

208 WEST 123RD STREET NEW YORK, NY 10027



Renovated 4-Unit SoHa Brownstone
Delivered Vacant

FOR SALE

BUILDING FEATURES

LOCATION	On the south side of West 123rd Street between Adam Clayton Powell Jr Blvd & Frederick Douglass Blvd.
BLOCK/LOT	1928 / 138
LOT DIMENSIONS	16' x 100.92' (Approx.)
LOT AREA	1,614 (Approx.)
STORIES	4
BUILDING SIZE	16' x 55' (Approx.)
GROSS SQUARE FOOTAGE	3,520 (Approx.)
ADDITIONAL AIR RIGHTS	2,938 (Approx.)
RESIDENTIAL UNITS	4
ZONING	R7A
FAR	4.00
ASSESMENT (14/15)	\$39,083
TAXES (14/15)	\$5,024
GROSS REVENUE	\$123,000
EXPENSES	\$15,424
NOI	\$107,576

ASKING PRICE

\$2,650,000

PROPERTY FEATURES

Cushman & Wakefield has been retained on an exclusive basis for the sale of 208 West 123rd Street, a unique investment opportunity to own approximately 3,520 sq. ft. brownstone in the heart of South Harlem's most vibrant sub-market. Located adjacent to Restaurant Row along Frederick Douglass Blvd from 110th to 124th Streets, the property benefits from the wide range of cultural amenities and some of the City's finest dining establishments that give the streets of West Harlem a unique dynamism. The boulevard is flooded with trended and hip gathering spots such as Bier International, Melba's, Harlem Food Bar, Red Rooster, Lido, Jado Sushi and Harlem Tavern, among many others. The neighborhood is also host to a stylish group of new retailers that are transforming the area into a fashion destination and cultural hub with shops such as N Boutique, Silvana and Land Yoga. Whole Foods has broken ground and will be arriving at 125th Street and Lenox Avenue in the coming months—just blocks from this newly bustling area. In addition the building is in close proximity to the A, B, C and D subway lines at 125th Street and St. Nicholas Avenue.

FOR MORE INFORMATION, PLEASE CONTACT:

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CUSHMAN & WAKEFIELD, INC.
275 Madison Avenue, 3rd Floor
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RENT ROLL

UNIT #	# OF ROOMS	LEASE TYPE	PROJECTED CHARGES
First Floor	Studio	FM	\$1,500
Second Floor	3 Bedroom	FM	\$4,250
Third Floor	1 Bedroom	FM	\$2,250
Fourth Floor	1 Bedroom	FM	\$2,250

TOTALS & METRICS

Total Monthly Revenue	\$10,250
Total Annual Revenue	\$123,000
Average Monthly Rent Per Unit	\$2,562
Average Rent Per Net Square Foot	\$41.10

EXPENSES

R. E. Taxes (14/15)	Actual	\$5,024
Water & Sewer	Projected @ \$700 / Unit	\$2,800
Insurance	Projected @ \$400 / Unit	\$1,600
Electric	Tenant Pays	-
Fuel	@ \$1.25 / SF	\$4,400
Repairs	Projected @ \$400 / Unit	\$1,600
Total Annual Expenses:		\$15,424

Gross Annual Revenue:	\$123,000	
Vacancy Allowance:	@ 3% of Gross Annual Revenue	\$3,690
Effective Gross Annual Revenue:	\$119,310	
Less Annual Expenses:	\$15,424	
Net Operating Income:	\$103,886	
CAP RATE:	4.0%	
PPSF:	\$752.84	



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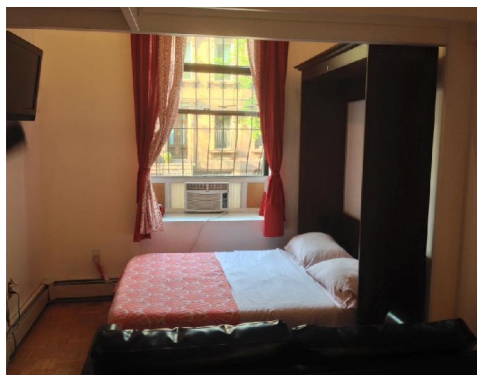
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TAX MAP & PROPERTY PHOTOS



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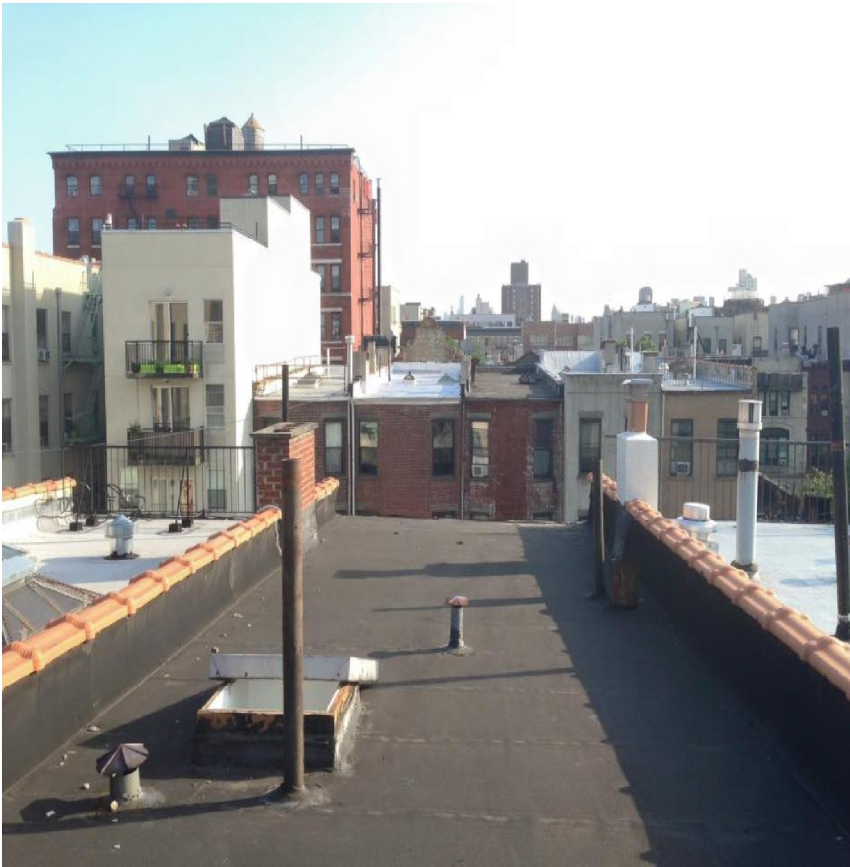
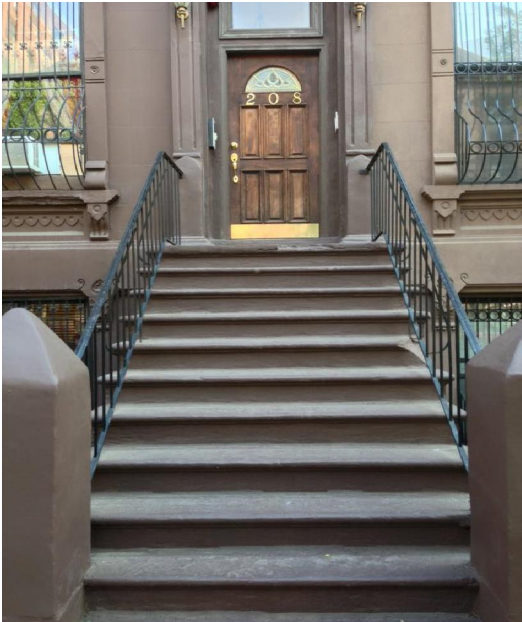
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BUILDING PHOTOS — ROOF — GARDEN — BOILER ROOM — GAS/ELECTRIC



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FLOOR PLAN



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