

# 4925-4935 BROADWAY

New York, NY, 10034 | **Manhattan**

MIXED-USE BUILDING LOCATED ALONG THE  
BROADWAY CORRIDOR IN UPPER MANHATTAN

FOR SALE  
ASKING PRICE \$16,000,000

 DEAL ROOM LINK



**RIPCO**  
INVESTMENT SALES

## INVESTMENT HIGHLIGHTS

**#1**

### Popular Location For Manhattan Investors

Area presents value-growth potential, as a mixed-use asset with strong visibility and neighborhood retail demand

**#2**

### Strong Cash-Flow

Approximately \$1.8 million in gross annual revenue

**#3**

### Retail Visibility

10 units of ground-floor, corner retail with wide street frontage, with dense surrounding residential demand

**#4**

### Scale and Investment Flexibility

Efficient 59 unit mixed-use, majority free-market asset, offering scale and diversified income streams

**#5**

### Transit-Oriented, High-Barrier Location

Corner of 207th Street with access to the  subway

#### FINANCIAL SNAPSHOT

Asking Price	\$16,000,000
Price Per SF (Gross)	\$332
Capitalization Rate	6.89%



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# PROPERTY OVERVIEW

RIPCO Real Estate has been retained on an exclusive basis to arrange for the sale of **4925-4935 Broadway** — Manhattan, NY (the 'Property').

The Property is a mixed-use investment property located along the Broadway corridor in Upper Manhattan, benefiting from strong visibility, dense foot traffic, and immediate access to public transportation. The property consists of approximately 48,217 square feet, including 39,717 square feet of residential space and 8,500 square feet of ground floor commercial frontage. The residential component features a diverse unit mix across free market, rent stabilized, and rent controlled units, providing both durable in-place income and long term upside through vacancy turnover and rent growth. Unit layouts consist of 1 studio, 21 one-bedrooms, 19 two-bedrooms, and 8 three-bedroom units. Of this mix, 22% are rent regulated, with a building wide average rent of \$1,575.

## BUILDING RESIDENTIAL UNIT MIX AND METRICS

TYPE	COUNT	AVG	LOW	HIGH	TOTAL PER MONTH
Studio (Free Market)	1	\$1,105	\$1,105	\$1,105	\$1,105
1-Bed (Rent Regulated)	2	\$950	\$841	\$1,058	\$1,899
1-Bed (Free Market)	19	\$1,793	\$921	\$2,235	\$34,074
2-Bed (Rent Regulated)	6	\$1,206	\$201	\$2900	\$8,685
2-Bed (Free Market)	13	\$2,417	\$2,125	\$2,900	\$31,424
3-Bed (Rent Regulated)	3	\$780	\$241	\$1,053	\$2,341
3-Bed (Free Market)	5	\$2,775	\$2,450	\$3,050	\$13,875

## PROPERTY SUMMARY

### THE OFFERING

Property Address	4925-4935 Broadway
County	Manhattan
Location	Located on the corner between W 204th & W 207th Street
Block / Lot	2241 / 34
Property Type	Multifamily

### PROPERTY INFORMATION

Lot Dimensions	125' x 100'
Lot SF	12,500 SF (approx.)
Building Dimensions	100' x 124'
Stories	5
Year Built / Last Altered	1925
Walk-Up / Elevator	Walk-Up
Above Grade Gross SF	48,217 SF (approx.)
Below Grade Gross SF	0 SF (approx.)
Total Gross SF	48,217 SF (approx.)
Residential Units	49
Commercial Units	10
Total Units	59
Gross Residential SF	39,717 SF (approx.)
Above Grade Commercial SF	8,500 SF (approx.)

### ZONING INFORMATION

Zoning	R7-2, C2-4
Street Width	100'
Street Width Classification	Wide
FAR (Commercial)	0.00
Buildable SF (Commercial)	0 SF (approx.)
FAR (Residential)	3.44
Buildable SF (Residential)	43,000 SF (approx.)
FAR (City of Yes)	0.00
Buildable SF (City of Yes)	0 SF (approx.)
FAR (Community Facility)	6.50
Buildable SF (Community Facility)	81,250 SF (approx.)
Less Existing Structure	(48,217) SF (approx.)
Available Air Rights (As-of-Right)	-5,217 SF (approx.)

### TAX INFORMATION

Assessment (26/27)	\$2,360,250
Tax Rate (26/27)	12.439%
Annual Property Tax (26/27)	\$293,591
Tax Class	2

## INVESTMENT ANALYSIS

<b>RESIDENTIAL REVENUE</b>	<b>GSF</b>	<b>\$ / SF</b>	<b>ANNUAL INCOME</b>
Gross Annual Residential Income	39,717	\$27.77	\$1,102,921
Less General Vacancy / Credit Loss (3.0%)		(\$0.83)	\$(33,088)
Effective Gross Annual Residential Income		\$26.94	\$1,069,834

<b>COMMERCIAL REVENUE</b>	<b>GSF</b>	<b>\$ / SF</b>	<b>ANNUAL INCOME</b>
Gross Annual Commercial Income	8,500	\$83.43	\$709,129
Less General Vacancy / Credit Loss (5.0%)		(\$4.17)	\$(35,456)
Effective Gross Annual Commercial Income		\$79.26	\$673,672

<b>TOTAL REVENUE</b>	<b>GSF</b>	<b>\$ / SF</b>	<b>ANNUAL INCOME</b>
Total Gross Annual Income	48,217	\$37.58	\$1,812,050
Less General Vacancy / Credit Loss		(\$1.42)	\$(68,544)
Effective Gross Annual Income		\$36.16	\$1,743,506

## PROJECTED EXPENSES

<b>TYPE</b>	<b>PROJECTION</b>	<b>% OF EGI</b>	<b>\$ / SF</b>	<b>PROJECTED</b>
Property Taxes	25/26	16.84%	\$6.09	\$293,591
Insurance	\$1,150.00 / UNIT	3.89%	\$1.41	\$67,850
Heat	\$1,100.00 / UNIT	3.72%	\$1.35	\$64,900
Electric	\$0.25 / GSF	0.69%	\$0.25	\$12,054
Water & Sewer	\$1,100.00 / UNIT	3.38%	\$1.22	\$59,000
Repairs & Maintenance	\$850.00 / UNIT	2.88%	\$1.04	\$50,150
Super Salary	\$550 / MONTH	0.38%	\$0.14	\$6,600
Management	5% of EGI	5.00%	\$1.81	\$87,175
<b>TOTAL EXPENSES</b>		<b>36.78%</b>	<b>\$13.30</b>	<b>\$641,321</b>

<b>NET OPERATING INCOME</b>	<b>\$1,102,185</b>
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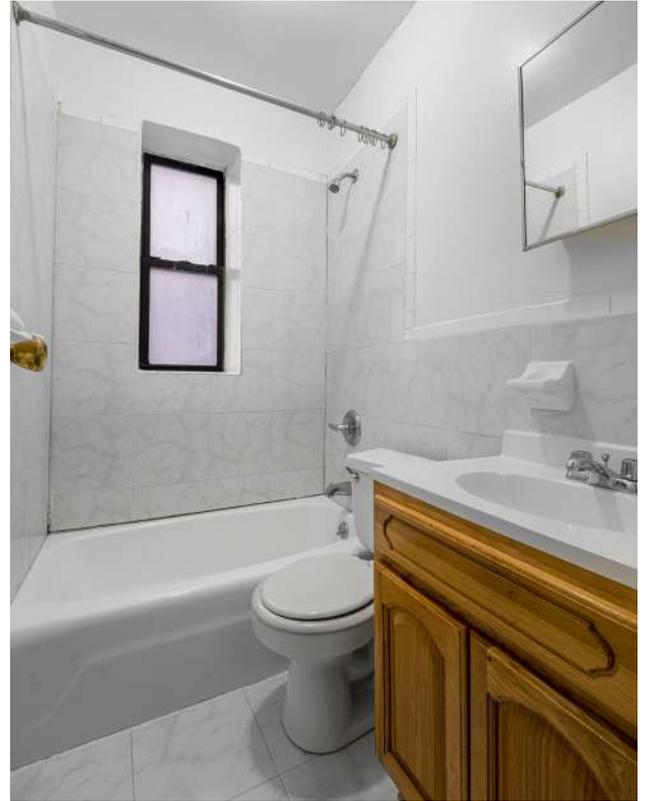
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# EXTERIOR PHOTOS



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# INTERIOR PHOTOS

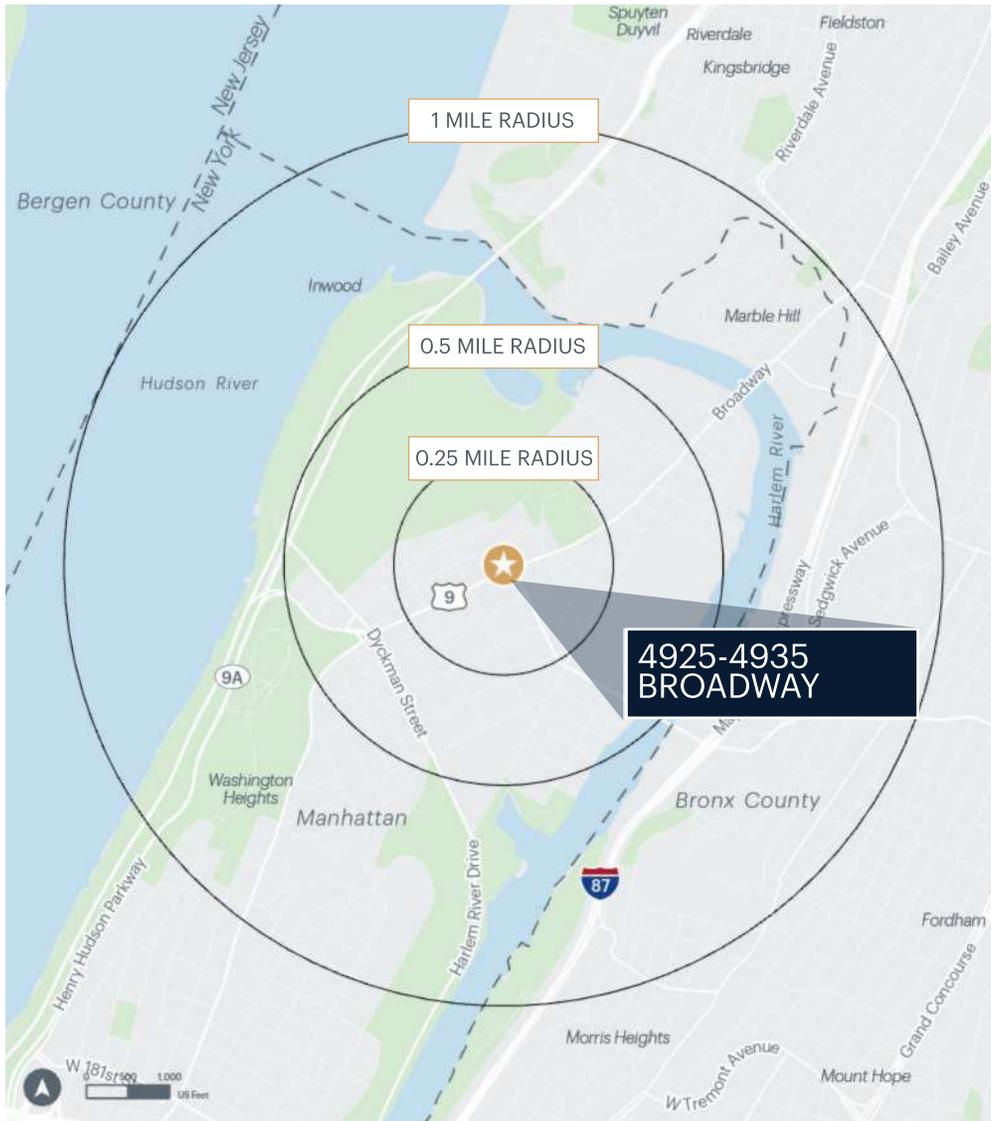


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# STREET RETAIL MAP



# AREA DEMOGRAPHICS



	0.25 MILES	0.5 MILES	1 MILE
<b>Population</b>	7,892	28,528	140,890
<b>Number of Households</b>	3,217	12,613	59,850
<b>Average Household Income</b>	\$85,710	\$103,854	\$112,991
<b>Median Household Income</b>	\$64,752	\$79,719	\$83,489
<b>College Graduates</b>	1,684 19.0%	9,783 32.4%	52,126 36.2%
<b>Total Businesses</b>	192	787	4,645
<b>Total Employees</b>	3,521	12,410	54,484
<b>Daytime Population</b>	7,699	24,804	115,234

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