

2129 AMSTERDAM AVENUE, NEW YORK, NY 10032

EXCLUSIVE OFFERING MEMORANDUM

Corner Mixed-Use in Washington Heights



IPRG



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FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

Robert Rappa	Ruben Ouazana
Senior Director	Associate
718.360.8704	718.360.8543
rrappa@iprg.com	rouazana@iprg.com

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INVESTMENT PRICING





OFFERING PRICE
\$4,900,000

INVESTMENT HIGHLIGHTS

21 Apts & 3 Stores
of Units

25,296
Approx. SF

6.99%
Current Cap Rate

\$204,167
Price/Unit

\$194
Price/SF

7.77x
Current GRM

INCOME

UNIT	STATUS	CURRENT	STATUS
1A	RS	\$609.57	Jul-25
21	FM	\$3,300.00	Dec-24
22	RS	\$990.68	Feb-25
23	RS	\$895.78	Jan-25
24	RS	\$1,817.80	Aug-24
31	FM	\$3,125.00	May-25
32	RS	\$911.88	Feb-26
33	RS	\$958.66	M-M
34	FM	\$2,475.00	Aug-24
41	FM	\$3,995.00	Jun-25
42	FM	\$3,995.00	Jul-24
43	RC	\$312.11	-
44	RS	\$2,730.82	May-25
51	RS	\$1,150.28	May-26
52	RS	\$1,171.34	Jul-25
53	RS	\$928.20	Dec-25
54	RS	\$2,155.69	May-25
61	RS	\$976.72	Oct-26
62	FM	\$3,400.00	Jun-25
63	RS	\$1,368.97	Dec-25
64	FM	\$2,700.00	Jun-25
Commercial 1		\$5,534	Dec-26
Commercial 2		\$4,035	Apr-30
Commercial 3		\$3,000	Feb-29

MONTHLY: \$52,538

ANNUALLY: \$630,458

EXPENSES

	CURRENT
GROSS OPERATING INCOME:	\$ 630,458
VACANCY/COLLECTION LOSS (3%):	\$ (18,914)
EFFECTIVE GROSS INCOME:	\$ 611,544
<hr/>	
TAXES 23/24 (TAX CLASS 2):	\$ (151,936)
REIMBURSEMENT FOR SCRIE:	\$ 4,128
ELECTRIC:	\$ (3,449)
WATER AND SEWER:	\$ (22,996)
INSURANCE:	\$ (25,296)
HEAT:	\$ (17,247)
REPAIRS:	\$ (12,000)
ELEVATOR MAINTENANCE:	\$ (6,000)
PAYROLL:	\$ (9,600)
MANAGEMENT (3%):	\$ (24,462)
TOTAL EXPENSES:	\$ (268,858)
NET OPERATING INCOME:	\$ 342,686

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PROPERTY INFORMATION



INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to arrange for the sale of 2129 Amsterdam Avenue.

The subject property is a 6-story, 25,296 SF, elevator serviced apartment building comprised of 21 apartments and 3 retail stores on the ground floor. There are currently 7 free market units and 13 rent stabilized units. The property is ideally located on the southeast corner of West 166th Street and Amsterdam Avenue in the Washington Heights neighborhood of New York. It is 2 blocks away from New York Presbyterian Hospital.

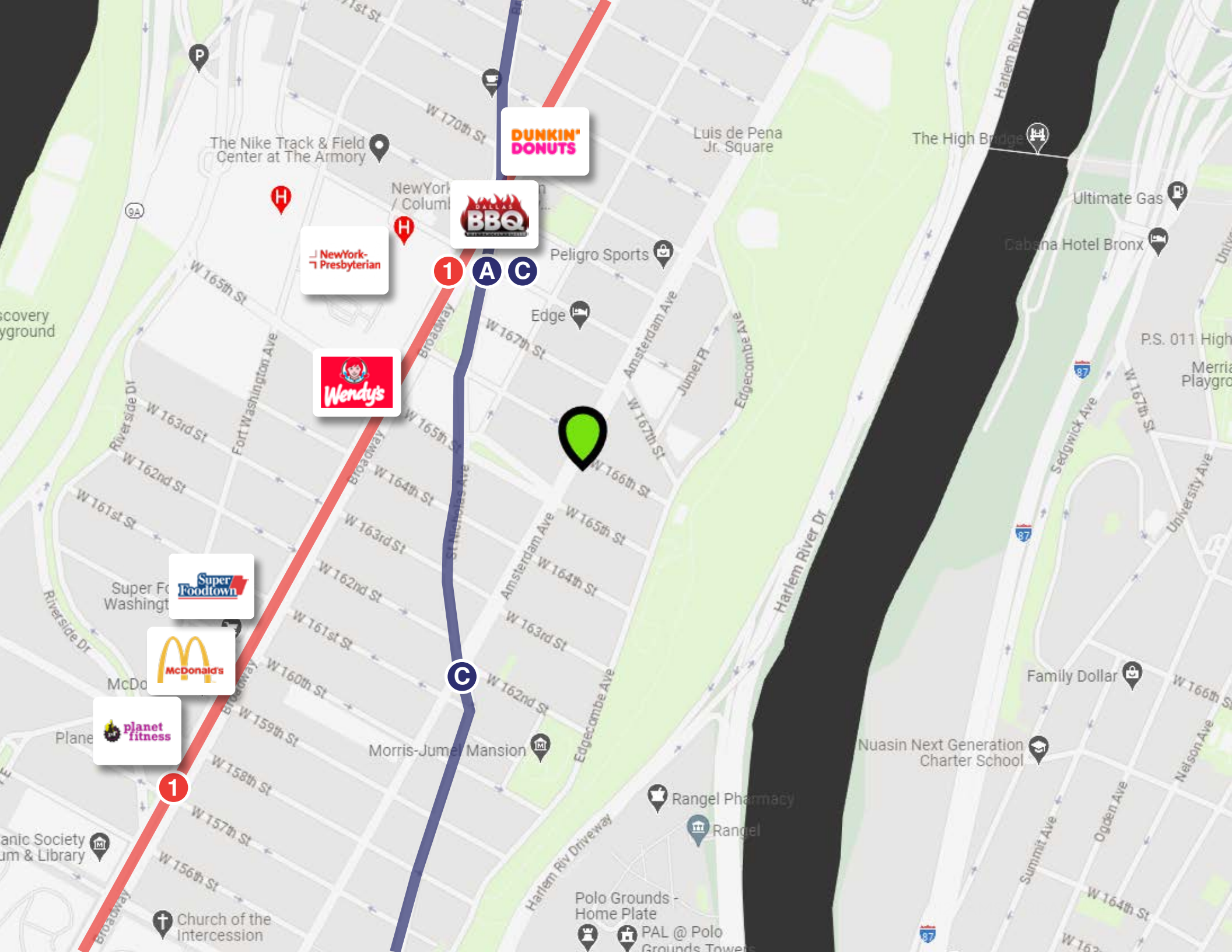
The property benefits from its proximity to the 1, A, & C subway stations at 168th Street & Broadway.

BUILDING INFORMATION

BLOCK & LOT	2111-50
NEIGHBORHOOD	Washington Heights
CROSS STREETS	Corner of Amsterdam Ave & W 166th St
BUILDING DIMENSIONS	51' x 88'
LOT DIMENSIONS	52.25' x 100'
# OF UNITS	21 Apts & 3 Stores
TOTAL SQUARE FOOTAGE	25,296
ZONING	C2-4 / R7-2
FAR	3.4
TAX CLASS	Tax Class 2
FINAL ASSESSMENT (24/25)	\$1,215,290.00
TAX RATE	12.502%
TAXES (24/25)	\$151,935.56

TAX MAP





DUNKIN' DONUTS

DALLAS BBQ

NewYork-Presbyterian

Wendy's

Super Foodtown

McDonald's

planet fitness

1

A

C

C

1

The Nike Track & Field Center at The Armory

Luis de Pena Jr. Square

The High Bridge

New York / Columbia

Peligro Sports

Ultimate Gas

Dabana Hotel Bronx

P.S. 011 High

Merrill Playgro

Super Foodtown

McDonald's

planet fitness

Edge

Family Dollar

Nuasin Next Generation Charter School

Rangel Pharmacy

Rangel

Polo Grounds - Home Plate

PAL @ Polo Grounds Towers

Church of the Intercession

ADDITIONAL PROPERTY PHOTOS



An aerial photograph of a city, likely New York City, showing a complex highway interchange with multiple lanes and overpasses. The surrounding area is densely packed with buildings of various heights and styles, interspersed with green spaces and trees. The overall scene is captured in a high-angle, wide-view perspective.

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**ROBERT
RAPPA**
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rrappa@iprg.com

**RUBEN
OUAZANA**
718.360.8543
rouazana@iprg.com