

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

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FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

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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 Tento Inc	700	\$6,500		8/1/2025	7/31/2024
2nd Floor	Delah Coffee	700	\$7,500		8/1/2025	7/31/2024
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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