FOR SALE

2153-2155 Adam Clayton Powell Jr. Blvd, New York, NY 10027

Two Adjacent Mixed-Use Buildings in Central Harlem

Ariel GREA Partner

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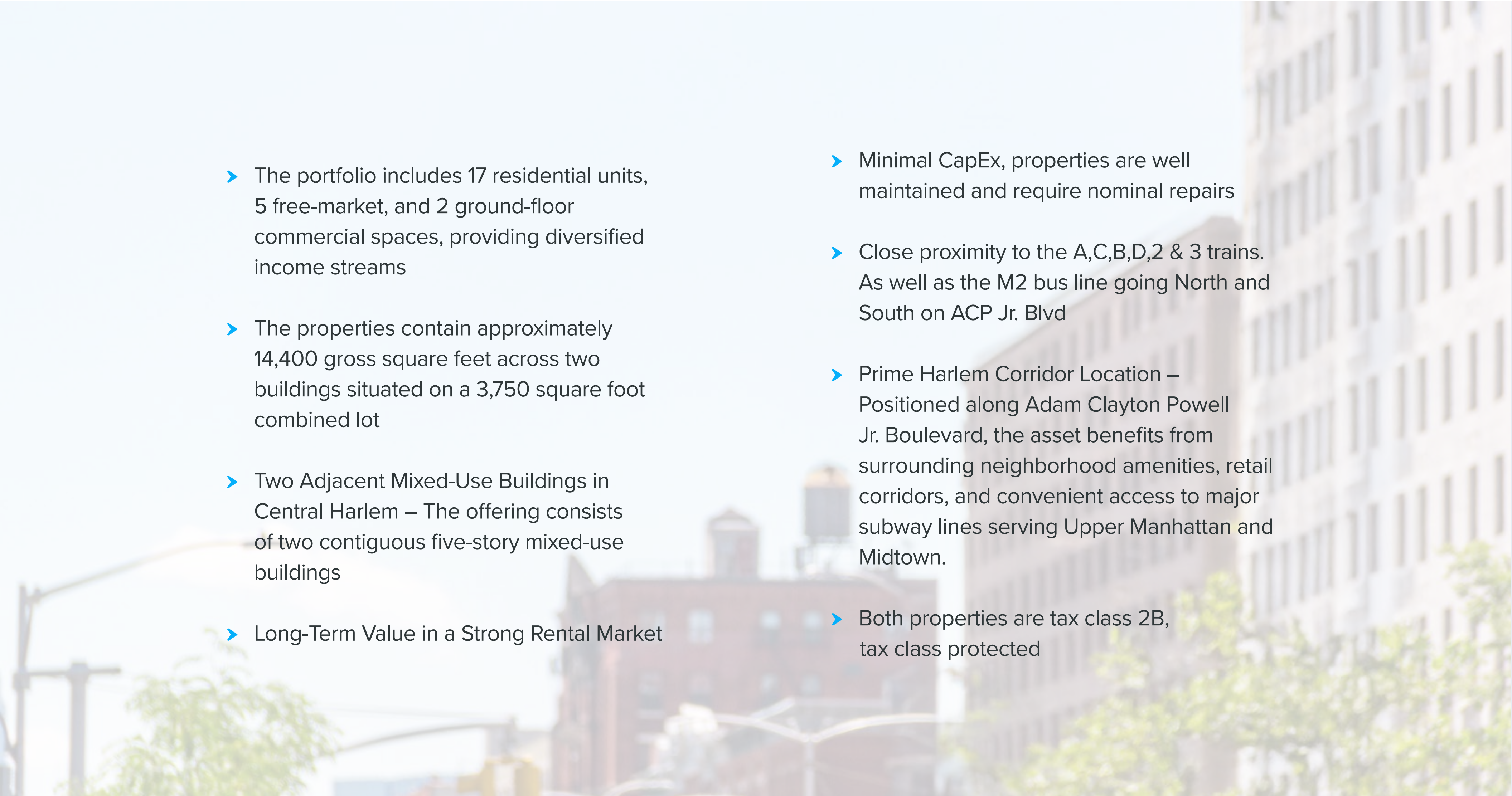

- The portfolio includes 17 residential units, 5 free-market, and 2 ground-floor commercial spaces, providing diversified income streams
- The properties contain approximately 14,400 gross square feet across two buildings situated on a 3,750 square foot combined lot
- Two Adjacent Mixed-Use Buildings in Central Harlem – The offering consists of two contiguous five-story mixed-use buildings
- Long-Term Value in a Strong Rental Market
- Minimal CapEx, properties are well maintained and require nominal repairs
- Close proximity to the A,C,B,D,2 & 3 trains. As well as the M2 bus line going North and South on ACP Jr. Blvd
- Prime Harlem Corridor Location – Positioned along Adam Clayton Powell Jr. Boulevard, the asset benefits from surrounding neighborhood amenities, retail corridors, and convenient access to major subway lines serving Upper Manhattan and Midtown.
- Both properties are tax class 2B, tax class protected

Asking Price: $3,250,000 | $226 / SF | $171,053 / Unit | 7.52% / Cap Rate | 8.18 / GRM

Exclusively Represented By
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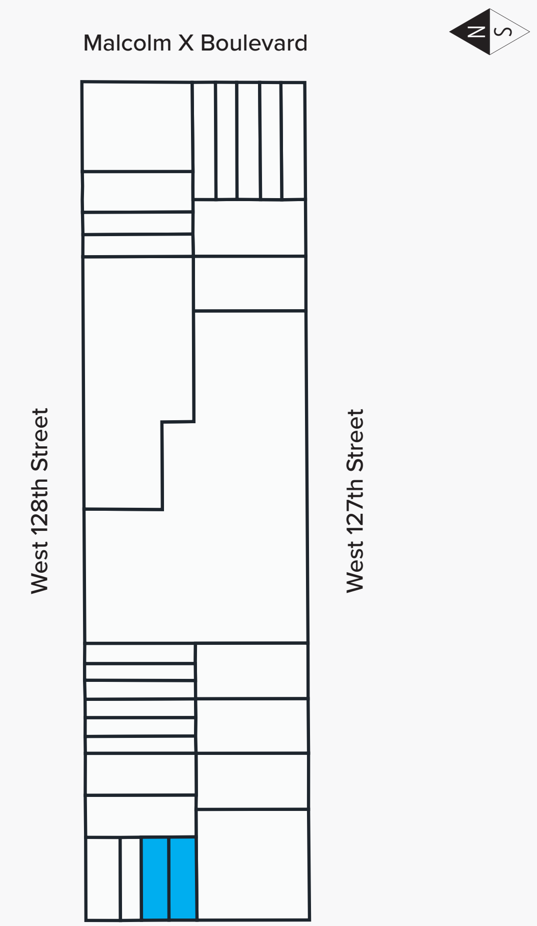

	Total	2153 Adam Clayton Powell JR Blvd	2155 Adam Clayton Powell JR Blvd
Block / Lot	1912 / 63 & 64	1912 / 64	1912 / 63
Lot Dimensions	50' x 75'	25' x 75'	25' x 75'
Lot Sq. Ft.	3,750	1,875	1,875
Building Dimensions	-	25' x 63'	25' x 63'
Stories	-	5	5
Residential Units	17	8	9
Commercial Units	2	1	1
Total Units	19	9	10
Building Sq. Ft.	14,400	7,190	7,210
Zoning	R7-2 / C1-4	R7-2 / C1-4	R7-2 / C1-4
FAR (Standard)	4.00	4.00	4.00
FAR (UAP)	5.01	5.01	5.01
Buildable Sq. Ft. (Standard)	15,000	7,500	7,500
Buildable Sq. Ft. (UAP)	18,788	9,394	9,394
Air Rights Sq. Ft.	600	310	290
Tax Class	2B	2B	2B
Assessment (26/27)	$356,174	$178,087	$178,087
Real Estate Taxes (26/27)	$44,304	$22,152	$22,152

*All square footage/buildable area calculations are approximate

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Financial Summary

Scheduled Residential Income:	$291,159	
Scheduled Commerciall Income:	$121,130	
Scheduled Gross Income:	$412,289	
Less Residential Vacancy Rate Reserve (3.00%):	($8,735)	
Less Commercial Vacancy Rate Reserve (5.00%):	($6,056)	
Gross Operating Income:	$397,498	
Less Expenses:	($153,193)	53% of SGI
Net Operating Income:	$244,305	7.52% Cap Rate

Expenses (Estimated)

Real Estate Taxes (26/27)	$44,304	Repairs & Maintenance	$12,750
R.E. Tax Reimbursement	($2,017)	Payroll	$8,500
Water Escalation Reimbursement	($3,515)	Legal/Miscellaneous	$7,950
Water & Sewer	$20,400	Management	$15,900
Insurance	$26,600	Gross Operating Expenses:	**$153,193**
Fuel	$18,000		
Gas & Electric	$4,320		

Scheduled Income

Unit Type	# of Units	Avg. Rent $/Unit	Monthly Income	Annual Income
1 BR	16	$1,420	$22,713	$272,559
2 BR	1	$1,550	$1,550	$18,600
Comm	2	$5,047	$10,094	$121,130
Total Income:			**$34,357**	**$412,289**

Unit Breakdown

Unit Status	# of Units	Avg. Rent $/Unit	Monthly Income	Annual Income
FM	5	$2,274	$11,368	$136,416
RS	12	$1,075	$12,895	$154,743
Comm	2	$5,047	$10,094	$121,130
Total Income:			**$34,357**	**$412,289**

FOR FULL RENT ROLL CLICK HERE

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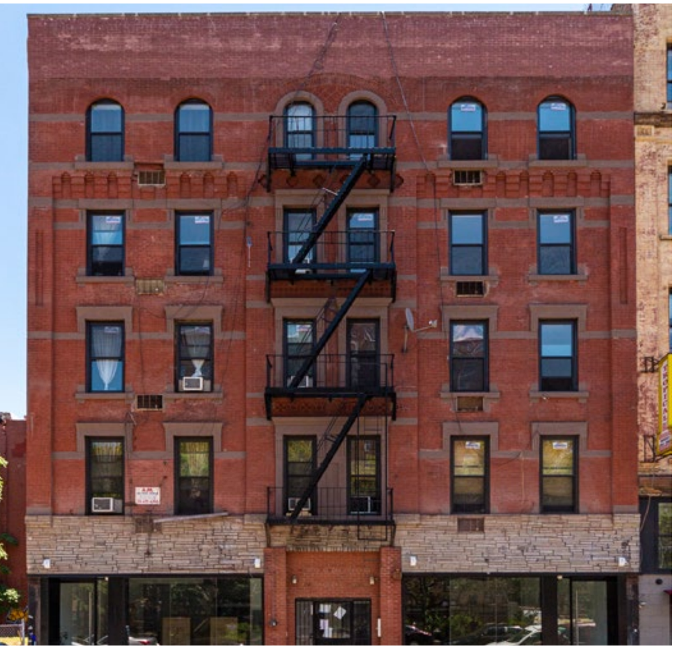
Property Photos



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Interior Photos

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Located in the heart of Harlem, 2153–2155 Adam Clayton Powell Jr. Blvd is just a short walk from 125th Street station, providing convenient access to the A, B, C, and D subway lines.

Transportation Score

99
Walker's Paradise

100
Public Transportation

77
Very Bikeable

Visit Walk Score Website →

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