



Alpha Realty

Investment Sales

446 W 55th St, New York, NY 10019

Clinton - Hell's Kitchen

5-Story Building | 20 Apartments | 9,155 SF

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446 W 55th St, New York, NY 10019

Between 9th Avenue & 10th Avenue

5-Story Building | 20 Apartments | 9,155 SF

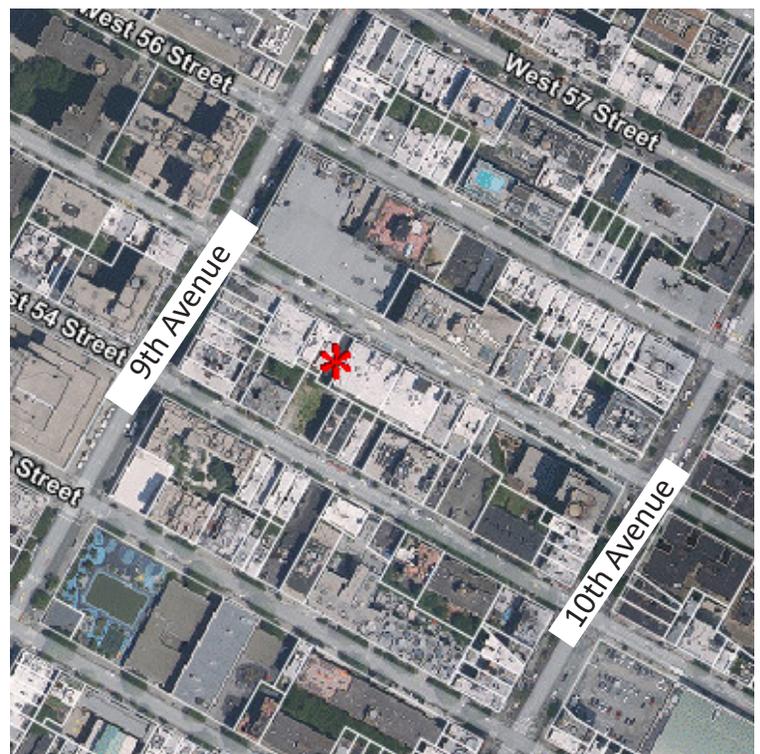
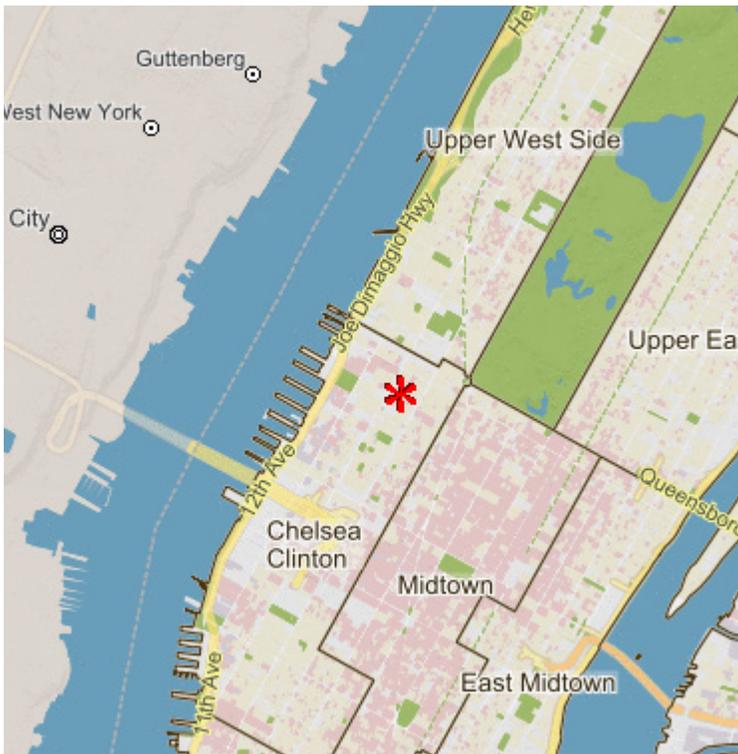
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PROPERTY OVERVIEW

Neighborhood	Clinton - Hell's Kitchen
Block/Lot	01064/0055
Lot Size	25' X 100.42'
Building Size	25' X 74'
Building SF	9,155 SF
Building Type	5-story/Walk-up
Total Apartments	20
Layouts	10/2, 10/3
Total Rooms	50
Zoning	C6-2
FAR (built/allowed)	3,65/6,02
Taxes (25/26)	\$123,199
HPD Violations	2/A, 1/B, 9/C
Year Built	1901



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FINANCIAL OVERVIEW

INCOME:

APARTMENTS (20 units)*	\$	752,674
STORAGE	\$	22,279
REIMBURSEMENT	\$	18,000
VACANCY/CREDIT LOSS	\$	(15,053)
EFFECTIVE GROSS INCOME	\$	777,899

ESTIMATED EXPENSES:

TAXES (25/26)	\$	123,199
WATER & SEWER	\$	13,020
PAYROLL	\$	7,200
HEATING	\$	18,000
MANAGEMENT FEE (3%)	\$	23,337
ELECTRIC	\$	4,010
INSURANCE	\$	20,000
REPAIRS, MAINTENANCE & MISC	\$	10,000
TOTAL EXPENSES	\$	218,766

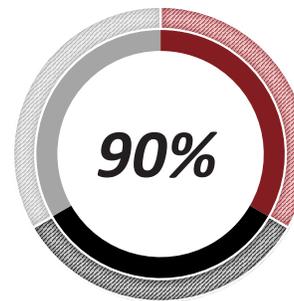
NET OPERATING INCOME \$ **559,133**

*Rent Roll available upon request

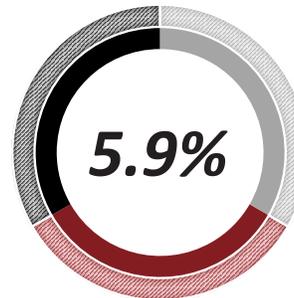
METRICS



PRICE/SF



FREE-MARKET



CAP RATE

INVESTMENT HIGHLIGHTS

- 4-story walk-up building consisting of 20 apartments
- The building is 90% Free Market
- The building has been completely Gut-renovated in 2021
- The property is located in the Clinton - Hell's Kitchen section of Manhattan, near shopping, dining and entertainment options
- Within walking distance to the 59th Street Station (**A** **B** **C** **D** trains)

\$9,500,000 | **\$1,038** | **12.2X** | **5.9%**
ASKING PRICE | \$/SF | GRM | CAP



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