



120 EAST 10TH ST NEW YORK, NY

OFFERING MEMORANDUM

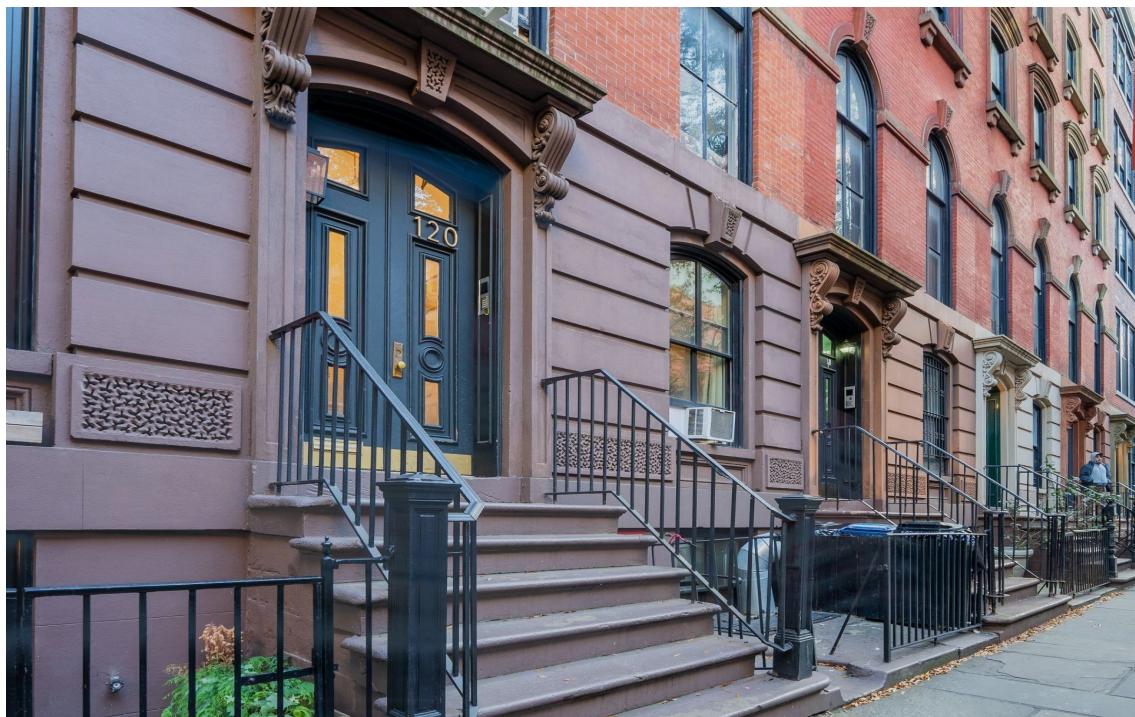
120 East 10th Street New York, NY

Asking Price

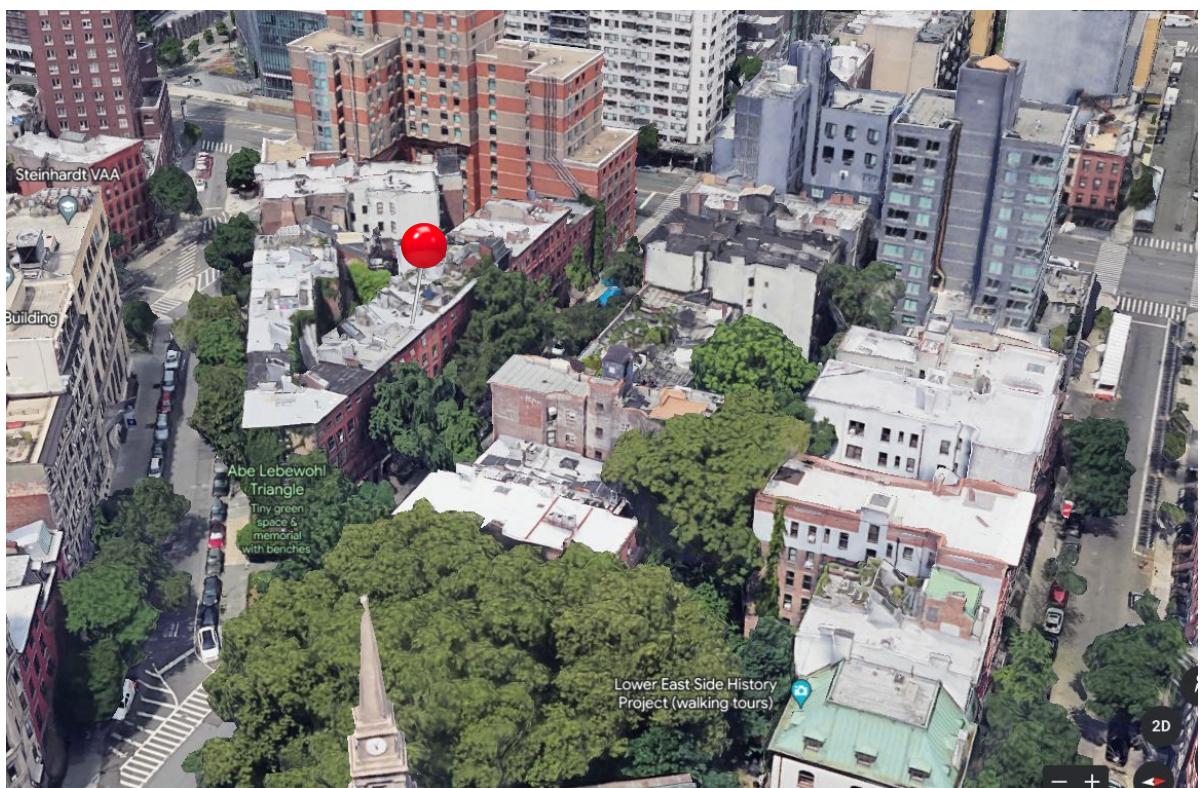
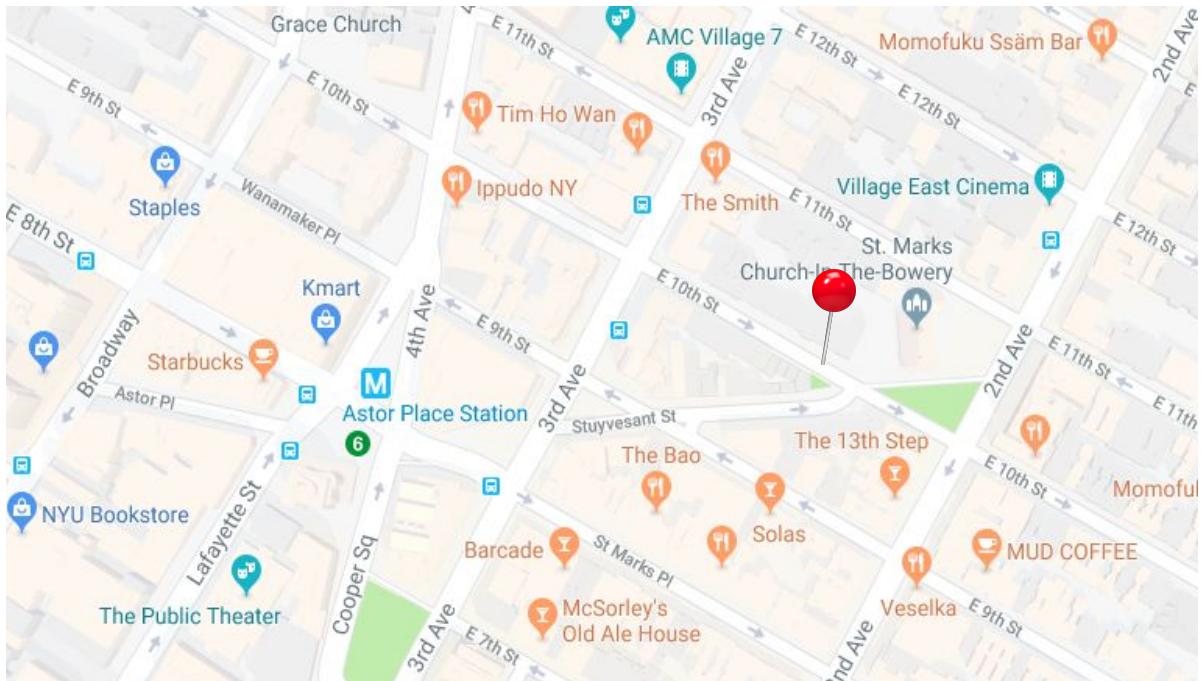
\$5,475,000

An excellent investment opportunity — a six-story, sun-filled townhouse featuring a private garden, common rooftop, and a prime location between 2nd and 3rd Avenues. The building offers approximately 3,800 SF across four residential units, along with a laundry room and storage room. Delivered with a clean title, no violations, and a four-family Certificate of Occupancy, qualifying the property for attractive residential loan programs and favorable financing rates. Approved architectural plans and active permits are in place for a potential value-add upgrade.

4 RESIDENTIAL UNITS	3,800 TOTAL SF	5% AS IS CAP RATE	W R 6
1,498 PRICE/SF	100% FREE MARKET	8% PRO FORMA CAP RATE	NEARBY TRANSPORTATION



120 East 10th Street, New York ,NY



Market Overview - East Village

The East Village remains one of Manhattan's most supply-constrained and resilient submarkets. Defined by its classic pre-war walk-up inventory, authentic character, and proximity to NYU and Lower Manhattan employment centers, the neighborhood consistently attracts strong tenant demand, particularly from young professionals and students.

Limited new development opportunities and strict zoning preserve the existing housing stock, creating upward pressure on both rental rates and asset values. Historically, the East Village has demonstrated consistent rent growth, low vacancy rates, and strong liquidity for stabilized assets, making it a highly attractive submarket for long-term investment and value appreciation.



FINANCIAL ANALYSIS

FINANCIAL ANALYSIS OVERVIEW

OFFERING PRICE

\$5,475,000

\$/SF	\$1,503
S/UNIT	\$1,368,750
TOTAL SF	3,789
TOTAL UNITS	4
PRO FORMA METRICS	
CAP RATE - AS IS	5%
CAP RATE - PROFROMA	8%

INCOME

	CURRENT	PRO FORMA
Gross Potential Residential Rent	\$362,520	\$520,800
Vacancy/Collection Loss	-\$5,075	-\$7,291
Effective Gross Income	\$357,445	\$513,509

SUMMARY

	CURRENT	PRO FORMA
Annual Revenue	\$362,520	\$520,800
Annual Expense	\$56,850	\$56,850
Net Operating Income	\$305,670	\$463,950
Cap Rate	4.00%	\$7,641,750
Cap Rate	4.50%	\$6,792,667
Cap Rate	5.00%	\$6,113,400
		\$11,598,750
		\$10,310,000
		\$9,279,000

EXPENSES

	CURRENT	PRO FORMA
Property Taxes	\$26,850	\$26,850
Insurance	\$15,000	\$15,000
Water and Sewer	\$5,000	\$5,000
Repairs and Maintenance	\$2,000	\$2,000
Common Electric	\$8,000	\$8,000
Total Expenses	\$56,850	\$56,850
Net Operating Income	\$300,595	\$456,659

UNIT TYPE ANALYSIS

TYPE	STATUS	COUNT	% OF TOT.
2 Bedroom	FM	2	50%
4 Bedroom	FM	2	50%



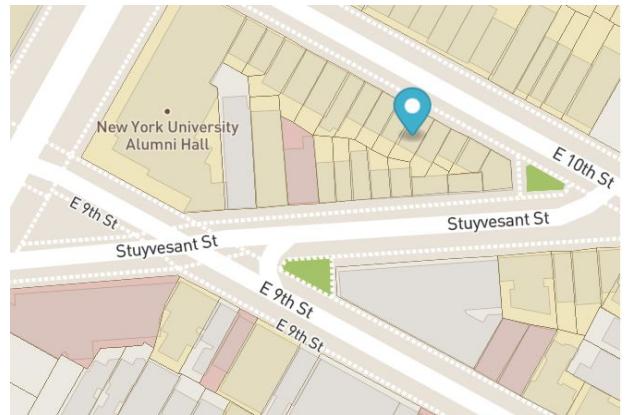
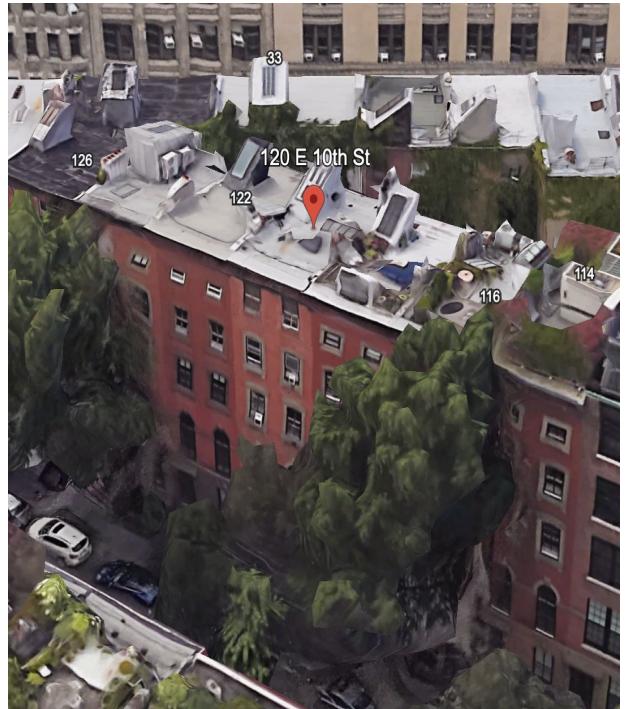
Floor	Unit	Beds	Bath	Comments	Status	Lease Exp	Curent	Pro Forma
1	1	4	2	Duplex + Garden	FM	5/31/26	\$9,660	\$14,500
2	2	2	1		FM	7/31/26	\$5,900	\$7,200
3	3	2	1		FM	12/31/26	\$5,150	\$7,200
4	4	4	2	Duplex	FM	6/30/26	\$9,500	\$14,500

MONTHLY REVENUE	\$30,210	\$43,400
ANNUAL REVENUE	\$362,520	\$520,800

BUILDING DETAILS

120 EAST 10TH ST

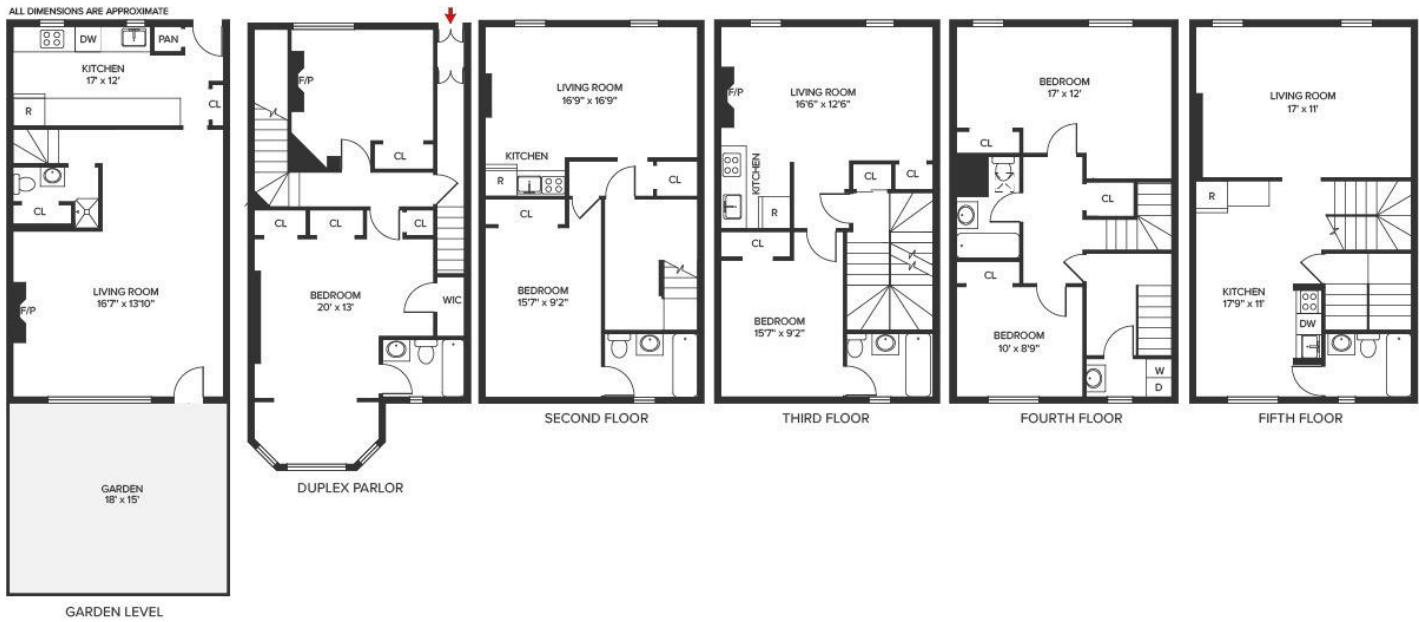
Neighborhood	East Village
Borough	Manhattan
Block & Lot	00465-0017
Lot Sqft	980
Lot Dimensions	18 ft x 50.5 ft
Ground Elevation	36 ft
Corner Lot	No
Zoning Districts	E8B
Zoning Map	12c
Building Class	Five to Six Families (C2)
Approximate Building SF	3,789
Building Dimensions	18 ft x 36 ft
Stories	5
Roof Height	55 ft
Year Built	1920
Tax Class	Class A
Property Tax	26,850
Residential Units (DOF)	6
Residential Floor Area Ratio (FAR)	4
Facility FAR	4
FAR as Built	3.27
Allowed Usable Floor Area	3,920
Usable Floor Area as Built	3,789
Unused FAR	131
Historic District	St. Mark's





CURRENT CONDITIONS

CURRENT CONDITION
FLOORPLANS



CURRENT CONDITION
FLOORPLANS

APARTMENT 1 - DUPLEX

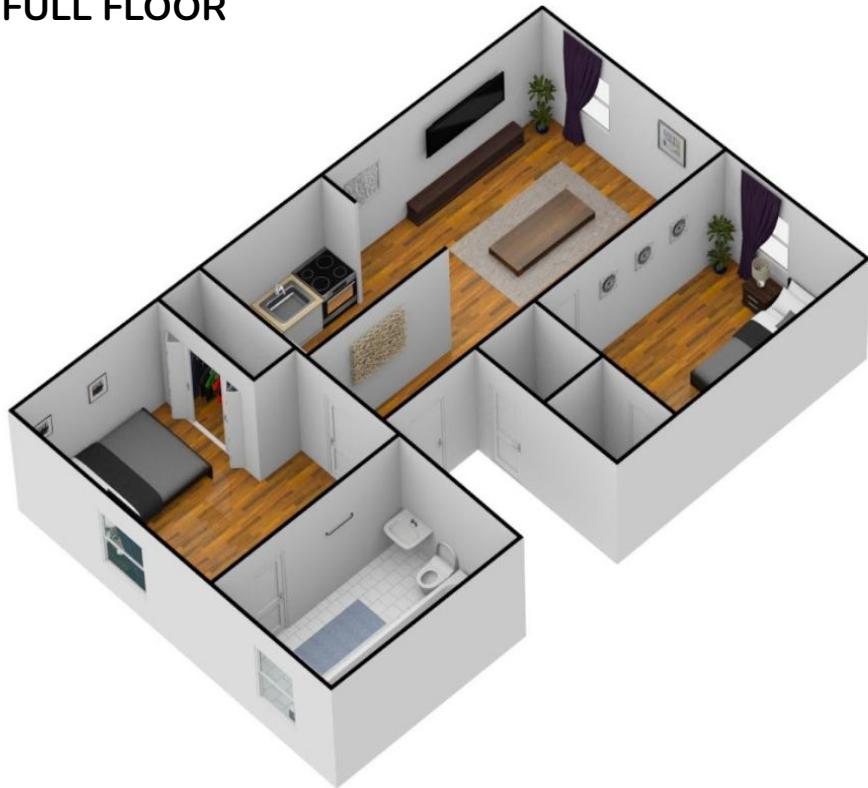


APT 2 - FULL FLOOR



CURRENT CONDITION
FLOORPLANS

APT 3 - FULL FLOOR



APARTMENT 4 - DUPLEX

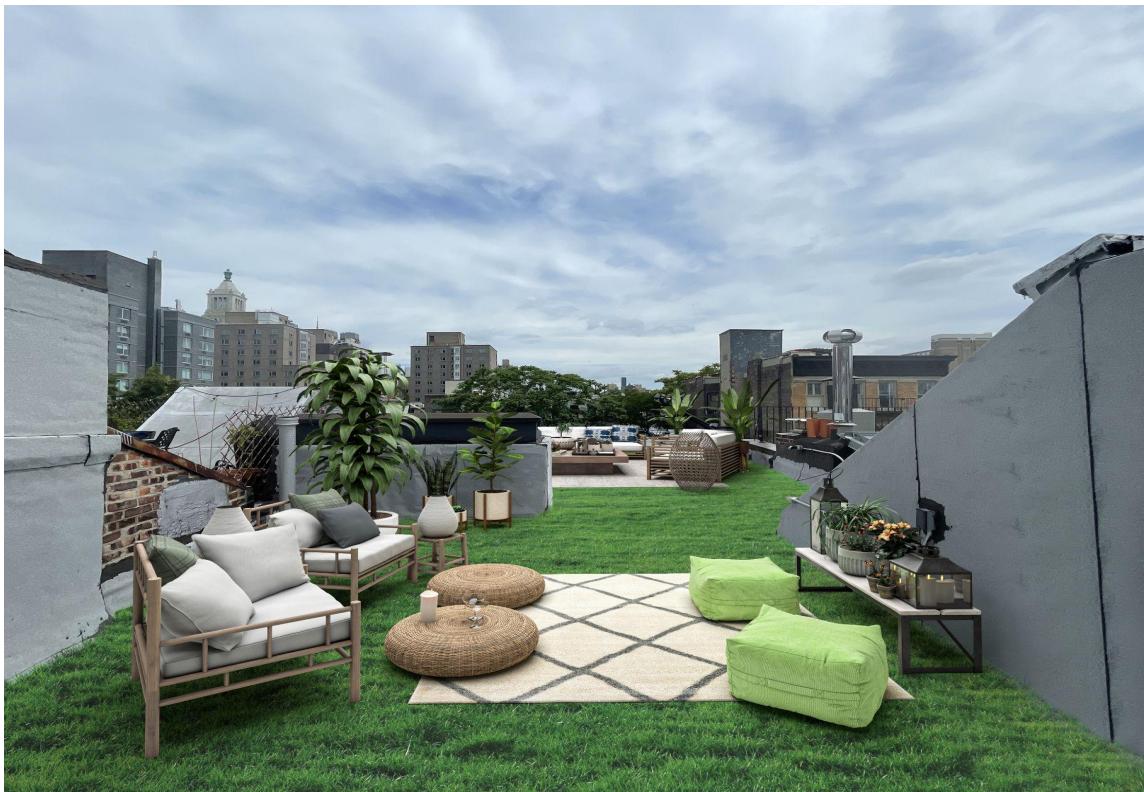


CURRENT CONDITION

IMAGES



CURRENT CONDITION
IMAGES



CURRENT CONDITION

IMAGES





APPROVED
PLANS

UNIT #1 (DUPLEX) GARDEN LEVEL

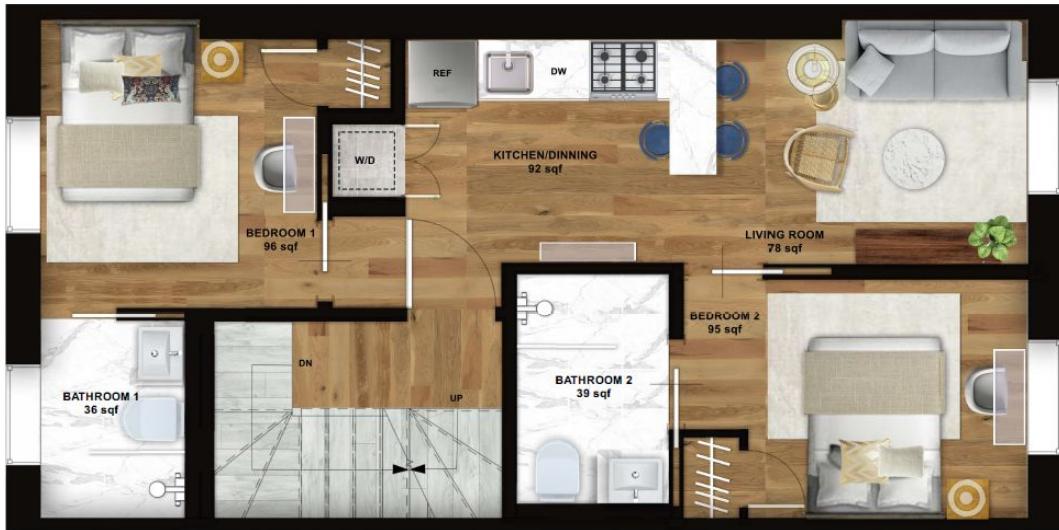


UNIT #1 (DUPLEX) FIRST LEVEL

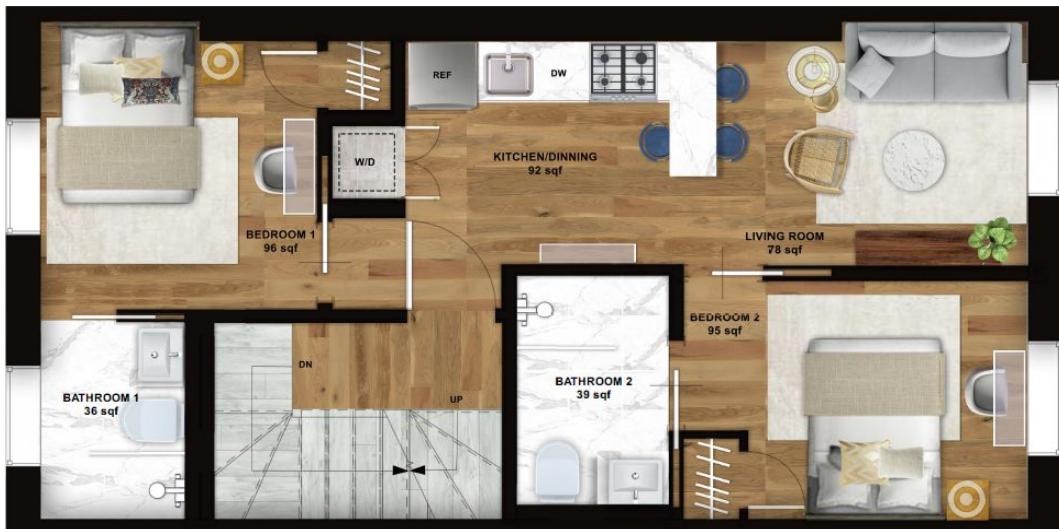


APPROVED PLANS
FLOOR PLANS

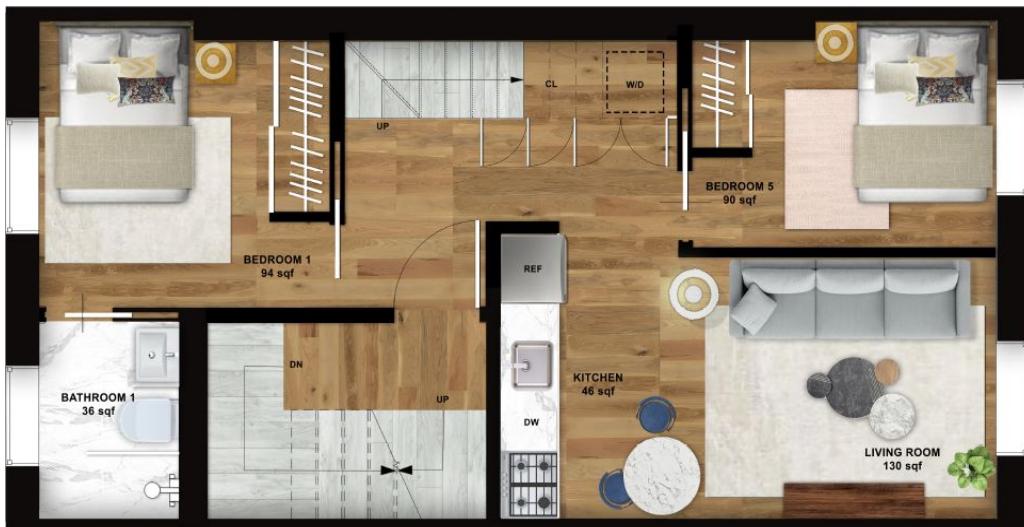
UNITS # 2



UNIT #3



UNIT #4 (DUPLEX) LOWER LEVEL



UNIT #4 (DUPLEX) TOP LEVEL



APPROVED PLANS

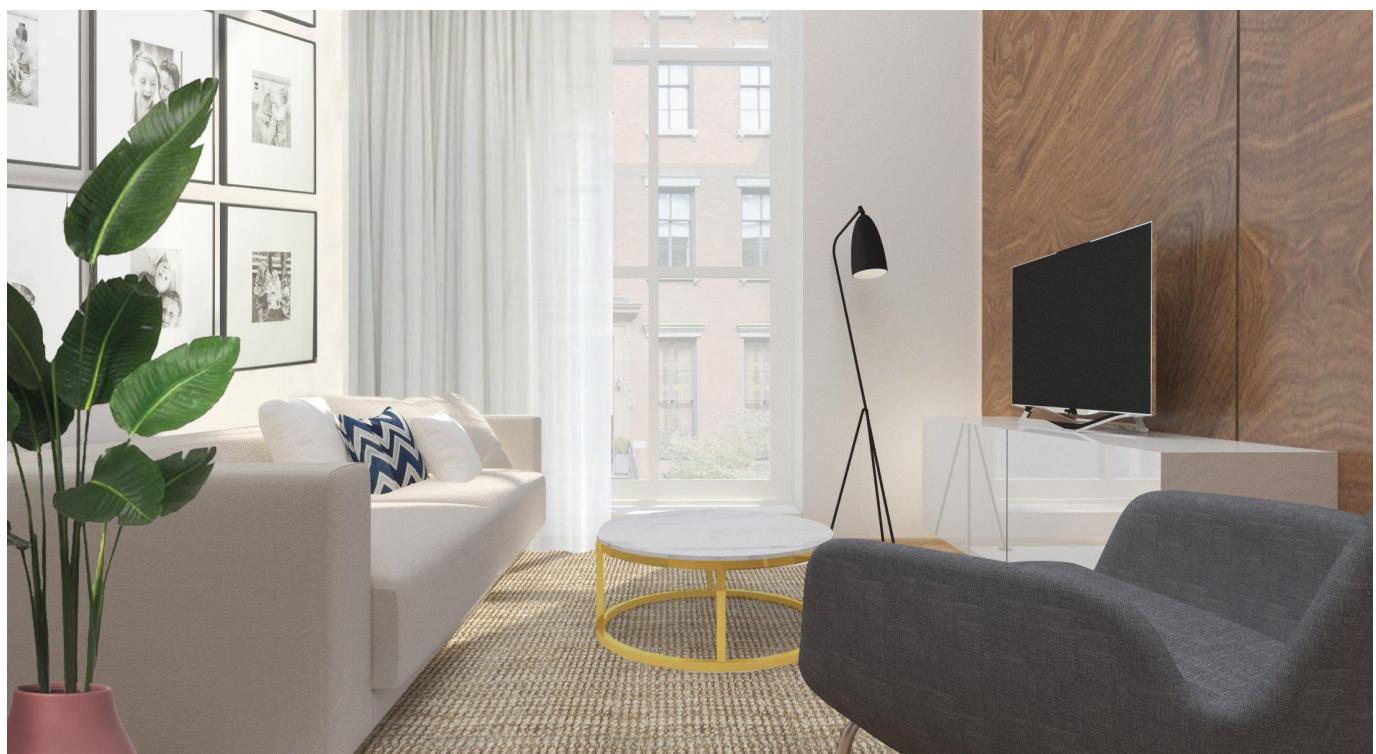
FLOOR PLANS

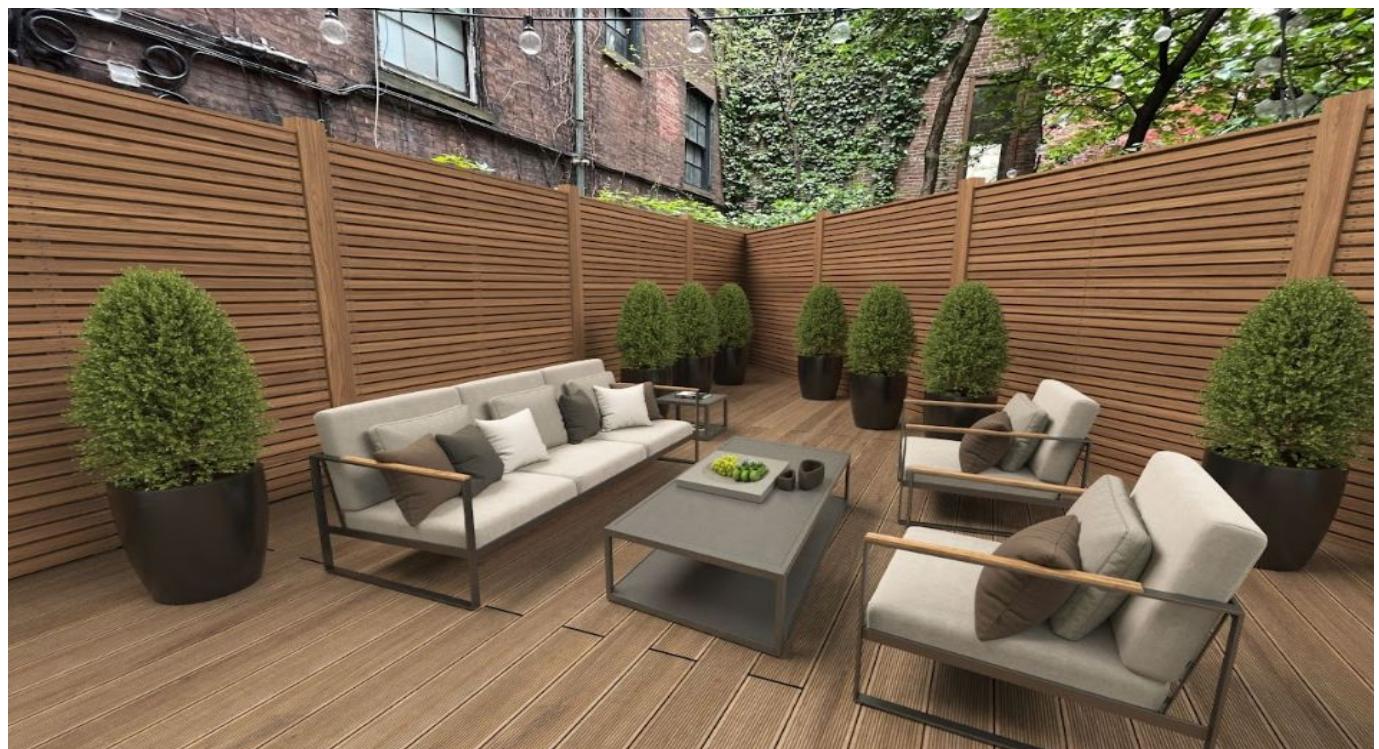
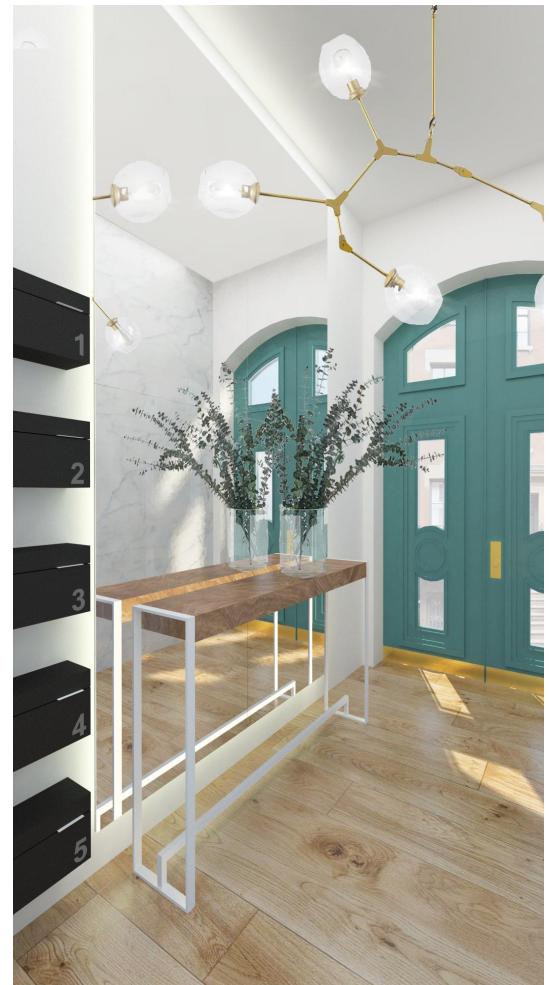
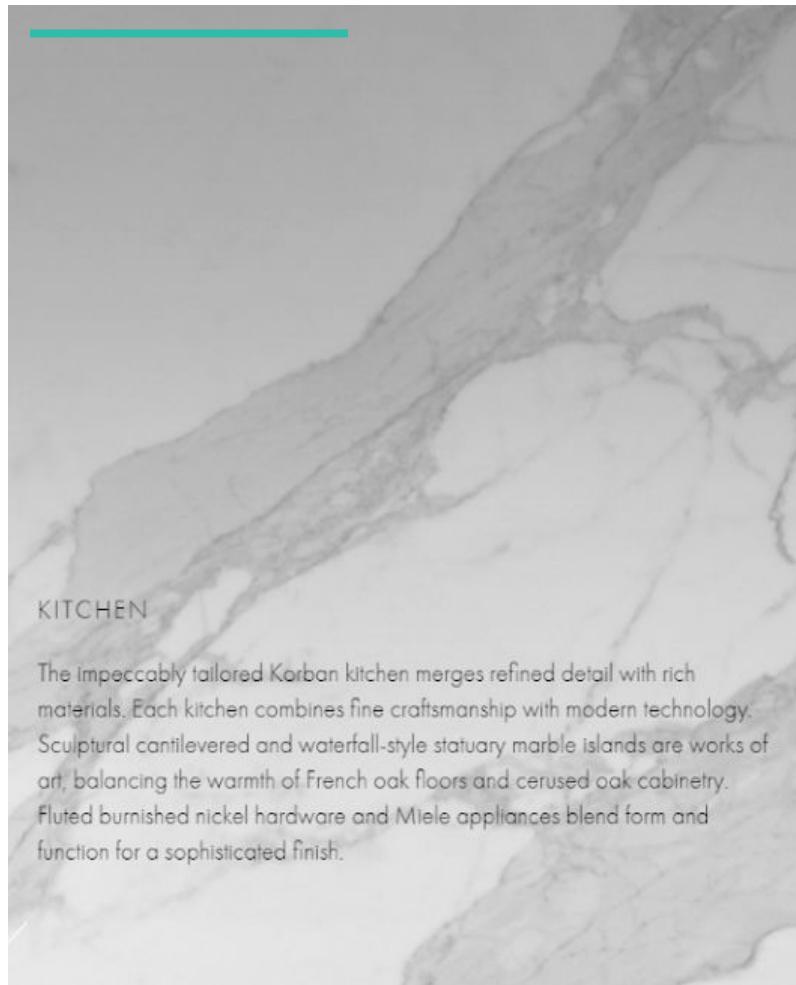
ROOFDECK GARDEN



APPROVED PLANS

RENDERS





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