

Exclusive Offering:
437 East 80th Street
Upper East Side (Manhattan)
32 Units | 23,346 Gross SF
54 Feet of Frontage | 50 Year Ownership

437 East 80th Street
New York, NY 10075



54-Feet of Frontage | 32 Units
50+ Year Ownership

Asking Price: \$8,000,000
6% Cap Rate | \$342/PSF



- Rare 54-Foot-Wide Walkup Multifamily Building
- Approximately 23,346 Gross SF / 32 Units
- Unit Mix: 11 FM / 18 RS / 2 RC
- Average Free Market Rents Approximately 15%–20% Below Market
- Clear Path to Add Value via FM Apartment Renovations
- Nearly 50 Years of Multigenerational Ownership
- Short Walk to 4/5/6 Subway Lines at 86th Street and Q Line at 86th Street

For more information, please contact exclusive brokers:

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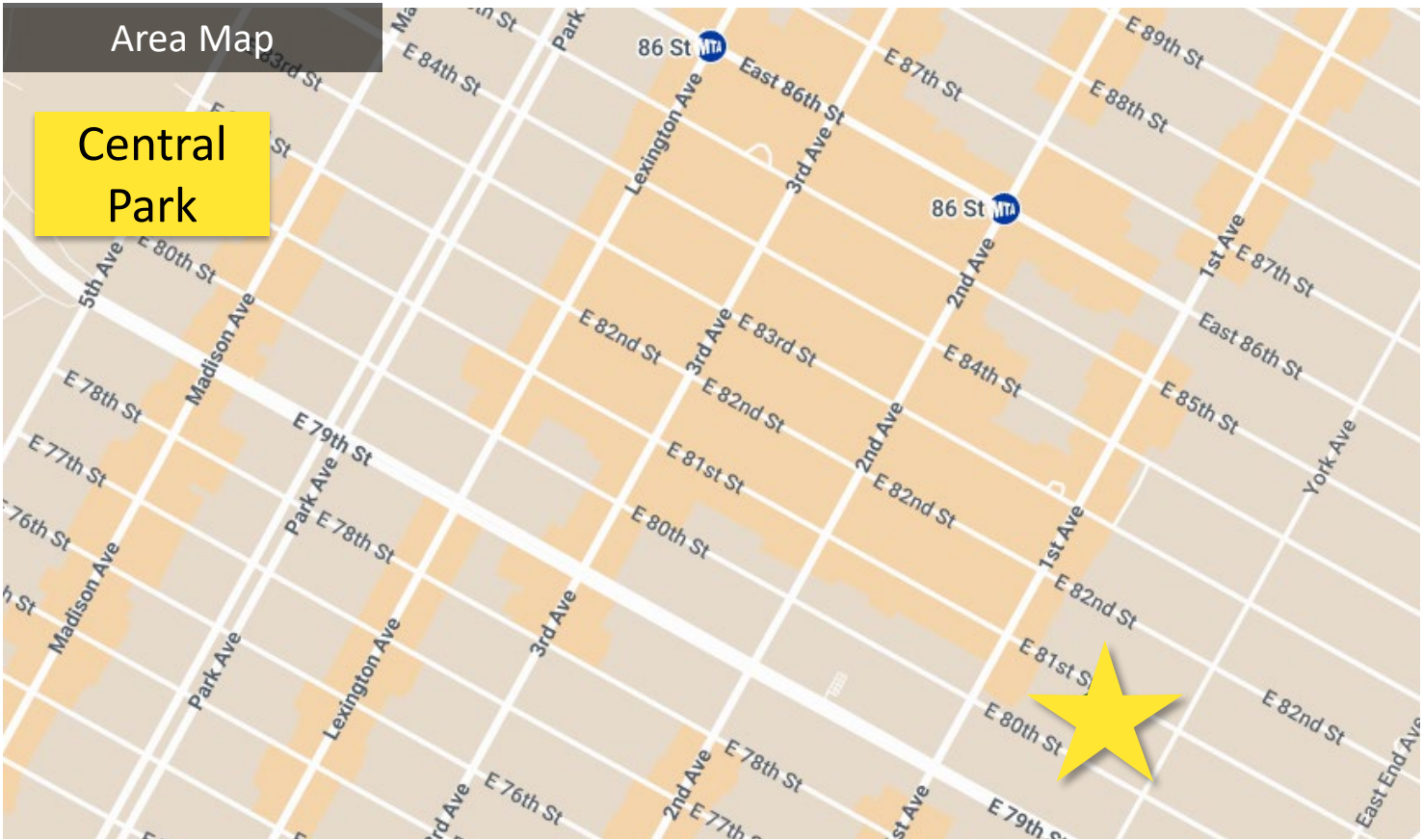
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Cross Street	First Avenue and York Avenue
Neighborhood	Upper East Side
Description	Multifamily
Block / Lot	1560 / 16
Year Built	1917
Lot Dimensions	53.58' X 102.17'
Lot Size	5,474 SF
Stories	6
Existing Gross SF	23,346 SF
Residential Units	32
Total Units	32
Zoning	R8B
Air Rights	N/A (Overbuilt)
Tax Class	2
Real Estate Taxes (25/26)	\$172,733



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I-Card

STREET E-80		NEW LAW TENEMENT		NEW LAW C. I.		10902	
AVE.		No. 437-41 Dist. 1964		N. B. Plan No. 23303 Date 10/25/11			
MATERIAL OF BLDG. Arrangement		1, 6555rr		Total		32	
T.P. Non F.P. Wooden		C 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17		Apartments		32	
ROOF none		Sanitary Condition of Tank		Condition of Gutter		Leader broken penthouse 804	
BULKHEAD DOOR none		Locked not		Fire Tower Door Locked none		PENTHOUSE none	
WATER SUPPLY O.K.		Self Closing		How Used		Enlarged 23-9	
DEFFECTIVE FIXTURES none		Inadequate		What Floor		Suggest Remedy	
DEFFECTIVE FLUSHING APPARATUS none		Where		Remedy		OCT 26 1917 9021	
OTHER PLUMBING DEFECTS none		Where		Remedy			
HALLS AND STAIRS yes		Subject O.K.		Where none		Condition of Carpet and Oilcloth not	
Doors F.P. S.C.		Cleanliness and Repair of Walls and Ceiling		Condition of Carpet and Oilcloth		Floor O.K.	
CLOSET UNDER ENTRANCE FLOOR STAIRS (Non F.P. and Wooden Bldgs.) none		No. of Families one		No. of Rooms 4		Permit Present not	
BASEMENT AND CELLAR yes		Occupied for Living Fire Dept. arch		Material of Ceiling none		Material of Floor Concrete	
Material of Ceiling none		Cleanliness and Repair of Walls and Ceiling O.K.		Storage of Inflammable Material none			
Door to Shafts F.P. S.C.		Is General Condition of Heating Plant a Fire Hazard not					
FIRE DEPT. PERMIT none		Should Permit be Revoked					
W. C.'S NOT IN APTS. none		No. Location		Legally Lighted and Ventilated		Sanitary Condition	
DUMBWAITERS yes		Clean				Material of Partitions	
ILLEGAL STAIRS OR INSIDE OPENINGS FROM CELLAR TO FLOOR ABOVE (Non F.P. Bldgs. Certain Types) none						115119	
BAKERY none		Location		F.P.		In Use	
						According to Law	

**Building I-Card reflects legal cellar unit. Please consult with your architect.*

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Rent Roll

Unit	Unit Status	Unit Type	Monthly Rent	Legal Rent	Annual Rent	Expiration	Proforma Monthly Rent	Proforma Annual Rent	Notes
1	RS	1BR/1B	\$1,341.45		\$16,097.40	\$46,173.00	\$1,381.69	\$16,580.32	
2	RC	1BR/1B	\$946.43		\$11,357.16	\$45,291.00	\$974.82	\$11,697.87	
3	FM	2BR/1B	\$3,400.00		\$40,800.00	\$46,203.00	\$4,500.00	\$54,000.00	
4	RS	1BR/1B	\$1,208.97		\$14,507.64	\$46,203.00	\$1,245.24	\$14,942.87	
5	RS	1BR/1B	\$1,335.40		\$16,024.80	\$46,053.00	\$1,375.46	\$16,505.54	Duplex w/ Cellar R
6	RS	1BR/1B	\$1,500.46	\$1,500.46	\$18,005.52	\$46,081.00	\$1,545.47	\$18,545.69	
7	FM	2BR/1B	\$3,350.00		\$40,200.00	\$45,930.00	\$4,500.00	\$54,000.00	
8	FM	1BR/1B	\$2,800.00		\$33,600.00		\$3,400.00	\$40,800.00	Vacant - Projected Rent
9	RS	1BR/1B	\$2,079.59	\$2,461.88	\$24,955.08	\$45,991.00	\$2,141.98	\$25,703.73	
10	FM	1BR/1B	\$2,900.00		\$34,800.00	\$46,477.00	\$3,400.00	\$40,800.00	
11	FM	2BR/1B	\$4,100.00		\$49,200.00	\$46,112.00	\$4,500.00	\$54,000.00	
12	RS	2BR/1B	\$2,983.44	\$3,418.50	\$35,801.28	\$45,936.00	\$3,072.94	\$36,875.32	
14	RS	2BR/1B	\$1,270.31	\$1,270.31	\$15,243.72	\$46,326.00	\$1,308.42	\$15,701.03	
15	FM	1BR/1B	\$2,600.00		\$31,200.00	\$46,081.00	\$3,400.00	\$40,800.00	
16	FM	2BR/1B	\$3,150.00		\$37,800.00	\$46,081.00	\$4,500.00	\$54,000.00	
17	RC	2BR/1B	\$1,617.05		\$19,404.60	\$45,291.00	\$1,665.56	\$19,986.74	
18	FM	2BR/1B	\$3,825.00		\$45,900.00	\$46,295.00	\$4,500.00	\$54,000.00	
19	RS	1BR/1B	\$1,852.97		\$22,235.64	\$45,961.00	\$1,908.56	\$22,902.71	
20	RS	1BR/1B	\$1,018.95		\$12,227.40	\$46,326.00	\$1,049.52	\$12,594.22	
21	RS	2BR/1B	\$3,180.25	\$3,206.65	\$38,163.00	\$46,234.00	\$3,275.66	\$39,307.89	
22	RS	2BR/1B	\$1,812.00		\$21,744.00	\$45,961.00	\$1,866.36	\$22,396.32	
23	RS	2BR/1B	\$1,633.48		\$19,601.76	\$46,022.00	\$1,682.48	\$20,189.81	
24	RS	2BR/1B	\$2,845.70	\$2,933.01	\$34,148.40	\$46,568.00	\$2,931.07	\$35,172.85	
25	FM	1BR/1B	\$2,375.00		\$28,500.00	\$45,961.00	\$3,400.00	\$40,800.00	
26	RS	1BR/1B	\$1,079.04		\$12,948.48	\$46,356.00	\$1,111.41	\$13,336.93	
27	RS	1BR/1B	\$2,228.50		\$26,742.00	\$46,630.00	\$2,295.36	\$27,544.26	
28	FM	2BR/1B	\$3,025.00		\$36,300.00	\$45,961.00	\$4,500.00	\$54,000.00	
29	RS	1BR/1B	\$1,889.15	\$2,809.90	\$22,669.80	\$45,961.00	\$1,945.82	\$23,349.89	
30	FM	1BR/1B	\$2,400.00		\$28,800.00	\$46,053.00	\$3,400.00	\$40,800.00	
31	RS	1BR/1B	\$1,113.98		\$13,367.76	\$46,173.00	\$1,147.40	\$13,768.79	
32	RS	1BR/1B	\$1,609.31		\$19,311.72	\$46,295.00	\$1,657.59	\$19,891.07	
Cellar F		Commercial	--		--				Vacant Office
Cellar R		N/A	\$680.00		\$8,160.00	\$46,142.00	\$680.00	\$8,160.00	Lower Level of Unit #5 Duplex
Super		2BR/1B	--		--				Cellar Unit – see I-Card
Totals:			\$69,151.43		\$829,817.16		\$80,262.82	\$963,153.87	

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Financial Overview

Total Annual Revenue		Current	Proforma
Total Annual Revenue		\$829,817	\$963,154
Vacancy & Credit Loss	3%	(\$24,895)	(\$28,895)
Effective Gross Income		\$804,923	\$934,259
Total Expenses			
Real Estate Taxes (25/26)	Actual	\$172,733	\$172,733
Heat (Gas Boiler)	Actual	\$31,002	\$31,002
Insurance	Estimated @ \$1,000/Unit	\$33,000	\$33,000
Electricity	Actual	\$5,518	\$5,518
Water/Sewer	Actual	\$23,406	\$23,406
Repairs & Maintenance	Estimated	\$20,000	\$20,000
Super	Actual	\$12,000	\$12,000
Management Fee	4%	\$24,148	\$28,028
Total Expenses		\$321,806	\$325,686
Net Operating Income		\$483,116	\$608,573

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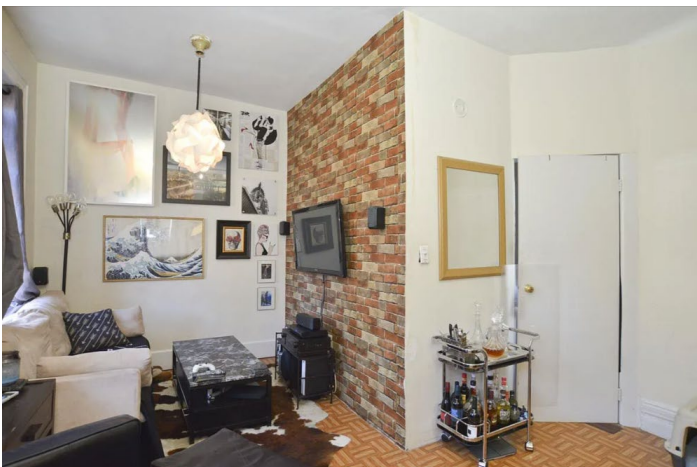
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Interior Photos - Apartments



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Exterior Photos - Roof



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