



120 EAST 10TH ST
NEW YORK, NY

OFFERING MEMORANDUM

SUMMARY

120 East 10th Street New York ,NY

Asking Price

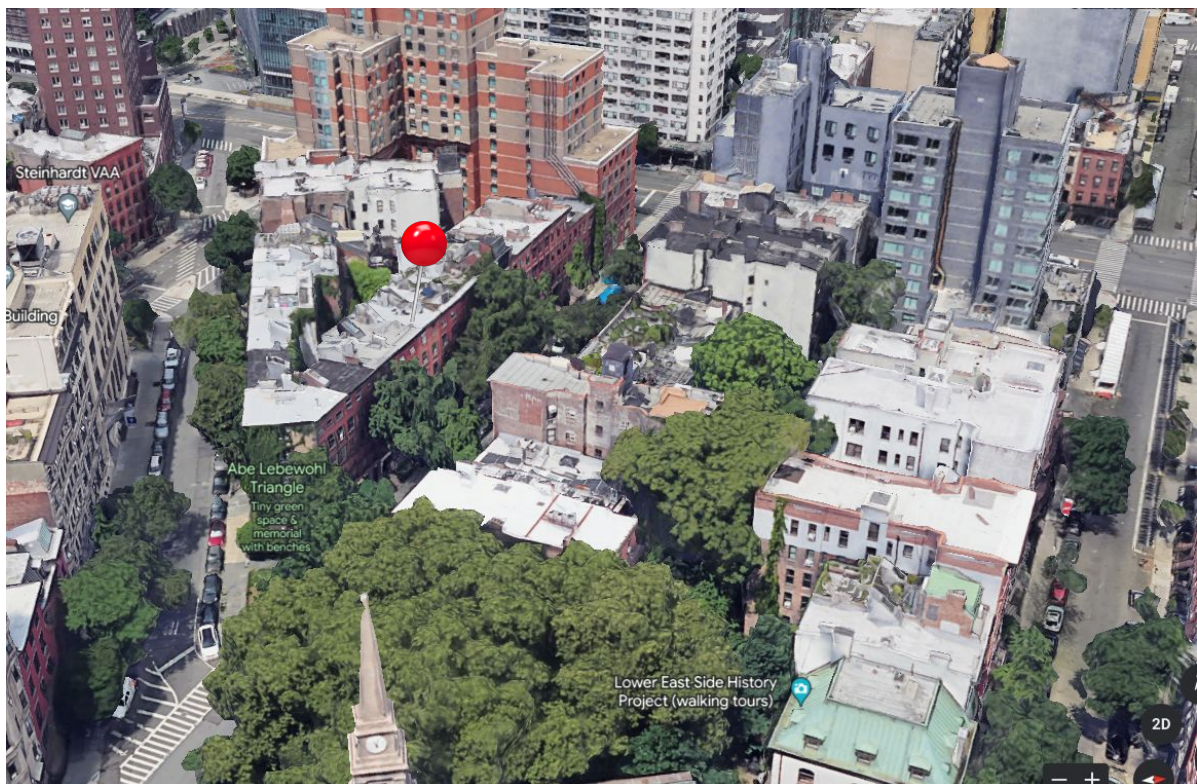
\$5,295,000

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	6% AS IS CAP RATE	W R 6 NEARBY TRANSPORTATION
1,498 PRICE/SF	100% FREE MARKET	9% PRO FORMA CAP RATE	



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
\$5,295,000

\$/SF	\$1,503
S/UNIT	\$1,368,750
TOTAL SF	3,789
TOTAL UNITS	4
PRO FORMA METRICS	
CAP RATE - AS IS	6%
CAP RATE - PROFROMA	9%

INCOME	CURRENT	PRO FORMA
Gross Potential Residential Rent	\$375,648	\$520,800
Vacancy/Collection Loss	-\$5,259	-\$7,291
Effective Gross Income	\$370,389	\$513,509

SUMMARY	CURRENT	PRO FORMA
Annual Revenue	\$375,648	\$520,800
Annual Expense	\$56,850	\$56,850
Net Operating Income	\$318,798	\$463,950
Cap Rate 4.00%	\$7,969,950	\$11,598,750
Cap Rate 4.50%	\$7,084,400	\$10,310,000
Cap Rate 5.00%	\$6,375,960	\$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	\$313,539	\$456,659

UNIT TYPE ANALYSIS

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



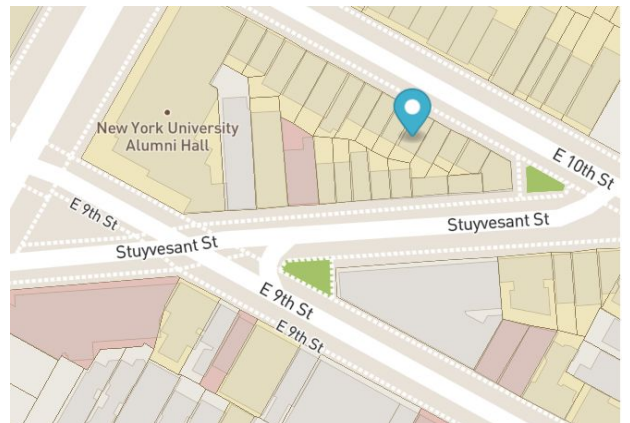
Floor	Unit	Beds	Bath	Comments	Status	Lease Exp	Curent	Pro Forma
1	1	4	2	Duplex + Garden	FM	5/31/27	\$10,750	\$14,500
2	2	2	1		FM	7/31/26	\$5,904	\$7,200
3	3	2	1		FM	12/31/26	\$5,150	\$7,200
4	4	4	2	Duplex	FM	6/30/26	\$9,500	\$14,500

MONTHLY REVENUE	\$31,304	\$43,400
ANNUAL REVENUE	\$375,648	\$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



A photograph of a wooden side table with a Crosley turntable, a Pentax camera, a glass, and a plant against a patterned wall. The wall has a repeating pattern of light green and white rounded shapes. The table is dark wood and holds a Crosley turntable with a black record, a clear glass with a cut-crystal pattern, a bottle of amber liquid, a silver Pentax camera, and a white arch-shaped object. A large green plant is on the right. The text 'CURRENT CONDITIONS' is overlaid in white.

CURRENT CONDITIONS

CURRENT CONDITION FLOORPLANS



APARTMENT 1 - DUPLEX



APT 2 - FULL FLOOR



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

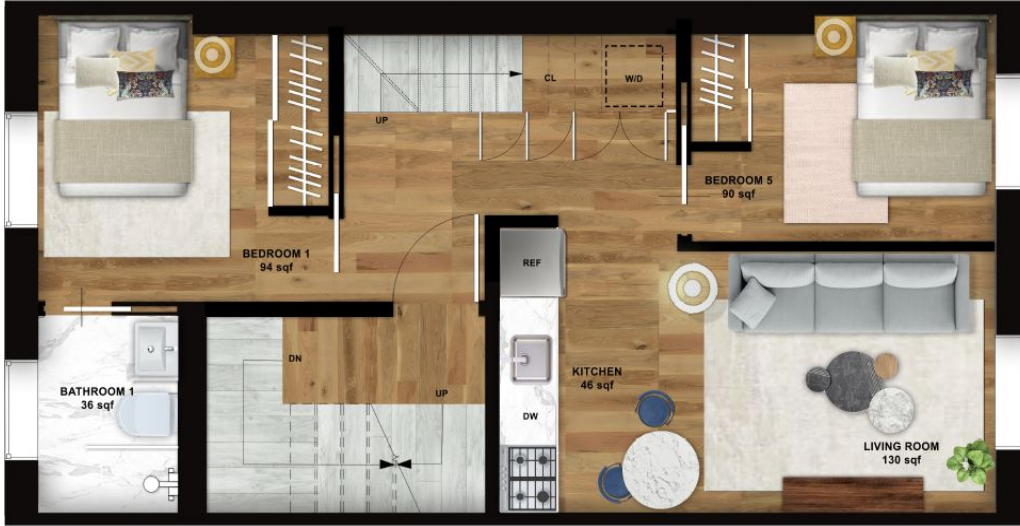


UNIT #3



APPROVED PLANS
FLOOR PLANS

UNIT #4 (DUPLEX) LOWER LEVEL



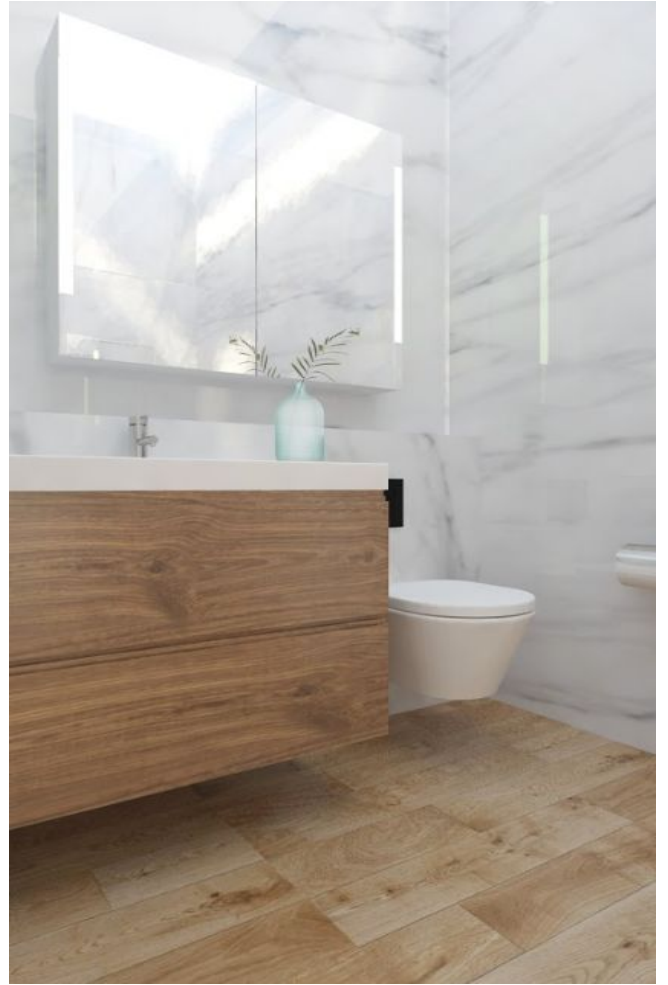
UNIT #4 (DUPLEX) TOP LEVEL

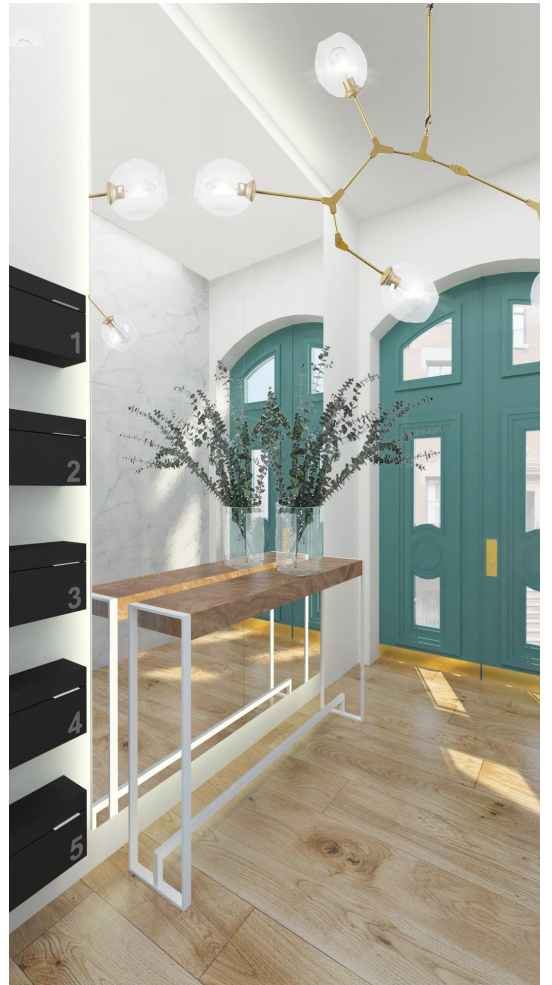
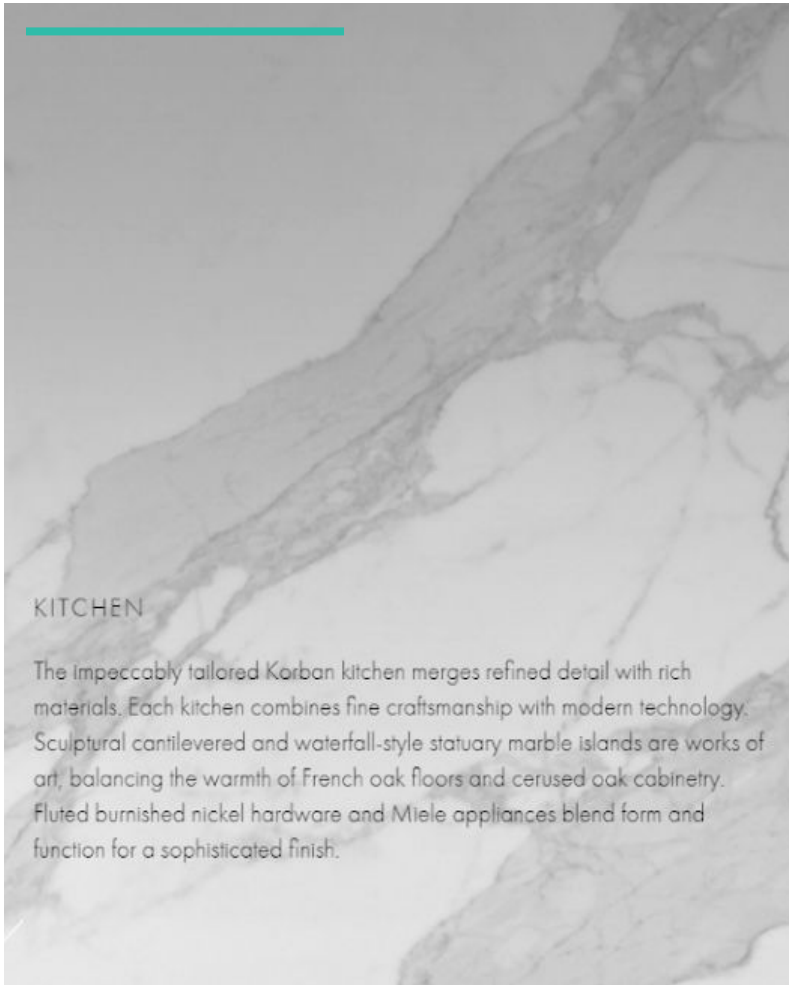


ROOFDECK GARDEN



APPROVED PLANS
RENDERS





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