

# 518 Fort Washington Ave

WASHINGTON HEIGHTS, NEW YORK

**48**

Units

**8.0**

Cap Rate

**5.4x**

GRM

Marcus & Millichap  
NYM GROUP





# 518 Fort Washington Ave

WASHINGTON HEIGHTS, NEW YORK

## NEW YORK MULTIFAMILY TEAM

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# INVESTMENT HIGHLIGHTS



518 Fort Washington Avenue

The New York Multifamily Team at Marcus & Millichap is pleased to offer the following opportunity in Hudson Heights. 518 Fort Washington Avenue is situated in prime Washington Heights, right off 183rd Street and across the street from Bennett Park. The building spans 41,552 square feet and is composed of 48 residential units. This six story elevator building has been owned and operated by the same family for over 55 years and is composed of 6 studio, 18 one-bed, and 24 two-bedroom apartments. This offers investors a unique opportunity to acquire a legacy asset in a highly desirable submarket of Upper Manhattan that contains 7 free market units destabilized through IAI's. 518 Fort Washington Avenue is conveniently located a few steps from Bennett Park, The Broadway retail corridor, and the 181st Street A train.

## THE OPPORTUNITY

- **The Building:** This 48-unit elevator building comprises 6 studio, 18 one-bedroom, and 24 two-bedroom apartments. Seven of the units were deregulated properly through IAI's
- **The Metrics:** 8.0% Cap Rate | 5.4x GRM | \$100,000 Per Unit | \$116 Per Sqft
- **Prime Location:** 518 Fort Washington Avenue is conveniently located a few steps from Bennett Park, The Broadway retail corridor, and the 181st Street A train.

**Multi-family**

BUILDING

**5.4x**

GRM

**15%**

PERCENT FAIR MARKET

**8.0%**

CAP RATE

# FINANCIAL OVERVIEW

## OFFERING PRICE

**\$4,800,000**

\$/SF	\$116
\$/UNIT	\$100,000
TOTAL SF	41,552
TOTAL UNITS	48

## CURRENT METRICS

CAP RATE	8.0%
GRM	5.4

## PRO FORMA METRICS

CAP RATE	9.4%
GRM	4.9
CASH ON CASH	20.32%

## PROPOSED DEBT

Debt Service	(\$207,789)
Debt Coverage Ratio	1.84
Net Cash Flow After Debt Service	\$245,378
Loan Amount	\$2,800,000
Interest Rate	6.20%
Amortization	30

## INCOME

	CURRENT	PRO FORMA
Gross Potential Residential Rent	\$894,619	\$985,200
Gross Potential Commercial Rent	\$0	\$0
Other Income	\$0	\$0
Gross Income	\$894,619	\$985,200
Vacancy/Collection Loss	(\$35,785)	(\$39,408)
Effective Gross Income	\$858,834	\$945,792
<i>Average Residential Rent/Month/Unit</i>	\$1,553	\$1,710

## EXPENSES

Property Taxes	<i>Actual</i>	\$161,426	\$166,269
Fuel - Gas	<i>Actual</i>	\$46,540	\$47,936
Insurance	<i>Actual</i>	\$62,932	\$64,820
Water and Sewer	<i>Actual</i>	\$40,399	\$41,611
Repairs and Maintenance	<i>Projected</i>	\$38,400	\$39,552
Common Electric	<i>Projected</i>	\$10,000	\$10,300
1 32BJ UNION EMPLOYEE (SUPER)	<i>Actual</i>	\$62,850	\$64,736
Management Fee	<i>Projected</i>	\$34,353	\$37,832
General Administration	<i>Projected</i>	\$12,000	\$12,360
Elevator Contract	<i>Projected</i>	\$7,000	\$7,210
<b>Total Expenses</b>		<b>\$475,900</b>	<b>\$492,625</b>
<b>Net Operating Income</b>		<b>\$382,934</b>	<b>\$453,167</b>

**41,552**  
GROSS TOTAL SF

**5.4**  
GRM

**8.0%**  
CAP RATE

**\$116**  
\$/SF



# RENT ROLL

## RESIDENTIAL RENT

UNIT#	STATUS	NOTES	BEDROOMS	ROOMS	SF	EXPIRATION	ACTUAL	PRO FORMA	LEGAL
A	RS	Preferential Rent	1 Bedroom	3		1/31	\$801	\$800	\$1,318
1A	FM	Vacant	1 Bedroom	3			\$2,500	\$2,500	\$2,500
2A	RS	Vacant Last Legal	1 Bedroom	3			\$2,274	\$2,250	\$2,274
3A	RS	Utility Charge	1 Bedroom	3		1/31	\$1,397	\$1,400	\$1,376
4A	RS		1 Bedroom	3		4/30	\$1,340	\$1,350	\$1,340
5A	RS	Utility Charge	1 Bedroom	3		3/31	\$1,318	\$1,350	\$1,297
B	RS		2 Bedroom	4		1/31	\$1,026	\$1,700	\$1,026
1B	RS		2 Bedroom	4		9/30	\$1,649	\$2,700	\$1,649
2B	RS		2 Bedroom	4		8/31	\$2,601	\$2,450	\$2,601
3B	FM		2 Bedroom	4		4/30	\$2,400	\$3,850	\$2,400
4B	RS		2 Bedroom	4		4/30	\$1,234	\$1,050	\$1,234
5B	RS		2 Bedroom	4		5/31	\$1,057	\$2,000	\$1,057
C	RS		2 Bedroom	4		3/31	\$1,963	\$2,000	\$1,963
1C	FM	Owner Occupied	2 Bedroom	4		12/31	\$500	\$500	\$500
2C	RS	Vacant Last Legal	2 Bedroom	4			\$1,343	\$1,350	\$1,343
3C	RS	Utility Charge	2 Bedroom	4		2/28	\$1,240	\$1,250	\$1,219
4C	RS		2 Bedroom	4		4/30	\$2,124	\$2,100	\$2,124
5C	RS	Utility Charge	2 Bedroom	4		1/31	\$1,429	\$1,450	\$1,388
D	RS		2 Bedroom	4		2/28	\$1,447	\$1,450	\$1,447
1D	RS		1 Bedroom	3		7/31	\$1,090	\$1,100	\$1,090
2D	RS		1 Bedroom	3		9/30	\$1,724	\$1,800	\$1,724
3D	FM	Vacant	1 Bedroom	3			\$2,500	\$2,500	\$2,500
4D	RS	Vacant Last Legal	1 Bedroom	3			\$2,017	\$2,000	\$2,017
5D	FM	Vacant	1 Bedroom	3			\$2,500	\$2,500	\$2,500
E	RS	Preferential Rent	1 Bedroom	3		1/31	\$1,497	\$1,550	\$1,983
1E	RS		1 Bedroom	3		9/30	\$1,706	\$1,750	\$1,706
2E	RS	Vacant Last Legal	1 Bedroom	3			\$1,733	\$1,750	\$1,733



# RENT ROLL

UNIT#	STATUS	NOTES	BEDROOMS	ROOMS	SF	EXPIRATION	ACTUAL	PRO FORMA	LEGAL
3E	RS		1 Bedroom	3		2/28	\$1,108	\$1,150	\$1,108
4E	RS		1 Bedroom	3		7/31	\$1,249	\$1,250	\$1,249
5E	RS		1 Bedroom	3		5/31	\$1,400	\$1,450	\$1,400
F	RS		2 Bedroom	4		5/31	\$1,132	\$1,150	\$1,132
1F	FM		2 Bedroom	4		8/31	\$2,110	\$3,850	\$2,110
2F	RS		2 Bedroom	4		5/31	\$1,418	\$1,400	\$1,418
3F	RS	Vacant Last Legal	2 Bedroom	4			\$1,940	\$1,950	\$1,940
4F	FM		2 Bedroom	4		11/30	\$2,400	\$3,850	\$2,400
5F	RS	Vacant Last Legal	2 Bedroom	4			\$2,667	\$2,650	\$2,667
1G	RC		2 Bedroom	4			\$801	\$800	\$801
2G	RS		2 Bedroom	4		12/31	\$1,454	\$1,500	\$1,454
3G	RS	Utility Charge	2 Bedroom	4		1/31	\$1,844	\$1,900	\$1,823
4G	RS	Utility Charge	2 Bedroom	4		4/30	\$1,166	\$1,200	\$1,145
5G	RS		2 Bedroom	4		9/30	\$1,298	\$1,300	\$1,298
H	RS	Super's Second Apartment	Studio	2		1/31	\$619	\$650	\$619
1H	RS		Studio	2		6/30	\$1,280	\$1,300	\$1,280
2H	RS	Preferential Rent	Studio	2		11/30	\$1,304	\$1,350	\$1,916
3H	RS	Vacant Last Legal	Studio	2			\$2,068	\$2,050	\$2,068
4H	RS		Studio	2		10/31	\$1,381	\$1,400	\$1,381
5H	RS		Studio	2		12/31	\$1,506	\$1,500	\$1,506
G	RS	Super, Basement	1 Bedroom	3			\$0	\$0	\$0
MONTHLY RESIDENTIAL REVENUE				171			\$74,552	\$82,100	\$76,021
ANNUAL RESIDENTIAL REVENUE							\$894,619	\$985,200	\$912,246
TOTAL ANNUAL REVENUE							ACTUAL	PRO FORMA	
							\$894,619	\$985,200	

## Notes

There are 48 total units.

There are currently 10 vacant units in the building. The super lives off site.



# INCOME AND EXPENSE ANALYSIS

GROSS POTENTIAL INCOME			ACTUAL		PRO FORMA	
		%EGI	\$/UNIT		%EGI	\$/UNIT
Gross Potential Residential Rent	\$894,619	100%	\$18,638	\$985,200	100%	\$20,525
Gross Potential Commercial Rent	\$0	0%	\$0	\$0	0%	\$0
Other Income	\$0	0%	\$0	\$0	0%	\$0
Gross Income	\$894,619		\$18,638	\$985,200		\$20,525
Vacancy/Collection Loss	(\$35,785)	4%	(\$746)	(\$39,408)	4%	(\$821)
Effective Gross Income	\$858,834		\$17,892	\$945,792		\$19,704
Average Residential Rent/Month/Unit	\$1,553			\$1,710		

**\$1,553**

AVERAGE RENT PER MONTH

**15%**

PERCENT FAIR MARKET

## EXPENSES

Property Taxes	Actual	\$161,426	19%	\$3,363	\$166,269	18%	\$3,464
Fuel - Gas	Actual	\$46,540	5%	\$970	\$47,936	5%	\$999
Insurance	Actual	\$62,932	7%	\$1,311	\$64,820	7%	\$1,350
Water and Sewer	Actual	\$40,399	5%	\$842	\$41,611	4%	\$867
Repairs and Maintenance	Projected	\$38,400	4%	\$800	\$39,552	4%	\$824
Common Electric	Projected	\$10,000	1.2%	\$0.24	\$10,300	1.1%	\$0.25
1 32BJ UNION EMPLOYEE (SUPER)	Actual	\$62,850	7%	\$1,309	\$64,736	7%	\$1,349
Management Fee	Projected	\$34,353	4%	\$716	\$37,832	4%	\$788
General Administration	Projected	\$12,000	1%	\$250	\$12,360	1%	\$258
Elevator Contract	Projected	\$7,000	1%	\$146	\$7,210	1%	\$150
Total Expenses		\$475,900	55%	\$9,915	\$492,625	52%	\$10,263
<b>Net Operating Income</b>		<b>\$382,934</b>			<b>\$453,167</b>		

**19%**

TAXES AS PERCENT OF EGI

**55%**

EXPENSE RATIO

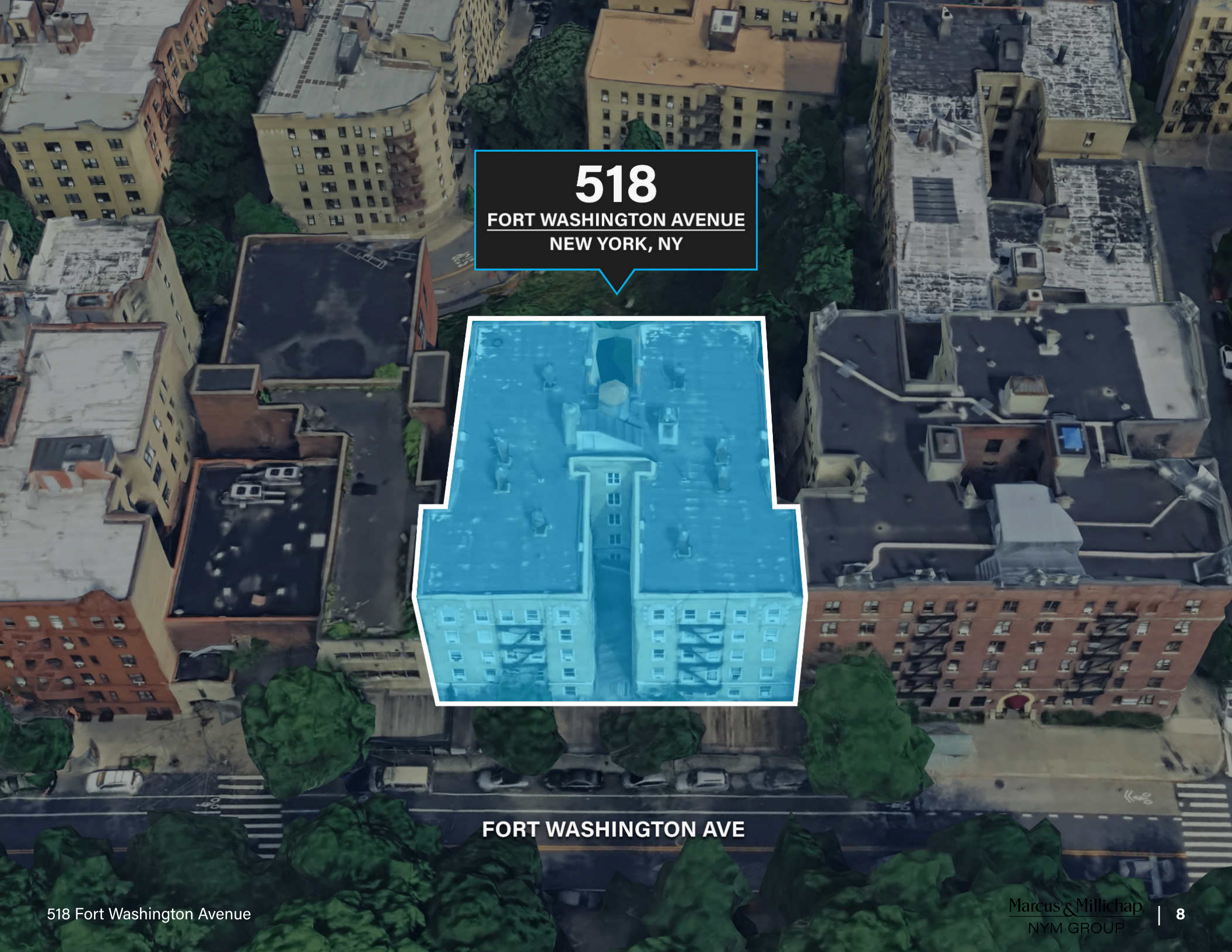
## RENTAL ANALYSIS BY UNIT TYPE

TYPE	% OF TOTAL	RENT	TOTAL	AVG. RENT
Studio	12%	\$8,158	6	\$1,360
1 Bedroom	35%	\$28,151	18	\$1,564
2 Bedroom	53%	\$43,022	27	\$1,593

## LEASE STATUS MIX

UNIT BREAKDOWN	% OF TOTAL	RENT	TOTAL	AVG. RENT
Total Units	--	\$74,552	48	\$1,553
Total RS Units	83%	\$58,841	40	\$1,471
Total RC Units	2%	\$801	1	\$801
Total FM Units	15%	\$14,910	7	\$2,130





**518**  
**FORT WASHINGTON AVENUE**  
**NEW YORK, NY**



**FORT WASHINGTON AVE**





518 Fort Washington Avenue



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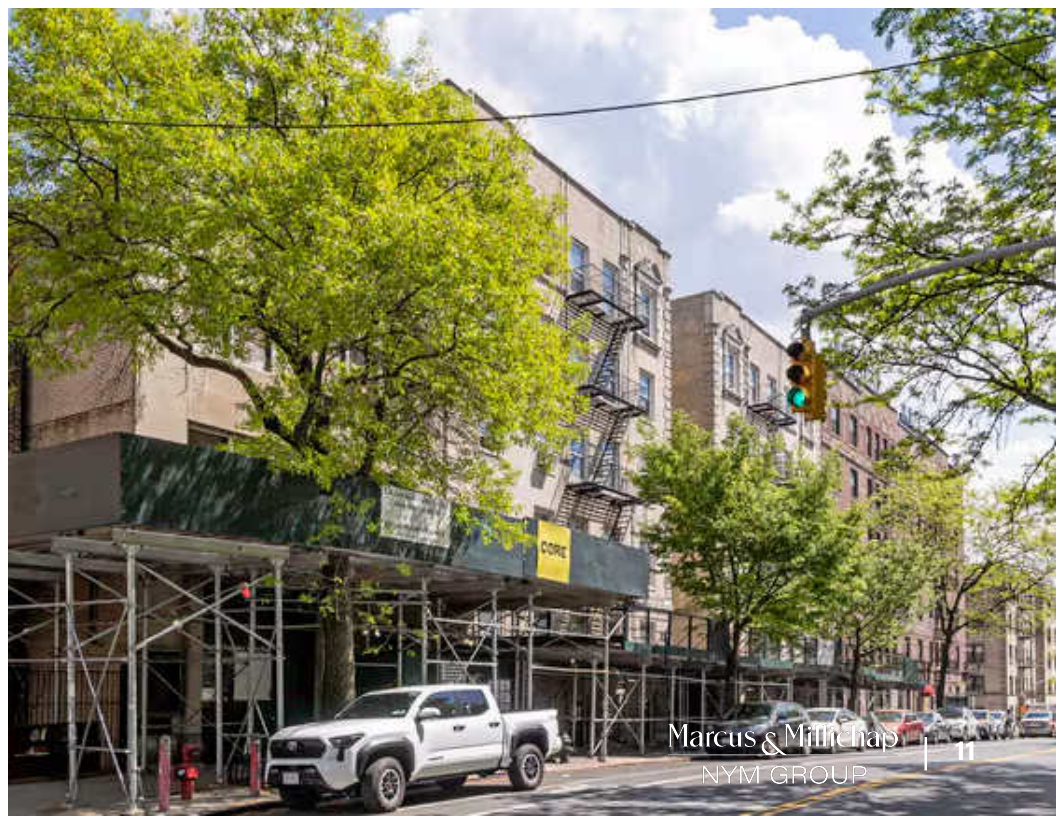
518 Fort Washington Avenue







518 Fort Washington Avenue









**518** | FORT WASHINGTON AVENUE  
NEW YORK

**Fort Washington Av/W 183 St**    🚶 0 ft

🚗 MTA M4 M98

**Broadway/W 185 St**    🚶 5 minutes | 0.1 mi

🚗 MTA Bx7 M100

**181 St**    🚶 1 minute | 0.1 mi

🚗 MTA A

**W 181 St/Wadsworth Av**    🚶 6 minutes | 0.2 mi

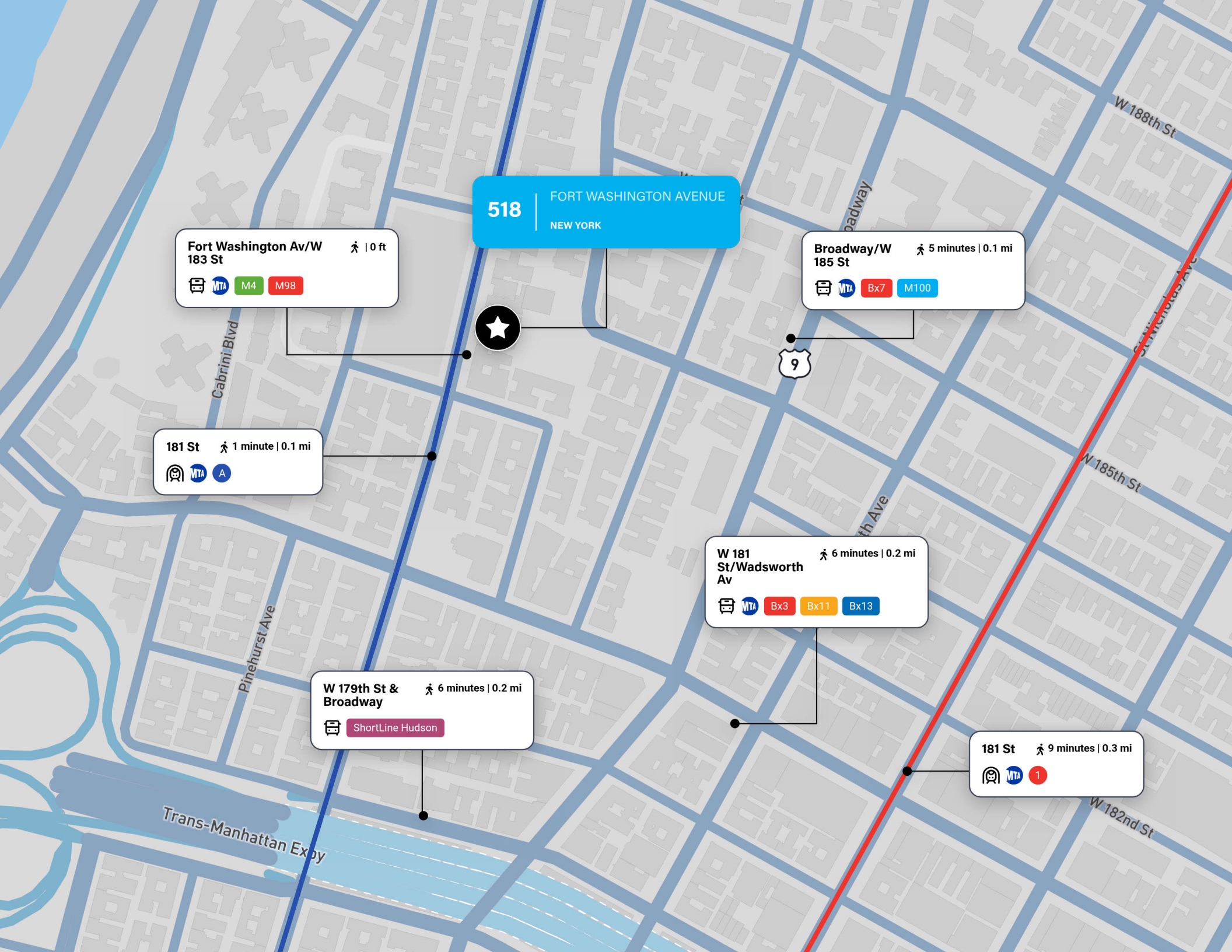
🚗 MTA Bx3 Bx11 Bx13

**W 179th St & Broadway**    🚶 6 minutes | 0.2 mi

🚗 ShortLine Hudson

**181 St**    🚶 9 minutes | 0.3 mi

🚗 MTA 1





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