

Just Listed

Multi-Unit Portfolio Opportunity:
59 Apartments + 8 Retail

101 Dyckman Street
New York, NY 10040

Listed at
\$16,250,000



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Positioned in the heart of Inwood's premier retail corridor, this high-yield mixed-use asset features **59 apartments** and **8 commercial storefronts** just steps from the A and 1 subway lines. This prime investment offers a rare **8% Cap Rate** with a robust **\$1,361,893 Net Income**, capitalizing on one of Manhattan's most high-traffic residential and dining destinations.

PROPERTY INFORMATION

ADDRESS	101 DYCKMAN STREET, NEW YORK, NY
BLOCK / LOT	2217 / 51
LOT DIMENSIONS	155' X 100' / 15,500 SQ. FT.
BUILDING SIZE	155' X 98' SQ. FT (APPROX)
UNITS / STORIES	59 RESIDENTIAL UNITS / 8 COMMERCIAL / 5 STORIES
GROSS ANNUAL INCOME	\$2,053,959
NOI	\$1,362,893
TAXES	\$406,800 (2025)

Rent Roll

RESIDENTIAL/COMMERCIAL UNIT TOTAL	
RESIDENTIAL RENT ROLL	\$88,450.57
COMMERCIAL RENT ROLL	\$81,512.74
MONTHLY	\$169,963.31
ANNUAL RENT	\$2,039,559.72
WATER & OTHER REIMBURSEMENT	\$4,000.00
REAL ESTATE REIMBURSEMENT	\$10,400.00
GROSS ANNUAL :	\$2,053,959.72

Expenses

EXPENSES	
INSURANCE	\$73,154.00
REAL ESTATE TAX	\$404,814.84
WATER	\$82,760.00
SUPER	\$27,600.00
REPAIRS & MAINTENANCE	\$41,169.00
ELECTRICITY	\$10,364.00
GAS	\$52,204.00
TOTAL EXPENSE :	\$692,065.84



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