

550 & 556 West 180th Street

WASHINGTON HEIGHTS, NY

Marcus & Millichap
NYM GROUP

OFFERING MEMORANDUM



Marcus & Millichap
NYM GROUP

550 & 556 WEST 180TH STREET
NEW YORK, NY

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INVESTMENT HIGHLIGHTS

The New York Multifamily Team at Marcus & Millichap is pleased to present 550 and 556 West 180th Street. Ideally positioned on the corner of Audubon Avenue and West 180th Street, these two contiguous walk-ups comprise 61 apartments and 1 retail unit.

With 175' of total frontage, this opportunity offers investors the chance to acquire meticulously maintained assets in a highly desirable Upper Manhattan submarket, with future rental upside driven by a \$187,000 annual preferential rent delta between actual and legal rents.

Owned and operated by the same group for over 20 years, 550 & 556 West 180th Street consist of 2 studio, 19 one-bedroom, 22 two-bedroom, and 18 three-bedroom apartments, along with 1 ground floor retail unit currently occupied by a dental clinic.

These assets are ideally located near Yeshiva University, the George Washington Bridge, the West 181st Street retail corridor, and the 181st Street train station.



The Building

550 & 556 West 180th Street span 68,000 square feet and consist of 2 studio, 19 one-bedroom, 22 two-bedroom, and 18 three-bedroom apartments, along with 1 ground floor retail unit currently occupied by a dental clinic.



The Metrics

8.1% Cap Rate | 4.7x GRM | \$99 Per Sqft | \$84,355 Per Unit



Preferential Rent Upside:

Experienced operators have the ability to capitalize on rent growth through an additional ~\$187,000 per year of preferential rent



Prime Location

550 and 556 West 180th Street are ideally located near Yeshiva University, the George Washington Bridge, the West 181st Street retail corridor, and the 181st Street train station.

FINANCIAL OVERVIEW

OFFERING PRICE

\$5,230,000

\$/SF	\$99
\$/UNIT	\$84,355
TOTAL SF	53,020
TOTAL UNITS	62

CURRENT METRICS

CAP RATE	8.1%
GRM	4.7

PRO FORMA METRICS

CAP RATE	8.1%
GRM	4.7
CASH ON CASH	10.73%

PROPOSED DEBT

Debt Service	(\$290,596)
Debt Coverage Ratio	1.45
Net Debt Cash Flow After Debt Service	\$131,922
Loan Amount	\$4,000,000
Interest Rate	6.00%
Amortization	30

INCOME

	CURRENT	PRO FORMA
Gross Potential Residential Rent	\$1,045,458	\$1,063,200
Gross Potential Commercial Rent	\$57,312	\$59,031
Water Reimbursement	\$2,400	\$2,400
Gross Income	\$1,105,170	\$1,124,631
Vacancy/Collection Loss	(\$55,258)	(\$56,232)
Effective Gross Income	\$1,049,911	\$1,068,400
Average Residential Rent/Month/Unit	\$1,428	\$1,452

EXPENSES

Property Taxes	Actual	\$184,001	\$189,521
Fuel - Gas	Actual	\$99,997	\$102,997
Insurance	Actual	\$90,165	\$92,870
Water and Sewer	Actual	\$77,791	\$80,125
Repairs and Maintenance	Projected	\$62,000	\$63,860
Common Electric	Actual	\$14,982	\$15,431
Super Salary	Actual	\$30,770	\$31,693
Management Fee	Projected	\$53,601	\$53,420
General Administration	Projected	\$15,500	\$15,965
Total Expenses		\$628,807	\$645,882
Net Operating Income		\$421,104	\$422,518

53,020

Gross Square Footage

\$99

Price Per Square Feet

4.7

GRM

8.1%

Cap Rate

RENT ROLL

COMMERCIAL RENT

Unit	TENANT NAME	NOTES	LEASE START	EXPIRATION	ACTUAL	PRO FORMA
550 W 180 - ST1	Dentist	Assumes 3% Annual Increase		Jul-28	\$4,776	\$4,919
MONTHLY COMMERCIAL REVENUE					\$4,776	\$4,919

RESIDENTIAL RENT

UNIT#	STATUS	NOTES	BEDROOMS	ROOMS	EXPIRATION	ACTUAL	PRO FORMA	LEGAL
550 WEST 180TH STREET								
1A	RS		2 Bedroom	4	Oct-27	\$1,555	\$1,550	\$1,555
1B	RS		1 Bedroom	3	Feb-27	\$1,393	\$1,400	\$1,393
1C	RS		1 Bedroom	3	Jan-26	\$1,168	\$1,200	\$1,185
1D	RS		3 Bedroom	5	Feb-26	\$2,098	\$2,150	\$3,107
1E	RS		1 Bedroom	3	Mar-26	\$1,207	\$1,250	\$1,207
1F	RS	Section 8	2 Bedroom	4	Oct-26	\$1,846	\$1,900	\$1,846
2A	RS		3 Bedroom	5	May-26	\$1,377	\$1,400	\$1,377
2B	RS		2 Bedroom	4	Jan-27	\$1,413	\$1,400	\$2,276
2C	RS		2 Bedroom	4	Dec-25	\$1,029	\$1,050	\$1,029
2D	RS		3 Bedroom	5	Jun-26	\$1,315	\$1,350	\$1,315
2E	RS		1 Bedroom	3	Sep-26	\$1,459	\$1,500	\$3,141
2F	RS		1 Bedroom	3	Mar-26	\$1,329	\$1,350	\$2,077
3A	RS		3 Bedroom	5	Aug-26	\$2,181	\$2,250	\$3,074
3B	RS	DRIE	2 Bedroom	4	Dec-25	\$1,107	\$1,150	\$1,107
3C	RS		2 Bedroom	4	Sep-26	\$977	\$1,000	\$977
3D	RS		3 Bedroom	5	Feb-27	\$2,227	\$2,250	\$2,247
3E	RS		1 Bedroom	3	Jul-26	\$1,432	\$1,450	\$2,588
3F	RS		1 Bedroom	3	Mar-26	\$929	\$950	\$929
4A	RS		3 Bedroom	5	Sep-27	\$1,181	\$1,200	\$1,181
4B	RS		2 Bedroom	4	Nov-26	\$1,049	\$1,050	\$1,049
4C	RS		2 Bedroom	4	Nov-26	\$1,834	\$1,850	\$1,861
4D	RS		3 Bedroom	5	Nov-26	\$1,100	\$1,100	\$1,100
4E	RS		1 Bedroom	3	Jan-27	\$959	\$950	\$959
4F	RS		1 Bedroom	3	Oct-26	\$1,202	\$1,200	\$1,305
5A	RS	Section 8	3 Bedroom	5	Jul-26	\$1,871	\$1,950	\$1,871
5B	RS	DRIE	2 Bedroom	4	May-26	\$1,037	\$1,050	\$1,037
5C	RS		2 Bedroom	4	May-27	\$1,090	\$1,100	\$1,090

RENT ROLL

RESIDENTIAL RENT

UNIT#	STATUS	NOTES	BEDROOMS	ROOMS	EXPIRATION	ACTUAL	PRO FORMA	LEGAL
5D	RS		2 Bedroom	4	Jun-27	\$1,557	\$1,550	\$3,029
5E	RS	Section 8	2 Bedroom	4	Dec-25	\$1,526	\$1,550	\$1,526
5F	RS		1 Bedroom	3	Sep-26	\$1,600	\$1,650	\$2,321
BSMT	RS		1 Bedroom	3	Jan-27	\$867	\$850	\$867
556 WEST 180TH STREET								
1A	RS		Studio	2	Feb-27	\$1,272	\$1,250	\$1,795
1B	RS		3 Bedroom	5	Jun-27	\$1,842	\$1,850	\$1,842
1C	RS		2 Bedroom	4	Dec-25	\$1,854	\$1,900	\$2,844
1D	RS		2 Bedroom	4	Jul-26	\$1,631	\$1,700	\$1,740
1E	RS		3 Bedroom	5	Sep-25	\$1,734	\$1,750	\$2,910
1F	RS		Studio	2	Jul-26	\$940	\$950	\$940
2A	RS		1 Bedroom	3	Jul-27	\$964	\$950	\$964
2B	RS	Section 8	3 Bedroom	5	Mar-26	\$2,114	\$2,200	\$2,114
2C	RS		2 Bedroom	4	May-26	\$1,139	\$1,150	\$1,139
2D	RS		2 Bedroom	4	Aug-27	\$1,043	\$1,050	\$1,043
2E	RS		3 Bedroom	5	Sep-26	\$2,106	\$2,150	\$2,158
2F	RS		1 Bedroom	3	Nov-26	\$1,545	\$1,550	\$2,113
3A	RS		1 Bedroom	3	Sep-26	\$994	\$1,000	\$994
3B	RS		3 Bedroom	5	Dec-25	\$1,093	\$1,150	\$1,093
3C	RS		2 Bedroom	4	May-26	\$1,099	\$1,150	\$1,099
3D	RS		2 Bedroom	4	Jul-26	\$1,625	\$1,650	\$1,625
3E	RS		3 Bedroom	5	Nov-26	\$1,151	\$1,150	\$1,151
3F	RS		1 Bedroom	3	May-26	\$1,582	\$1,650	\$1,784
4A	RS		1 Bedroom	3	Mar-26	\$1,413	\$1,450	\$2,228
4B	RS		3 Bedroom	5	Oct-26	\$2,161	\$2,150	\$2,945
4C	RS		2 Bedroom	4	Oct-26	\$1,730	\$1,750	\$2,116
4D	RS		2 Bedroom	4	Feb-26	\$1,352	\$1,400	\$1,352
4E	RS		3 Bedroom	5	Aug-26	\$1,875	\$1,950	\$2,012
4F	RS		1 Bedroom	3	Feb-26	\$1,561	\$1,600	\$2,282
5A	RS		1 Bedroom	3	Mar-26	\$1,129	\$1,150	\$1,176
5B	RS		3 Bedroom	5	Oct-26	\$1,995	\$2,000	\$1,995
5C	RS		2 Bedroom	4	Sep-26	\$1,287	\$1,350	\$1,564
5D	RS	Section 8	2 Bedroom	4	Mar-27	\$1,030	\$1,050	\$1,030
5E	RS		3 Bedroom	5	Apr-27	\$1,425	\$1,400	\$1,436

RENT ROLL

RESIDENTIAL RENT

UNIT#	STATUS	NOTES	BEDROOMS	ROOMS	EXPIRATION	ACTUAL	PRO FORMA	LEGAL
5F	RS		1 Bedroom	3	Feb-26	\$1,524	\$1,550	\$1,576
MONTHLY RESIDENTIAL REVENUE				239		\$87,121	\$88,600	\$102,689
ANNUAL RESIDENTIAL REVENUE						\$1,045,458	\$1,063,200	\$1,232,269
ANNUAL COMMERCIAL REVENUE						\$57,312	\$59,031	
TOTAL ANNUAL REVENUE						ACTUAL	PRO FORMA	
						\$1,102,770	\$1,122,231	

Notes

INCOME AND EXPENSE ANALYSIS

GROSS POTENTIAL INCOME			ACTUAL	
		%EGI	\$/UNIT	
Gross Potential Residential Rent	\$1,045,458	95%	\$17,139	
Gross Potential Commercial Rent	\$57,312	5%	\$57,312	
Water Reimbursement	\$2,400	0%	\$39	
Gross Income	\$1,105,170		\$17,825	
Vacancy/Collection Loss	(\$55,258)	5%	(\$891)	
<i>Effective Gross Income</i>	\$1,049,911		\$16,934	
Average Residential Rent/Month/Unit	\$1,428			

EXPENSES			ACTUAL	
Property Taxes	Actual	\$184,001	18%	\$2,968
Fuel - Gas	Actual	\$99,997	10%	\$1,613
Insurance	Actual	\$90,165	9%	\$1,454
Water and Sewer	Actual	\$77,791	7%	\$1,255
Repairs and Maintenance	Projected	\$62,000	6%	\$1,000
Common Electric	Actual	\$14,982	1.4%	\$0.28
Super Salary	Actual	\$30,770	3%	\$496
Management Fee	Projected	\$53,601	5%	\$865
General Administration	Projected	\$15,500	1%	\$250
Total Expenses		\$628,807	60%	\$10,142
Net Operating Income		\$421,104		

RENTAL ANALYSIS BY UNIT TYPE

TYPE	% OF TOTAL	RENT	TOTAL	AVG. RENT
Studio	3%	\$2,212	2	\$1,106
1 Bedroom	31%	\$24,255	19	\$1,277
2 Bedroom	36%	\$29,810	22	\$1,355
3 Bedroom	30%	\$30,845	18	\$1,714

PRO FORMA			
	%EGI	\$/UNIT	
	95%	\$17,430	
	5%	\$59,031	
	0%	\$39	
		\$18,139	
	5%	(\$907)	
		\$17,232	
		\$1,452	

PRO FORMA			
	18%	\$3,057	
	10%	\$1,661	
	9%	\$1,498	
	7%	\$1,292	
	6%	\$1,030	
	1.4%	\$0.29	
	3%	\$511	
	5%	\$862	
	1%	\$258	
	60%	\$10,417	
		\$422,518	

LEASE STATUS MIX

UNIT BREAKDOWN	% OF TOTAL	RENT	TOTAL	AVG. RENT
Total Units	--	\$91,897	62	\$1,482
Total RS Units	98%	\$87,121	61	\$1,428
Total Commercial	2%	\$4,776	1	\$4,776

\$1,428

AVERAGE RENT PER MONTH

18%

TAXES AS PERCENT OF EGI

60%

EXPENSE RATIO





550 & 556
WEST 180TH STREET
NEW YORK, NY

AUDUBON AVE

W 180TH ST

Broadway/W 181 St 🚶 5 minutes | 0.2 mi
🚗 MTA Bx7 M100

181 St 🚶 3 minutes | 0.1 mi
🚗 MTA 1

Saint Nicholas Av/W 181 St 🚶 3 minutes | 0.1 mi
🚗 MTA M3

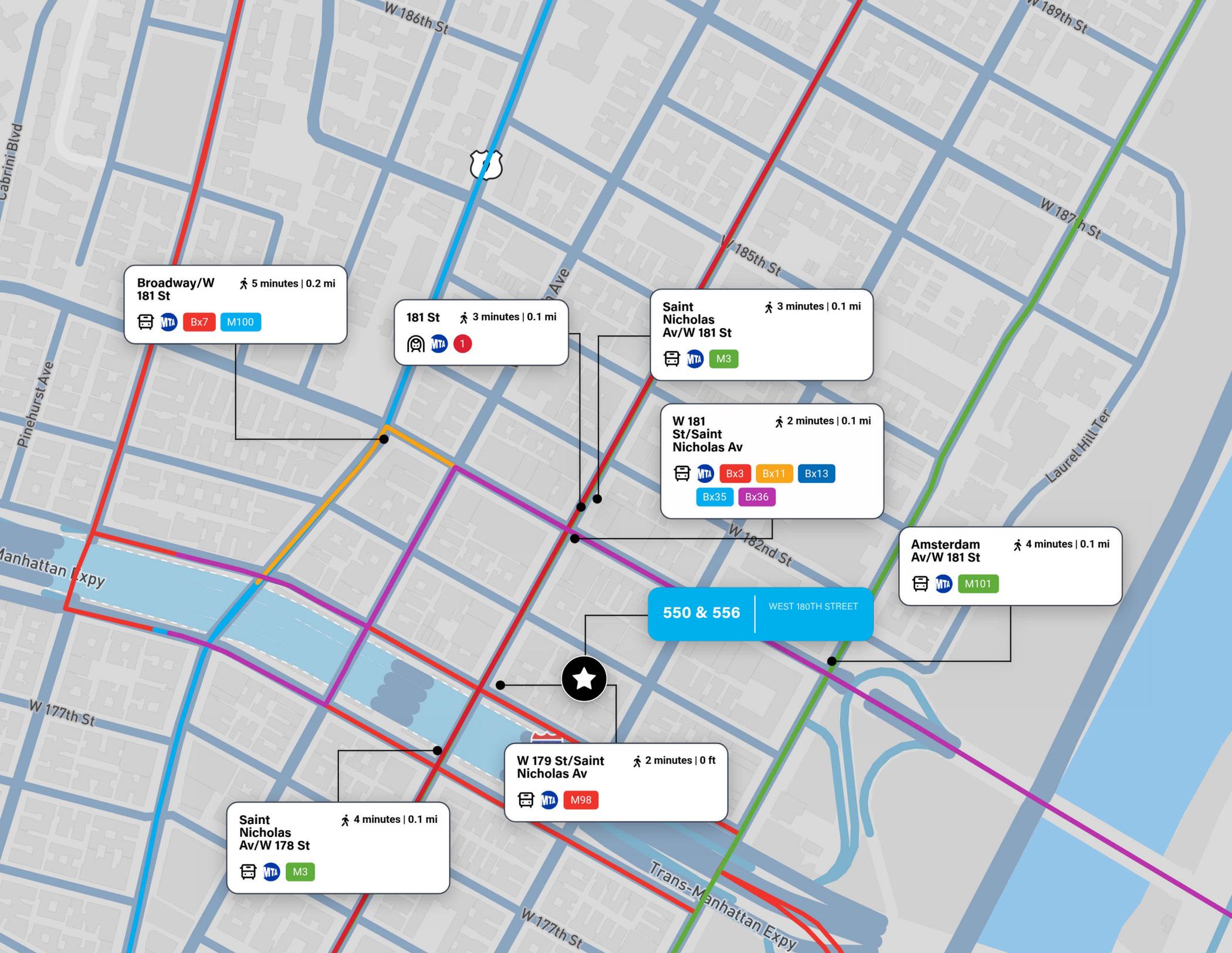
W 181 St/Saint Nicholas Av 🚶 2 minutes | 0.1 mi
🚗 MTA Bx3 Bx11 Bx13 Bx35 Bx36

Amsterdam Av/W 181 St 🚶 4 minutes | 0.1 mi
🚗 MTA M101

550 & 556 | WEST 180TH STREET

W 179 St/Saint Nicholas Av 🚶 2 minutes | 0 ft
🚗 MTA M98

Saint Nicholas Av/W 178 St 🚶 4 minutes | 0.1 mi
🚗 MTA M3



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