

106 AVENUE B, NEW YORK, NY 10009

IPRG

EXCLUSIVE OFFERING MEMORANDUM

Rent Stabilized Building in the East Village - 6.67% Cap Rate



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BUILDING IN THE EAST VILLAGE - 6.67% CAP RATE FOR SALE

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FOR MORE INFORMATION,
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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

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INVESTMENT PRICING

106 AVENUE B





OFFERING PRICE

\$3,000,000

INVESTMENT HIGHLIGHTS

8 Apts & 2 Stores
of Units

7,810
Approx. SF

6.67%
Current Cap Rate

\$300,000
Price/Unit

\$384
Price/SF

10.92x
Current GRM

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INCOME & EXPENSES

UNIT	TYPE	APPROX. SF	CURRENT	STATUS	LEASE START	LEASE EXP.
1A		650	\$961	RS		11/30/2026
1B		650	\$1,487	RS		11/30/2026
2A		650	\$541	RS		3/31/2026
2B		650	\$864	RS		1/26/2027
3A		650	\$733	RS		11/30/2026
3B		650	\$1,200	RS		
4A		650	\$1,623	RS		6/30/2026
4B		650	\$1,480	RS		11/30/2026
Ground	Omakase by Tendo Inc	700	\$6,500		8/1/2025	7/31/2034
2nd Floor	Delah Coffee	700	\$7,500		8/1/2025	7/31/2034
		MONTHLY:	\$22,889			
		ANNUALLY:	\$274,668			

	CURRENT
GROSS OPERATING INCOME:	\$ 274,668
VACANCY/COLLECTION LOSS (2%):	\$ (5,493)
EFFECTIVE GROSS INCOME:	\$ 269,175
REAL ESTATE TAXES (2B):	\$ (16,423)
WATER & SEWER:	\$ (7,470)
INSURANCE:	\$ (10,400)
HEAT/ELECTRIC:	\$ (8,930)
REPAIRS:	\$ (8,800)
PAYROLL:	\$ (6,248)
MANAGEMENT (3%):	\$ (10,767)
TOTAL EXPENSES:	\$ (69,038)
NET OPERATING INCOME:	\$ 200,137

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PROPERTY INFORMATION

106 AVENUE B



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INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained by ownership to market 106 Avenue B, a mixed-use building located in the East Village neighborhood of Manhattan.

The property is fully rent stabilized and consists of eight residential apartments and two ground-floor retail units. The building benefits from a low annual tax bill of \$16,423, resulting in a below-average expense ratio and strong in-place cash flow.

106 Avenue B is being offered at \$384 per square foot, well below replacement cost, and provides investors with an attractive 6.67% capitalization rate. **The property will be delivered free of the AEP program**, offering a clean path forward for future ownership.

BUILDING INFORMATION

BLOCK & LOT:	0402-36
NEIGHBORHOOD:	East Village
CROSS STREETS:	East 7th Street and Avenue B
BUILDING DIMENSIONS:	30 ft x 52 ft
# OF UNITS:	8 Apts and 2 Stores
APPROX. TOTAL SF:	7,810
ZONING:	R7A
FAR:	4.0
TAX CLASS / ANNUAL TAXES:	2B / \$16,423
NOTES:	Rent Stabilized 2B Building in East Village

TAX MAP



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PROPERTY MAP



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ADDITIONAL PROPERTY PHOTOS



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The IPRG logo is displayed in a bold, white, sans-serif font in the upper left corner of the image. The background is a grayscale photograph of a multi-story brick building with many windows, typical of the East Village in New York City.

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