FOR SALE

100 East 123rd Street, New York, NY 10035

Fully Occupied Multifamily
Generating Strong Cash Flow

Ariel
GREA Partner

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- 10 unit multi-family walk-up apartments with 3 bedrooms each
- Existing signage revenue boosting gross annual income potential.
- Flexible M1-6/R10 zoning with 14,135 SF of unused air rights (20,260 Buildable SF MIH).
- Steps away from major national retailers (Trader Joe's, Target, Sephora) alongside iconic neighborhood culture and local dining hotspots.
- Located just two blocks from the 125th Street station (4, 5, 6 trains) for rapid Midtown and Downtown connectivity.
- Two blocks from the Harlem-125th Street Metro-North station, offering direct service to Westchester, Connecticut, and Grand Central Terminal.
- Construction is underway on the MTA's extension of the Q Line to 125th Street & Lexington Avenue, creating a major multi-modal transit hub right in the immediate area.
- Positioned near major transformative investments, including the expanding Apollo Theater, the National Black Theatre project, and the redevelopment of the Victoria Theater / Renaissance Hotel corridor.

For More Information Contact Our Exclusive Sales Agents at 212.544.9500 | arielpa.nyc

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For Financing Information:

Matthew Swerdlow x56
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Property Information	
Block / Lot	1771 / 72
Lot Dimensions	20.08' x 100.92'
Lot Sq. Ft.	2,026
Building Dimensions	20' x 75'
Stories	4 + Basement
Total Units	10
Building Sq. Ft.	6,125 + Basement
Zoning	M1-6 / R10 (Special East Harlem Corridors District)
FAR (MIH)	10.00
Buildable Sq. Ft. (MIH)	20,260
Air Rights Sq. Ft.	14,135
Tax Class	2B
Assessment (26/27)	$301,913
Real Estate Taxes (26/27)	$37,555

*All square footage/buildable area calculations are approximate

Asking Price: $950,000 | $155 / SF | $95,000 / Unit | 9.31% / Cap Rate | 5.11 / GRM

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Financial Summary

Gross Residential Income	$174,024	
Other Income (Signage)	$12,000	
Potential Gross Annual Income	$186,024	
Less Residential Vacancy Rate Reserve (3.00%):	($5,221)	
Gross Operating Income:	$180,803	
Less Expenses:	($92,397)	50% of SGI
Net Operating Income:	**$88,406**	**9.31% Cap Rate**

Expenses

Real Estate Taxes (26/27)	$37,555	Repairs & Maintenance	$7,500
Water & Sewer	$10,000	Payroll	$5,000
Insurance	$12,000	Legal/Miscellaneous	$3,616
Fuel	$7,656	Management	$7,232
Electric	$1,838	**Gross Operating Expenses:**	**$92,397**

Scheduled Income

Unit Type	# of Units	Avg. Rent $/Unit	Monthly Income	Annual Income
3 BR	10	$1,450	$14,502	$174,024
Signage			$1,000	$12,000
Total Income:			**$15,502**	**$186,024**

Unit Breakdown

Unit Status	# of Units	Avg. Rent $/Unit	Monthly Income	Annual Income
FM	1	$2,250	$2,250	$27,000
RS	7	$1,700	$11,902	$142,824
RC	1	$350	$350	$4,200
Signage			$1,000	$12,000
Total Income:			**$15,502**	**$186,024**

FOR FULL RENT ROLL CLICK HERE

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Food & Drink

1. Zaro's Family Bakery
2. Shake Shack
3. Whole Foods
4. Red Rooster
5. Burger King
6. Taco Bell
7. Starbucks
8. Harlem Seafood Soul
9. FOOD BAZAAR
10. Mangoville
11. Accra
12. New King Wok
13. Dunkin
14. Charlie's Place
15. Caribbean Starr
16. Sylvia's
17. Lechonera La Isla

Banks

1. Chase Bank
2. Apple Bank
3. Bank of America
4. Wells Fargo
5. M&T Bank

Wellness & Clothing

1. Bath & Body Works
2. Hansborough Recreation Center
3. Spa Boutique 2 Go
4. H&M
5. Victoria's Secret & PINK
6. Marshalls
7. JDI Barbell

Other

1. New York College Of Podiatric Medicine
2. The Studio Museum in Harlem
3. Marcus Garvey Park
4. Apollo Theater
5. United States Postal Service
6. Abraham Lincoln Playground
7. Dr. Ronald E. McNair Playground
8. Henry J.Carter Specialty Hospital
9. Harlem Renaissance High School
10. WeWork Office Space & Coworking
11. Eugene McCabe Field
12. GoodFriend Self Storage
13. The National Jazz Museum in Harlem -
14. Collyer Brothers Park
15. Othmar Ammann Playground

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