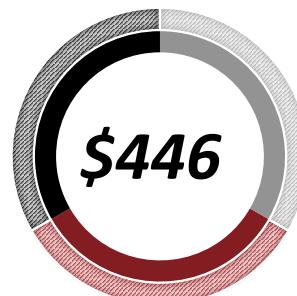
NET OPERATING INCOME \$ 755,316

*Full taxes upon abatement expiration will be 272,823.75

METRICS



CAP RATE



PRICE/SF

INVESTMENT HIGHLIGHTS

- Luxury Units:** 20 apartments, 700-1,300 sqft, with oversized windows and panoramic views
- Luxury Features:** King-size bedrooms, Juliet balconies, modern kitchens, high-end finishes
- Upscale Amenities:** Gym, virtual doorman, roof deck, lounge, bike room, private storage
- Value-Add Opportunity:** Current average rents at \$59/sqft, with potential for upside in rents
- Prime Location:** Nearby parks, restaurants, cultural attractions, easy access to shopping and entertainment
- Excellent Transportation:** Grand Central 20 minutes away, proposed 2nd Avenue subway stop nearby (4, 6 trains)

\$11,000,000 | \$446 | 10.6X | 6.9%

ASKING PRICE

\$/SF

GRM

CAP

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RENT ROLL

UNIT	TENANT NAME	RENT/MONTH	ROOMS	SF	LXP	STATUS	COMMENTS
1A	TENANT 1	\$5,696	3BD/2BA	1,638	11/30/25	RS	BACKYARD
2A	TENANT 2	\$5,546	3BD/2BA	1,213	10/31/26	RS	TERRACE
2B	TENANT 3	\$3,394	1BD/1BA	793	2/12/27	RS	-
2C	TENANT 4	\$3,642	1BD/1BA	830	7/4/26	RS	TERRACE
3A	TENANT 5	\$4,966	3BD/2BA	1,213	2/14/26	RS	BALCONY
3B	VACANT/PROJECTED	\$3,225	1BD/1BA	793		RS	-
3C	TENANT 6	\$3,353	1BD/1BA	863	7/19/26	RS	BALCONY
4A	TENANT 7	\$5,085	3BD/2BA	1,213	5/31/26	RS	BALCONY
4B	TENANT 8	\$3,337	1BD/1BA	793	5/14/26	RS	-
4C	TENANT 9	\$3,230	1BD/1BA	863	9/30/25	RS	BALCONY
5A	TENANT 10	\$4,952	3BD/2BA	1,213	4/30/26	RS	BALCONY
5B	TENANT 11	\$3,434	1BD/1BA	863	6/14/26	RS	-
5C	TENANT 12	\$3,255	1BD/1BA	836	7/31/26	RS	BALCONY
6A	TENANT 13	\$5,157	3BD/2BA	1,213	6/14/26	RS	BALCONY
6B	TENANT 14	\$3,517	1BD/1BA	793	7/14/27	RS	-
6C	TENANT 15	\$3,331	1BD/1BA	863	11/14/25	RS	BALCONY
7A	TENANT 16	\$5,090	3BD/2BA	1,213	3/31/26	RS	TERRACE
7B	TENANT 17	\$3,209	1BD/1BA	863	8/31/26	RS	TERRACE
7C	TENANT 18	\$3,208	1BD/1BA	863	2/18/26	RS	TERRACE
8A/PH	TENANT 19	\$5,452	1BD/1BA	2,000	10/16/25	RS	TERRACES
ST	RETAIL	\$6,153	-	1,280	6/6/1933	COMM	
MONTHLY TOTAL		\$88,232					
ANNUAL TOTAL		\$1,058,784					

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ASKING PRICE \$/SF GRM CAP

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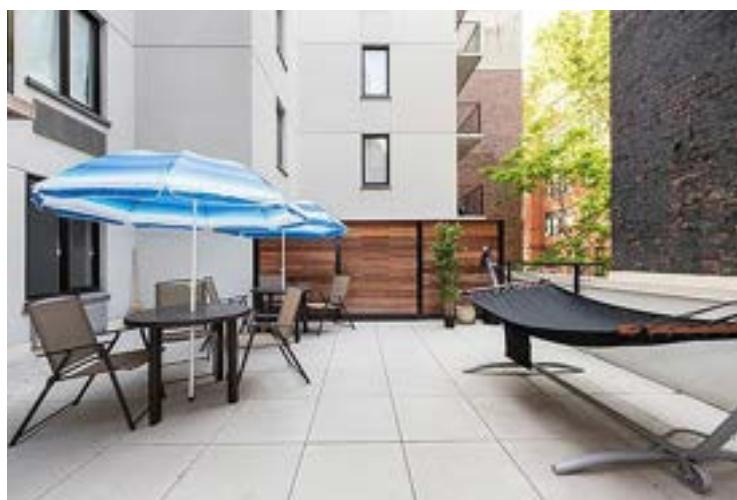
Between 1st Avenue & 2nd Avenue

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INTERIOR IMAGES



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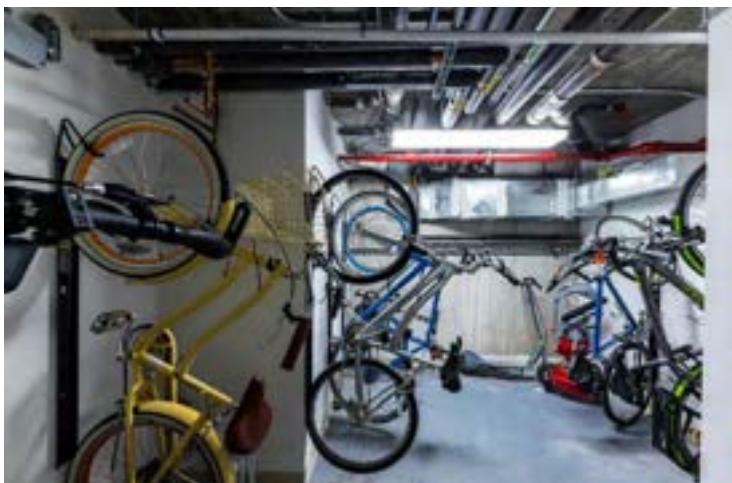
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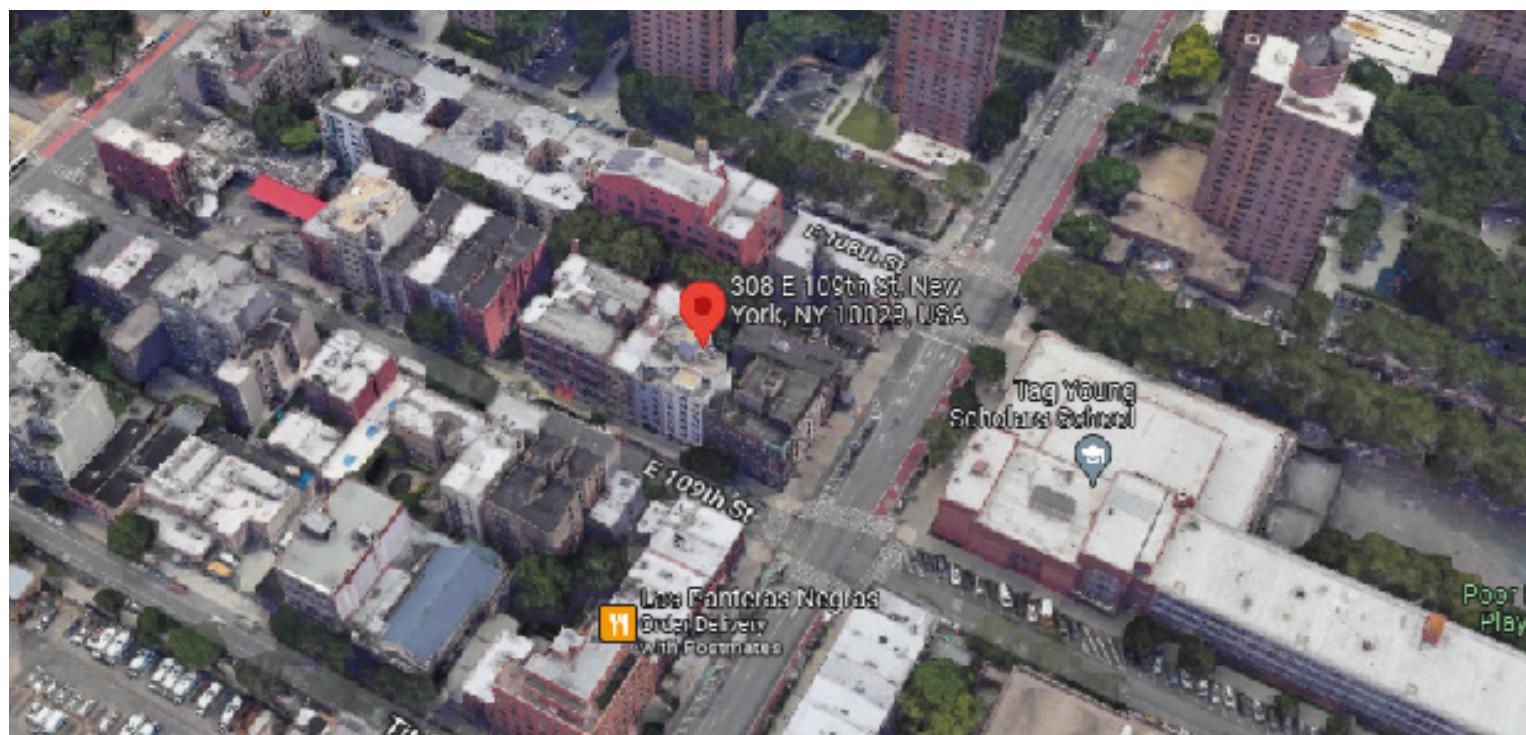
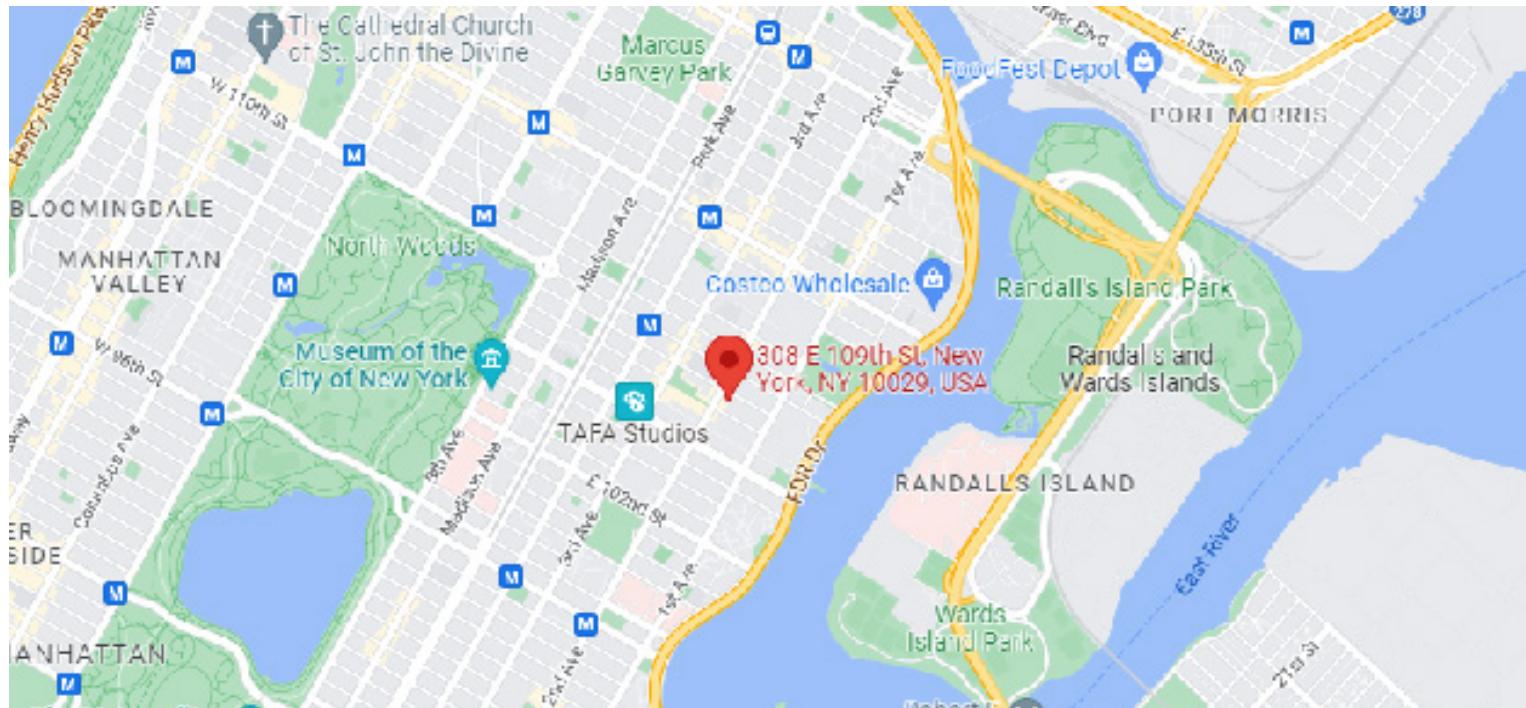
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AERIAL VIEWS



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