

7 West 126th Street NY, NY 10026



**Introducing 7 West 126th Street
Just Around the Corner - Harlem's Legendary 125th St Corridor!**

Perry Associates NYC Inc is pleased to offer 7 West 126th Street market as a 3 story (4 floor) SRO delivered with 1 Tenant.

Building is 17 FT Wide x 55 FT Deep. The lot is 16.67 FT Wide X 99.92 FT Deep. Plus an additional 2,981 sqft of air rights.

The current rental configuration is: 2 free market apartments (full floor on garden and parlor level) and 9 class B rooms located on the 3rd and 4th floors.

SQUARE FEET
3,740 Plus 2,981 Air Rights

TOTAL UNITS
2 Free market apartments + 9 Class B Rent Stabilized Rooms

OFFERED AT
\$1,750,000

Property Overview

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**Prime location with North and South exposures providing
lots of natural light on all 4 floors**

**Building dimensions: 17' x 55' with
with potential for an outdoor roof deck**

**2 renovated free market residential apartments + 9 class B suites
all with upside rental income or prime condo conversion potential**

Great for owner-occupied buyer seeking space *plus* good income stream

**Net pro forma annual rental income of \$165,500
offers a Cap Rate of 4%**

**New Oil Boiler
—installed in 2022.**

**AO Smith 75-gallon gas hot water heater
—installed in 2022.**

plus...

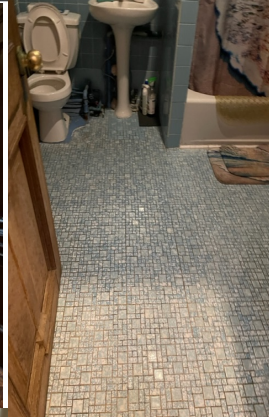
Great Deal at \$494/sq ft! Max income potential @ \$324,000



Property Highlights



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Income & Expenses

<u>Current Income</u>	<u>Monthly</u>	<u>Annual</u>
Gross Residential Income	\$600	\$7,200
Vacancy Loss (10 Vacancies)	\$	\$
Total Gross Income	\$600	\$7,200
 <u>Expenses</u>		
Utility_Gas (Heat/Hot Water)	\$771	\$9,256
Utility_Electricity	\$422	\$1,781
Utility_Water & Sewer	\$ 88	\$1,056
Insurance (Property & WC)	\$417	\$5,000
Repairs/Cleaning Svs/Supplies	\$416	\$5,000
Real Estate Taxes (will be adjusted)*	\$2,217	\$26,604
Total Expenses	\$4,332	\$48,697
 Net Operating Income	 NA	 N/A



Financial Analysis



Projected Tenant Rent Roll

Unit	Type	Rent	Lease Date	SF
Suite 1 Garden Floor		\$5,000	2/1/24	935
Suite 2 Parlor Floor		\$4,500	2/1/24	800
Suites 3-6 3rd Floor		\$7,800	2/1/24	900
Suites 7-11 4th Floor		\$9,750	2/1/24	900

Monthly Income \$27,050

Annual Income \$324,600



For more information and/or to arrange a viewing, please contact:

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