

Alpha Realty

Investment Sales

**132 Ludlow St
New York, NY 10002**

Lower East Side

**Prime Corner Mixed-Use Building
20 Apartments & 4 Commercial**

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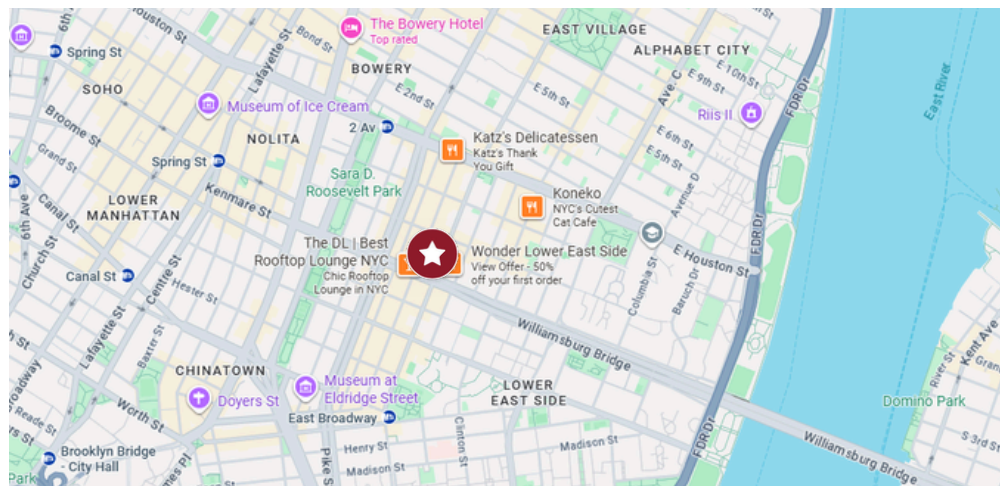


PROPERTY OVERVIEW

132 Ludlow St, New York, NY 10002

On the corner of Ludlow Street & Rivington Street
6-Story Walk-up Building | 20 Apartments & 4 Commercial | 21,120 SF

Neighborhood	Lower East Side
Block/Lot	00411/0075
Lot Size	44.42' X 80'
Building Size	44' X 80'
Building SF	21,120 SF
Building Type	6-story/Walk-up
Total Apartments	20
Layouts	9/4, 4/4.5, 5/5, 2/5.5
Total Rooms	90
Total Commercial	4
Zoning	C4-4A / R7A equiv.
FAR (built/allowed)	5.94/4.0
Taxes (26/27)	\$380,467
HPD Violations	4/A, 10/B, 10/C
Year Constructed	1900



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FINANCIALS

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INCOME

APARTMENTS (20 units)	\$789,057
COMMERCIAL (4 spaces)	\$575,742
RET REIMBURSEMENT	\$56,921
WATER REIMBURSEMENTS	\$13,389
VACANCY/CREDIT LOSS	-\$13,648

EFFECTIVE GROSS INCOME **\$1,414,637**

ESTIMATED EXPENSES

TAXES (26/27)	\$380,467
WATER & SEWER	\$17,500
PAYROLL	\$14,400
HEATING	\$23,100
MANAGEMENT FEE (3%)	\$40,944
ELECTRIC	\$4,580
INSURANCE	\$24,000
REPAIRS, MAINTENANCE & MISC (\$500/unit)	\$10,000

TOTAL EXPENSES **\$514,991**

NET OPERATING INCOME **\$906,470**

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

- **The "Corner" Premium:** Corner buildings offer better light and air, making the apartments more desirable than mid-block "railroad" styles. From a retail perspective, it provides double the frontage and visibility
- **Upside Potential:** With 13 out of 20 units (65%) being Free-Market, you have immediate or near-term ability to mark rents to market on those specific units
- **Frontage:** 124' ft of wrap-around frontage on Prime corner
- **Commercial Stability:** Having 4 commercial spaces diversifies your income stream. As they are located in a busy retail corridor, these are high-traffic spots for cafes, boutiques, bars, and other entertainment options
- **Long Term Ownership:** Family's legacy building that was used to operate a family business in the '90s