



MASTER KEY REALTY and ASSOCIATES, LLC

171 East 74th Street, New York, NY 10021 Suite 1-1
1 EXCLUSIVE For Sale
HUGE UPSIDE

166-170 East 118th Street

2 Contiguous 6 story Walk Up Bldgs	
Block & Lot	01645-0044/0041
Zoning districts	C7 / R7A
Each 50x100. Built 51x 88 (45,000sf)	
66 Apts 43-1BRs 13-2BRs 10-3BRs Inc 1 Duplex & 1 w outdoor space. 5 RC 9 FM 52 stab. 2 Boilers #2 oil 1 tank	
Hallways, basement, backyard, 26 apts gut renovated Inc wiring & plumbing	
Bldg in great condition	

* Apt 25 in bulding 170 3 Bed paying 900 mo Del Vac

Gross res Inc.	\$925,832.09
Gross Retail Actual	\$134,600.00
Proj retail 2 stores.	\$78,000.00
Total.	\$1,138,432.09
Res vac 1.5%.	\$13,545.00
Retail vac 5%.	\$10,700.00
Effective Gross.	\$1,114,187.09
Expenses	
RE Tax. 19/20.	\$197,000.00
Fuel \$1.50 SF.	\$67,500.00
W&S \$1015 apt.	\$67,000.00
Insurance \$.50 SF.	\$22,500.00
R&M \$500 apt.	\$33,000.00
MGT 3%.	\$26,100.00
Electric \$.25 SF.	\$11,250.00
Payroll 1super.	\$10,000.00
Total.	\$434,350.00
Net income.	\$679,837.09

PP. \$17 mil	
\$378sf, 239,000 unit Inc retail. Ave apt rent \$1169 month	

BLDG SOLD AS IS

For more information please call

<p>Steven A Geller 9177218849 CELL 212-288-9333 X802 OFFICE</p>
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Above captioned property sold subject to errors, omissions, prior sale, removal from market etc

**166 EAST 118TH STREET
NEW YORK, NY 10035**

1/21/19

Apt. No.	Tenant Name	Status	Bedrooms	Expiration Date	Legal Rent	Rent
1	Occupied	S	2	11/30/19	811.17	811.17
2	Occupied	S	1	5/31/20	849.33	849.33
3	Occupied	D	2 duplex	3/31/19	D	2,850.00
4	Occupied	S	2	10/31/19	777.85	777.85
5	Occupied	S	1	9/30/20	835.55	835.55
6	Occupied	S	2	12/31/20	813.02	813.02
7	NEW Totally Gut Renovation	S	3 + Patio			3,200.00
8	Occupied	S	1	10/31/19	858.98	858.98
9	Occupied	S	2	12/31/18	2,625.11	2,195.00
10	Occupied	S	2	12/31/18	2,231.53	2,200.00
11	Occupied	S	1	7/31/19	813.83	813.83
12	Occupied	D	2	8/31/19	D	2,150.00
12A	Occupied	RC	3 Bedroom		161.00	161.00
14	Occupied	S	1	9/30/19	2,003.55	1,700.00
15	Occupied	S	2	8/31/19	866.44	866.44
16	Occupied	RC	2		131.51	131.51
17	Occupied	D	1	9/30/19	D	1,795.00
18	Occupied	S	2	10/31/20	2,174.51	2,100.00
19	Occupied	S	3 Bedroom	9/30/19	927.22	927.22
20	Occupied	S	1	2/28/19	1,886.86	1,600.00
21	Occupied	S	2	11/30/19	958.46	958.46
22	Occupied	S	2	6/30/19	1,719.82	1,719.82
23	Occupied	D	1	11/30/19	D	1,700.00
24	Occupied	S	2	11/30/19	787.42	787.42
25	Occupied	D	3 Bedroom	5/31/19	D	2,650.00
26	Occupied	S	1	1/31/20	831.99	831.99
27	Occupied	S	2	2/28/20	857.98	857.98
28	Occupied	S	2	6/30/19	671.51	671.51
29	Occupied	S	1	2/28/20	816.62	816.62
30	Occupied	S	2	2/28/17	580.51	580.51
31	Occupied	S	3 Bedroom	11/30/20	938.49	938.49
32	Occupied	S	1	12/31/19	1,971.83	1,550.00
33	Occupied	S	2	4/30/19	2,079.46	1,995.00
STORE 1	Pipos Restaurant 4% Increase Per Year	Comm		1/31/22		4,500.00
STORE A	Thai Num Soup 4% Increase Per Year	Comm		8/31/19		2,054.28
STORE B	VACANT	Comm				1,500.00
STORAGE	Earbal Life	Comm		M/M		1,350.00
	NOTES: Pipos has been tenat 20 years 1 5year Option at					
	NOTES: Thai Num tenat for 10 years				<i>Monthly Total</i>	<i>33,097.98</i>
	NOTES: Ana Molina tenat over 5 years Earbal life out of					

**170 EAST 118TH STREET
NEW YORK, NY 10035**

1/21/19

Apt. No.	Tenant Name	Status	Bedrooms	Expiration Date	Legal Rent	Rent
1	Occupied	S	2	11/30/19	801.07	\$ 801.07
2	Occupied	D	1	9/30/19	D	\$ 1,895.00
3	Vacant	D	2		D	\$ 2,500.00
4	Occupied	RC	2		168.00	\$ 168.00
5	Occupied	S	1	9/30/19	811.31	\$ 811.31
6	Occupied	S	2	7/31/19	2,155.93	\$ 1,800.00
7	Occupied	RC	3 Bedroom		156.16	\$ 156.16
8	Occupied	S	1	12/31/18	1,101.22	\$ 1,101.22
9	Occupied	S	2	3/31/20	886.82	\$ 886.82
10	Occupied	S	2	4/30/20	912.78	\$ 912.78
11	Occupied	S	1	8/31/19	806.06	\$ 806.06
12	Occupied	S	2	5/31/19	738.49	\$ 738.49
12A	Occupied	S	3 Bedroom	6/30/18	663.24	\$ 663.24
14	Occupied	S	1	8/31/19	2,193.62	\$ 1,700.00
15	Occupied	S	2	6/30/19	894.76	\$ 894.76
16	Occupied	S	2	6/30/20	911.33	\$ 911.33
17	Occupied	S	1	6/30/20	775.80	\$ 775.80
18	Occupied	S	2	1/31/20	736.40	\$ 736.40
19	Occupied	S	3 Bedroom	1/31/21	819.08	\$ 819.08
20	Occupied	S	1	4/30/19	766.94	\$ 766.94
21	Occupied	S	2	9/30/19	854.01	\$ 854.01
22	Occupied	S	2	10/31/17	626.99	\$ 626.99
23	Occupied	S	1	10/31/19	2,375.63	\$ 1,775.00
24	Occupied	S	2	10/31/19	891.08	\$ 891.08
25*	Occupied	S	3 Bedroom	9/30/18	977.88	\$ 2,800.00
26	Occupied	D	1	7/31/19	D	\$ 1,750.00
27	Occupied	RC	2		147.92	\$ 147.92
28	Occupied	S	2	7/31/19	817.99	\$ 817.99
29	Occupied	S	1	7/31/20	782.99	\$ 782.99
30	Occupied	S	2	1/31/19	826.01	\$ 826.01
31	Occupied	S	3 Bedroom	8/31/19	676.77	\$ 676.77
32	Occupied	S	1	9/30/20	705.32	\$ 705.32
33	Occupied	S	2	7/31/20	882.48	\$ 882.48

STORE 1	School of Construction Safety			1/31/20		\$ 3,429.04
STORE 2	Vacant					\$ 5,000.00

* 25 Delivered vacant

Monthly Total

41,810.06