

925 COLUMBUS AVENUE, NEW YORK, NY 10025

EXCLUSIVE OFFERING MEMORANDUM



IPRG

925 COLUMBUS AVENUE, NEW YORK, NY 10025

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STORE ON COLUMBUS AVENUE FOR SALE

925 COLUMBUS AVENUE, NEW YORK, NY 10025

16 APARTMENTS & 1 STORE ON COLUMBUS AVENUE FOR SALE

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INVESTMENT PRICING

925 COLUMBUS AVENUE



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16 APARTMENTS & 1 STORE ON COLUMBUS AVENUE FOR SALE



OFFERING PRICE

\$3,500,000

INVESTMENT HIGHLIGHTS

16 Apts & 1 Store
of Units

9,634
Approx. SF

5.62%
Pro Forma Cap Rate

9 UNITS TO BE DELIVERED VACANT

\$205,882.35
Price/Unit

\$363
Price/SF

9.11x
Pro Forma GRM

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16 APARTMENTS & 1 STORE ON COLUMBUS AVENUE **FOR SALE**

INCOME & EXPENSES

UNIT	TYPE	APPROX. SF	CURRENT	PRO FORMA	ESTIMATED LEGAL	STATUS	NOTES
2FN	Studio	500	\$1,522.50	\$1,522.50	\$1,744.97	RS	SCRIE
2FS	Studio	500	\$0.00	\$1,877.35	\$1,877.35	RS	Vacant
2RN	Studio	500	\$845.01	\$845.01	\$925.26	RS	SCRIE
2RS	Studio	500	\$0.00	\$1,350.04	\$1,350.04	RS	Vacant
3FN	Studio	500	\$0.00	\$2,022.65	\$2,022.65	RS	Vacant
3FS	Studio	500	\$0.00	\$2,021.76	\$2,021.76	TE	Owner Occupied - Vacant
3RN	Studio	500	\$0.00	\$1,072.34	\$1,072.34	RS	Vacant
3RS	Studio	500	\$815.90	\$815.90	\$822.22	RS	Occupied
4FN	Studio	500	\$1,811.49	\$1,811.49	\$2,021.76	RS	Occupied
4FS	Studio	500	\$1,452.50	\$1,452.50	\$1,747.98	RS	Occupied
4RN	Studio	500	\$1,384.23	\$1,384.23	\$1,517.40	RS	Occupied
4RS	Studio	500	\$0.00	\$1,833.75	\$1,833.75	RS	Vacant
5FN	Studio	500	\$0.00	\$1,624.22	\$1,624.22	RS	Vacant
5FS	Studio	500	\$1,400.62	\$1,400.62	\$1,685.54	RS	Occupied
5RN	Studio	500	\$0.00	\$1,732.94	\$1,732.94	RS	Vacant
5RS	Studio	500	\$0.00	\$1,732.94	\$1,732.94	RS	Vacant
Commercial	Liquor Store	2,100	\$7,500.00	\$7,500.00	\$14,000.00	RT	Month to Month
			MONTHLY:	\$16,732.25	\$32,000.24		
			ANNUALLY:	\$200,787.00	\$384,002.88		

	CURRENT	PRO FORMA	LEGAL
GROSS OPERATING INCOME:	\$ 200,787.00	\$ 384,003	\$ 476,797
VACANCY/COLLECTION LOSS (3%):	\$ (4,015.74)	\$ (7,680.06)	\$ (9,535.95)
EFFECTIVE GROSS INCOME:	\$ 196,771.26	\$ 376,322.82	\$ 467,261.49
REAL ESTATE TAXES (2):	\$ (108,607.00)	\$ (108,607)	\$ (108,607)
FUEL (OIL):	\$ (16,000.00)	\$ (16,000)	\$ (16,000)
WATER AND SEWER:	\$ (1,800.00)	\$ (11,594)	\$ (11,594)
INSURANCE:	\$ (15,000.00)	\$ (15,000.00)	\$ (15,000.00)
COMMON AREA ELECTRIC:	\$ (2,000.00)	\$ (2,000.00)	\$ (2,000.00)
REPAIRS & MAINTENANCE:	\$ (6,800.00)	\$ (6,800)	\$ (6,800)
PAYROLL:	\$ (8,000.00)	\$ (8,000.00)	\$ (8,000.00)
MANAGEMENT (3%):	\$ (6,023.61)	\$ (11,520)	\$ (14,304)
TOTAL EXPENSES:	\$ (164,230.61)	\$ (179,521)	\$ (182,305)
NET OPERATING INCOME:	\$ 32,540.65	\$ 196,802	\$ 284,957

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PROPERTY INFORMATION

925 COLUMBUS AVENUE



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16 APARTMENTS & 1 STORE ON COLUMBUS AVENUE **FOR SALE**

INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) is pleased to present 925 Columbus Avenue, a premier 17-unit mixed-use property located between 105th and 106th Street in Manhattan's prestigious Upper West Side.

This 5-story building spans 9,635 square feet and features 16 one-bedroom apartments along with a ground-floor commercial space. All 16 apartments are rent stabilized with 9 units being delivered vacant. On the street level sits the retail store front, Adel Wines & Liquors, which has been a staple liquor store in the community since the 1920's.

The building dimensions are 25.42 ft x 84 ft and it sits on a 100 ft lot, zoned R8B, C1-5.

The property is ideally located within walking distance of the 1 and 3 subway lines as well as the A, B, and C. Just steps from iconic landmarks such as Central Park, Morningside Park, and the Cathedral of St. John the Divine. The Columbus Ave retail corridor is known for its vibrant mix of popular restaurants, cafes, bakeries, bistros, and high-end retailers.

925 Columbus Avenue presents a rare opportunity to acquire a rent stabilized property in one of the most sought-after neighborhoods in Manhattan.

HIGHLIGHTS

- Prime Upper West Side Location
- 56% of the Residential Units to be Delivered Vacant
- Long Term Family Ownership
- Located a block off of Central Park

BUILDING INFORMATION

BLOCK & LOT:	01841-0003
NEIGHBORHOOD:	Manhattan Valley
CROSS STREETS:	W 105th & W 106th Street
BUILDING DIMENSIONS:	25 ft x 84 ft
LOT DIMENSIONS:	25.42 ft x 100 ft
# OF UNITS:	16 Apts & 1 Store
APPROX. TOTAL SF:	9,634
ZONING:	R8B, C1-5
FAR:	4.0
TAX CLASS / ANNUAL TAXES:	2 / \$108,607

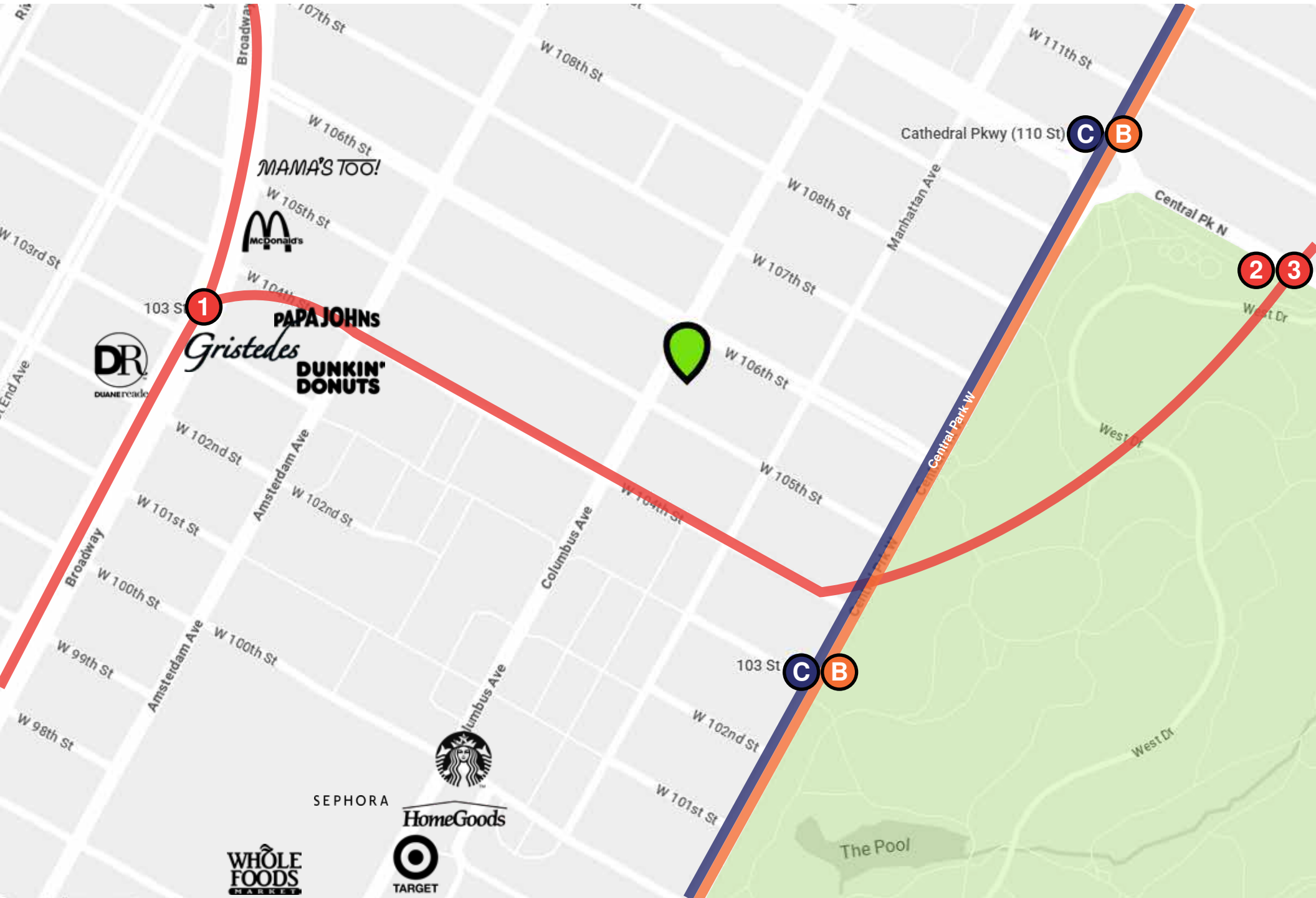
TAX MAP



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PROPERTY MAP



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ADDITIONAL PROPERTY PHOTOS



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