



Brian Silvestry

400 Central Park W #10D

New York, New York 10025

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Email Address: briansilvestry@gmail.com



168 West 133 street
SRO Investment Property
Built 17 X 48
Lot Size 17 X 100
Year Built 1880
Classification M1
Zoning R7-2
Max FAR 3.44



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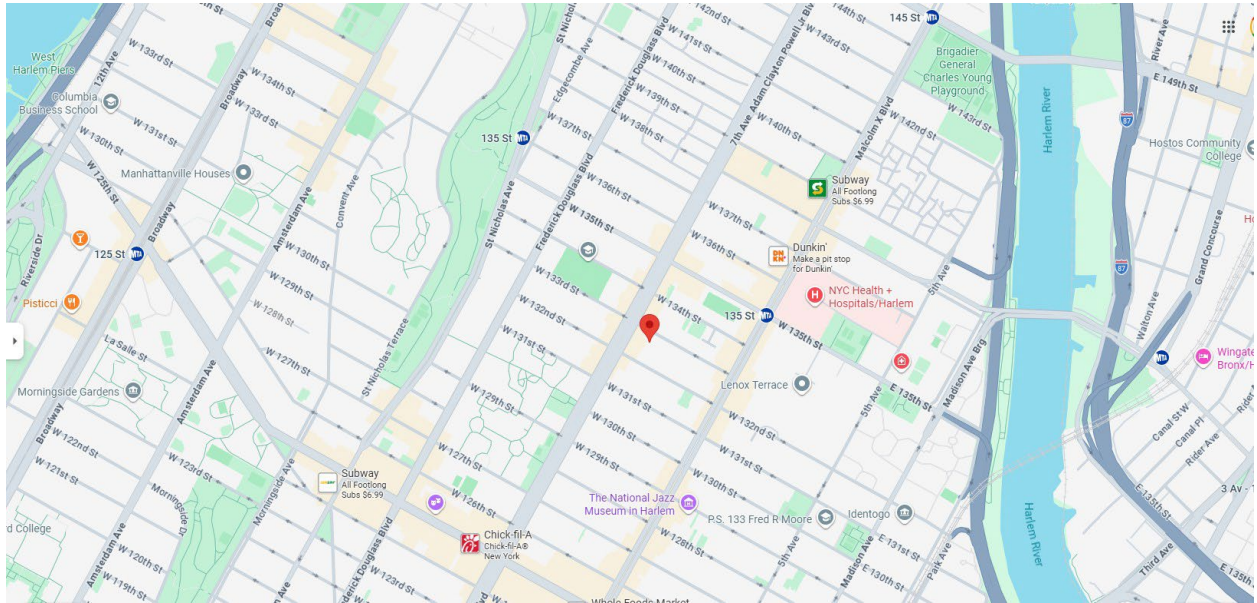
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The Neighborhood Central Harlem



The property is well situated close to the 2,3 as well as the B,C train and retail corridors on West 135th street as well as Frederick Douglass boulevard. Within close proximity to major universities including Columbia and City College, this property is ideally located in one of Manhattan's most convenient neighborhoods. The area and the block feature a mix of brownstone buildings, as well as apartment buildings and within close proximity are several landmark districts including Striver's Row.



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Offered for sale this occupied SRO building with a vacant garden level and vacant parlor floor, configured as a church space with two bathrooms, two offices and backyard access. The parlor floor is a self-contained 1 bedroom apartment that needs renovation. The church space is larger than the footprint of the upstairs, this is an ideal commercial space in very good condition with access to the cellar below and mechanicals. The cellar has the new gas furnace and plenty of room for storage. On the top two floors above you have 8 rooms, 6 of which are occupied, 2 vacant and 1.5 full bathrooms and a kitchen alcove. Currently, lower rents with paying tenants, provides lots of upside for the building.

Some TLC needed. Building sold without the Certificate of no harassment and subject to the occupancy of the 6 tenants.



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Rental Income

	1	2500	(projected)
Vacant rooms		1000	projected
	5	450	Bobby Perry
	6	618	Michael Starkley
	7	463	Anthony Charles
	8	448	Edward Hurdle
	9	515	Martin Jemison
	10	618	Frances Salama
Garden(church space)		3500	(projected)
		10,112	
Gross Income		121,344	(projected)
Actual gross income		37,344	

Expenses

Real estate taxes	9070
Insurance	6000 (projected)
Gas bill	10000 (projected)
Water Bill	4000 (projected)
Electricity	4000 (projected)

Total Expenses	33070
NOI (actual)	4,274
NOI (projected)	\$88,274

Cap Rate projected 8.8 %



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DOB

NYC Department of Buildings Property Profile Overview

168 WEST 133 STREET	MANHATTAN 10030	BIN# 1058205
WEST 133 STREET 168 - 168	Health Area : 1200 Census Tract : 226 Community Board : 110 Buildings on Lot : 1	Tax Block : 1917 Tax Lot : 158 Condo : NO Vacant : NO

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

STOP WORK ORDER EXISTS ON THIS PROPERTY

Cross Street(s): LENOX AVENUE, ADAM CLAYTON POWELL JR BOULEVARD

DOB Special Place Name:

DOB Building Remarks:

Landmark Status: Special Status: N/A

Local Law: NO Loft Law: NO

SRO Restricted: YES TA Restricted: NO

UB Restricted: NO

Environmental Restrictions: N/A Grandfathered Sign: NO

Legal Adult Use: NO City Owned: NO

Additional BINs for Building: NONE

HPD Multiple Dwelling: Yes

Number of Dwelling Units: 11

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: M1-CHURCH, SYNAGOGUE

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	Elevator Records
Complaints	3	0	Electrical Applications
Violations-DOB	13	9	Permits In-Process / Issued
Violations-OATH/ECB	2	2	Illuminated Signs Annual Permits
This property has <u>1 open OATH/ECB "Work Without A Permit" Violations</u> and may be subject to DOB civil penalties upon application for a permit. After obtaining the permit, a certificate of correction must be filed on the ECB violations.			
Jobs/Filings	1		Plumbing Inspections
ARA / LAA Jobs	2		Open Plumbing Jobs / Work Types
Total Jobs	3		Facades
Actions	10		Marquee Annual Permits
			Boiler Records
			DEP Boiler Information
			Crane Information
			After Hours Variance Permits

OR Enter Action Type:

OR Select from List:



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HPD

 168 West 133 Street, Manhattan, 10030 🔍 English ▼ Help

[Overview](#) [Complaints](#) [Violations](#) [Charges](#) [Litigation](#) [Repair/Vacate Orders](#) [Bed Bug Reports](#)

ALSO KNOWN AS **168 West 133 Street** 📍 See on map 🖨️ Print Building Info ☆ Add to Favorites

STATUS Active	REG # 124437	RANGE 168-168	BIN 1058205	BLOCK 1917	LOT 158	CENSUS TRACT 226
STOREYS 3	A UNITS 0	B UNITS 11	CD 10	CLASS P	OWNERSHIP PVT	BUILDING ID 40583

Complaints **1**

Last 2 years

Open Complaints - **0**

Violations **41**

A Class - **16** B Class - **20**
C Class - **5** I Class - **0**

Building Charges/Fees **18**

Work Orders - **5** Total Fees - **13**
Relocation Charges - **0**

Litigation **2**

Litigation - **2**
Harassment Findings - **0**