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EXCLUSIVE OFFERING MEMORANDUM

IPRG



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I PRG

INVESTMENT PRICING





OFFERING PRICE
\$3,150,000

INVESTMENT HIGHLIGHTS

20 Apartments
of Units

9,474
Approx. SF

5.57%
Current Cap Rate

\$157,500
Price/Unit

\$332
Price/SF

INCOME

UNIT	TYPE	CURRENT RENT	STATUS	NOTES
1	1 Bed	\$1,105.00	RS	
2	1 Bed	\$1,136.00	RS	
3	1 Bed	\$1,619.00	RS	
4	1 Bed	\$1,176.26	RS	
5	1 Bed	\$750.00	RS	Owner Occupied / Existing Lease in Place
6	1 Bed	\$1,045.00	RS	
7	1 Bed	\$1,545.00	RS	
8	1 Bed	\$693.08	RS	
9	1 Bed	\$1,347.87	RS	
10	1 Bed	\$1,500.00	RS	
11	1 Bed	\$1,101.00	RS	
12	1 Bed	\$1,222.00	RS	
12A	1 Bed	\$904.01	RS	
14	1 Bed	\$1,061.00	RS	
15	1 Bed	\$1,046.00	RS	
16	1 Bed	\$1,500.00	RS	
17	1 Bed	\$817.00	RS	
18	1 Bed	\$1,164.00	RS	
19	1 Bed	\$1,149.00	RS	
20	1 Bed	\$1,700.00	RS	

MONTHLY: \$23,581

ANNUALLY: \$282,975

EXPENSES

	CURRENT
EFFECTIVE GROSS INCOME:	\$ 282,975
REAL ESTATE TAXES (2):	\$ (73,350)
UTILITIES:	\$ (2,050)
INSURANCE:	\$ (14,508)
WATER & SEWER:	\$ (2,000)
REPAIRS & MAINTENANCE:	\$ (7,015)
MANAGEMENT (3%):	\$ (8,489)
TOTAL EXPENSES:	\$ (107,412)
NET OPERATING INCOME:	\$ 175,562

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PROPERTY INFORMATION



INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) is pleased to exclusively represent the generational family ownership of 27 Henry Street, a 5-story multifamily building located in the thriving Two Bridges neighborhood of Manhattan.

Spanning 9,474 square feet, this property consists of 20 well-maintained residential units, offering a prime opportunity for investors seeking stable cash flow and a solid income-producing asset. The building measures 25' x 76' on a 25' x 100' lot, and is situated within the R7-2 and C6-1G zoning districts. It is designated as Tax Class 2, providing a favorable tax status for the long-term owner.

Located just between Catherine and Market Street, 27 Henry Street is within close proximity to key transportation hubs, with access to multiple subway lines including the F, J, Z, 4, 5, 6, B, D, N, Q, R, W, and Z trains. This makes commuting and connectivity to the broader city seamless. Additionally, it's just under 500 feet from Kimlau Square and surrounded by numerous parks and local landmarks, such as St. James Triangle, Alfred E. Smith Playground, and Sara D. Roosevelt Park, offering tenants both convenience and vibrant community engagement. The property is located within walking distance of several educational institutions, including Pace University (0.46 miles), Pacific College of Oriental Medicine (0.6 miles), New York Academy of Art (0.62 miles), and New York Law School (0.64 miles), making it an attractive residential option for students and professionals alike.

The location further enhances the appeal of 27 Henry Street, with nearby dining options, retail outlets, and cultural attractions. Investors will appreciate the stable rental income from the well-maintained units and the property's potential for future appreciation in this rapidly developing area.

This is a rare opportunity to acquire a 20-unit multifamily building in a high-demand area of Manhattan, with a strong basis, offering investors steady income and long-term growth potential in the heart of Two Bridges.

INVESTMENT HIGHLIGHTS

- 5-story multifamily building with 20 well-maintained residential units
- 9,474 square feet, measuring 25' x 76' on a 25' x 100' lot
- Located in R7-2 and C6-1G zoning districts
- Close Proximity to Subways, Firehouse, Schools, Bikes, Parks
- Surrounded by dining options, retail outlets, and cultural attractions
- Stable cash flow from well-maintained units
- Low Cost Basis
- Long Term End User Family Ownership

BUILDING INFORMATION

BLOCK & LOT:	280-03
NEIGHBORHOOD:	Two Bridges
CROSS STREETS:	Catherine and Market
BUILDING DIMENSIONS:	25' x 76'
LOT DIMENSIONS:	25' x 100'
# OF UNITS:	20 Apts
APPROX. TOTAL SF:	9,474
ZONING:	R7-1, C6-1G
TAX CLASS / ANNUAL TAXES:	2 / \$73,350
NOTES:	Fully RS Apt Building

TAX MAP





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