

2085 AMSTERDAM AVENUE, NEW YORK, NY 10032

IPRG

**EXCLUSIVE OFFERING MEMORANDUM**

Stable, Cash-Flowing 16-Unit Mixed-Use Property



2085 AMSTERDAM AVENUE, NEW YORK, NY 10032

**IPRG**

STABLE, CASH-FLOWING 16-UNIT MIXED-USE PROPERTY **FOR SALE**

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FOR MORE INFORMATION,  
PLEASE CONTACT EXCLUSIVE AGENTS

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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

2085 AMSTERDAM AVENUE





## OFFERING PRICE

**\$2,400,000**

## INVESTMENT HIGHLIGHTS

14 Apts & 2 Stores  
# of Units

\$150,000  
Price/Unit

15,200  
Approx. SF

\$158  
Price/SF

8.25%  
Current Cap Rate

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INCOME

UNIT	TYPE	CURRENT	LEASE EXPIRATION
<b>Apt 1</b>	3 Bed / 1 Bath	\$681.83	12/31/2026
<b>Apt 2</b>	4 Bed / 1 Bath	\$1,363.00	7/31/2026
<b>Apt 3</b>	4 Bed / 1 Bath	\$763.06	8/31/2026
<b>Apt 4</b>	3 Bed / 1 Bath	\$2,103.93	11/30/2026
<b>Apt 5</b>	4 Bed / 1 Bath	\$1,150.00	8/31/2026
<b>Apt 6</b>	4 Bed / 1 Bath	\$689.10	9/30/2025
<b>Apt 7</b>	3 Bed / 1 Bath	\$876.16	2/28/2027
<b>Apt 8</b>	4 Bed / 1 Bath	\$1,857.44	7/31/2027
<b>Apt 9</b>	4 Bed / 1 Bath	\$2,050.16	10/31/2026
<b>Apt 10</b>	3 Bed / 1 Bath	\$1,283.99	7/31/2027
<b>Apt 12</b>	4 Bed / 1 Bath	\$2,720.00	5/31/2026
<b>Apt 14</b>	4 Bed / 1 Bath	\$1,261.10	6/30/2027
<b>Apt 16</b>	3 Bed / 1 Bath	\$2,008.41	1/31/2027
<b>Basement</b>	2 Bed / 1 Bath Super	\$2,400.00	Delivered Vacant
<b>STORE 1 Lounge Caffe</b>	1,200 SF	\$3,827.00	12/31/2031
<b>STORE 2 Hair Salon</b>	1,200 SF	\$3,873.00	9/30/2034
	MONTHLY:	\$28,908	
	<b>ANNUALLY:</b>	<b>\$346,898</b>	

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EXPENSES

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	<b>CURRENT</b>
GROSS OPERATING INCOME:	\$ 346,898
VACANCY/COLLECTION LOSS (3%):	\$ (10,407)
EFFECTIVE GROSS INCOME:	\$ 336,491
REAL ESTATE TAXES (2):	\$ (60,420)
TAX REIMBURSEMENT:	\$ 6,042
HEAT - GAS:	PER OWNER
WATER & SEWER:	PER OWNER
INSURANCE:	PER OWNER
ELECTRIC:	PER OWNER
REPAIRS & MAINTENANCE:	PER OWNER
PAYROLL:	PROJECTED @ \$500/UNIT
MANAGEMENT (4%):	\$ (13,876)
TOTAL EXPENSES:	\$ (138,494)
<b>NET OPERATING INCOME:</b>	<b>\$ 197,997</b>

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## PROPERTY INFORMATION

2085 AMSTERDAM AVENUE



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## INVESTMENT SUMMARY

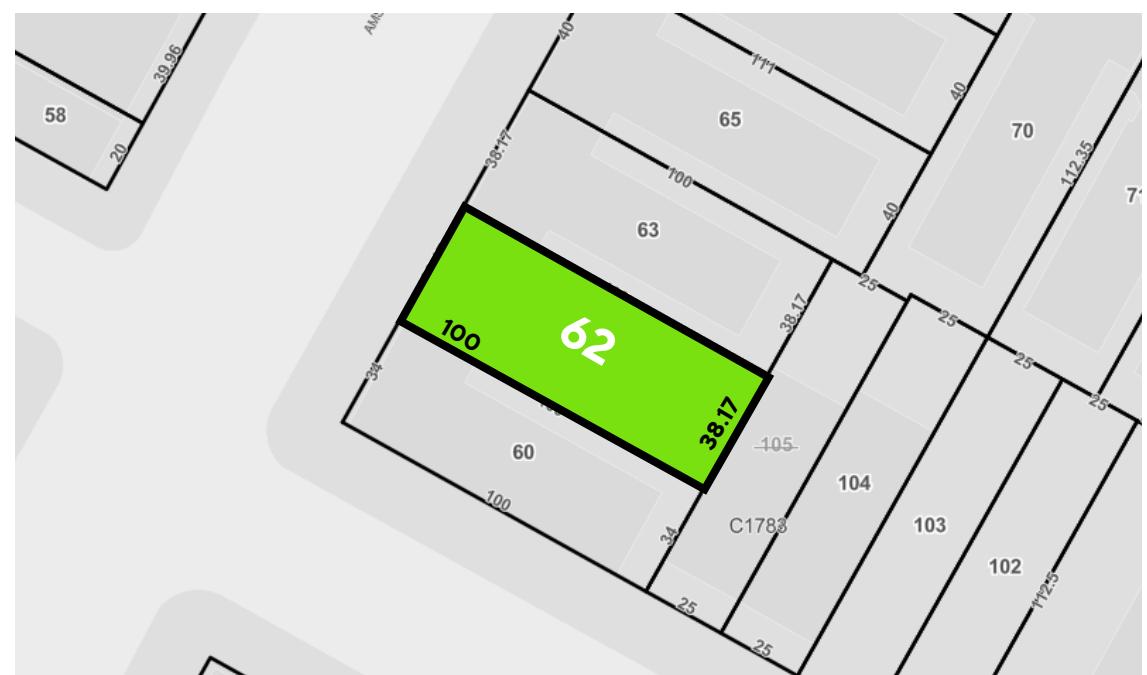
Investment Property Realty Group (IPRG) has been exclusively retained to arrange the sale of 2085 Amsterdam Avenue, a five-story, 16-unit mixed-use building. The property consists of 14 residential units—including five (5) three-bedroom units, eight (8) four-bedroom units, and one (1) two-bedroom—along with two ground-floor retail spaces.

The property is ideally situated on the east side of Amsterdam Avenue between 163rd and 164th Streets in Washington Heights. The location offers convenient access to major neighborhood anchors, including Columbia University Irving Medical Center, New York-Presbyterian Morgan Stanley Children's Hospital, Highbridge Recreation Center, and the Harlem River Drive. The property is well served by public transportation, located near the 168th Street subway station (1 and A lines) and one block from the 163rd Street station (C line).

## BUILDING INFORMATION

BLOCK & LOT:	02110-0062
NEIGHBORHOOD:	Washington Heights, NY
CROSS STREETS:	East side of Amsterdam Avenue between West 163rd & 164th Street
BUILDING DIMENSIONS:	38 ft x 87 ft
LOT DIMENSIONS:	38.17 ft x 100 ft
# OF UNITS:	16
TOTAL SQUARE FOOTAGE:	15,200
ZONING:	R7-2,C1-4
FAR:	3.4
TAX CLASS:	Tax Class 2
TENTATIVE ASSESSMENT (26/27):	\$485,730.00
TAX RATE:	12.439%
TAXES (26/27):	\$60,419.95

## TAX MAP



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PROPERTY MAP



# 2085 AMSTERDAM AVENUE, NEW YORK, NY 10032

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ADDITIONAL PROPERTY PHOTOS



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