

106 AVENUE B, NEW YORK, NY 10009

IPRG

EXCLUSIVE OFFERING MEMORANDUM

Rent Stabilized Building in the East Village - 7.15% Cap Rate



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**IPRG**

BUILDING IN THE EAST VILLAGE - 7.15% CAP RATE FOR SALE

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FOR MORE INFORMATION,  
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[www.iprg.com](http://www.iprg.com)

# IPRG

## INVESTMENT PRICING

106 AVENUE B





## OFFERING PRICE

**\$2,800,000**

## INVESTMENT HIGHLIGHTS

8 Apts & 2 Stores  
# of Units

7,810  
Approx. SF

7.15%  
Current Cap Rate

\$280,000  
Price/Unit

\$359  
Price/SF

10.19x  
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
<b>Ground</b>	Omakase by Tento Inc	700	\$6,500		8/1/2025	7/31/2034
<b>2nd Floor</b>	Delah Coffee	700	\$7,500		8/1/2025	7/31/2034
		<b>MONTHLY:</b>	\$22,889			
		<b>ANNUALLY:</b>	<b>\$274,668</b>			

	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)
<b>NET OPERATING INCOME:</b>	<b>\$ 200,137</b>

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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 \$359 per square foot, well below replacement cost, and provides investors with an attractive 7.15% 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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