

**108 1ST AVENUE, NEW YORK, NY 10009**

**EXCLUSIVE OFFERING MEMORANDUM**

**100% Free Market, Mixed Use Building in East Village**



**IPRG**

108 1ST AVENUE, NEW YORK, NY 10009

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MIXED USE BUILDING IN EAST VILLAGE FOR SALE

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## TABLE OF CONTENTS

**01 INVESTMENT PRICING**

**02 PROPERTY INFORMATION**

FOR MORE INFORMATION,  
PLEASE CONTACT EXCLUSIVE AGENTS

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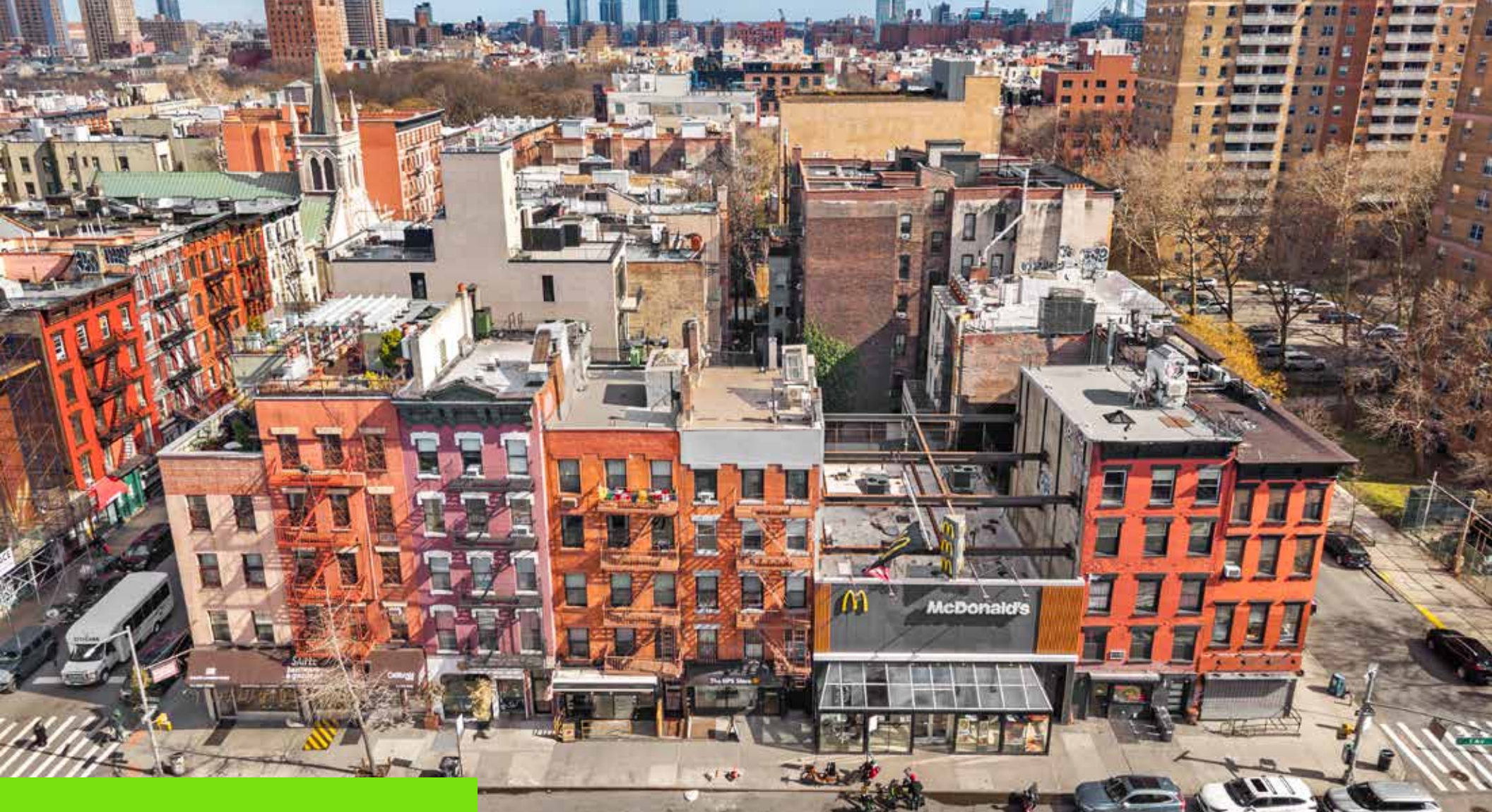
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# IPRG

## INVESTMENT PRICING

108 1ST AVENUE





**OFFERING PRICE**

**\$8,250,000**

## INVESTMENT HIGHLIGHTS

4 Apts & 1 Store  
# of Units

5,535  
Approx. SF

5.78%  
Current Cap Rate

\$1,491  
Price/SF

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## INCOME & EXPENSES

UNIT	TYPE	APPROX. SF	CURRENT	CURRENT RPSF	STATUS	LEASE EXP
1	5 Bed / 3 Bath	1,400	\$12,995	\$111	FM	6/30/2026
2	3 Bed / 2 Bath	1,200	\$9,150	\$92	FM	7/31/2026
3	3 Bed / 2 Bath	1,200	\$8,400	\$84	FM	7/31/2026
4	4 Bed / 2 Bath	1,200	\$9,500	\$95	FM	7/31/2026
<b>Ground</b>	UPS	1,300	\$6,376	\$59		7/30/2030

MONTHLY: \$46,421  
**ANNUALLY: \$557,052**

	CURRENT
GROSS OPERATING INCOME:	\$ 557,052
VACANCY/COLLECTION LOSS (2%):	\$ (11,141)
TAX REIMBURSEMENT:	\$ 1,452
EFFECTIVE GROSS INCOME:	\$ 547,363
REAL ESTATE TAXES (2A):	\$ (23,013)
WATER AND SEWER:	\$ (3,250)
INSURANCE:	\$ (7,500)
COMMON AREA ELECTRIC:	\$ (5,332)
REPAIRS & MAINTENANCE:	\$ (8,800)
PAYROLL:	\$ (6,000)
MANAGEMENT (3%):	\$ (16,421)
TOTAL EXPENSES:	\$ (70,316)
<b>NET OPERATING INCOME:</b>	<b>\$ 477,047</b>

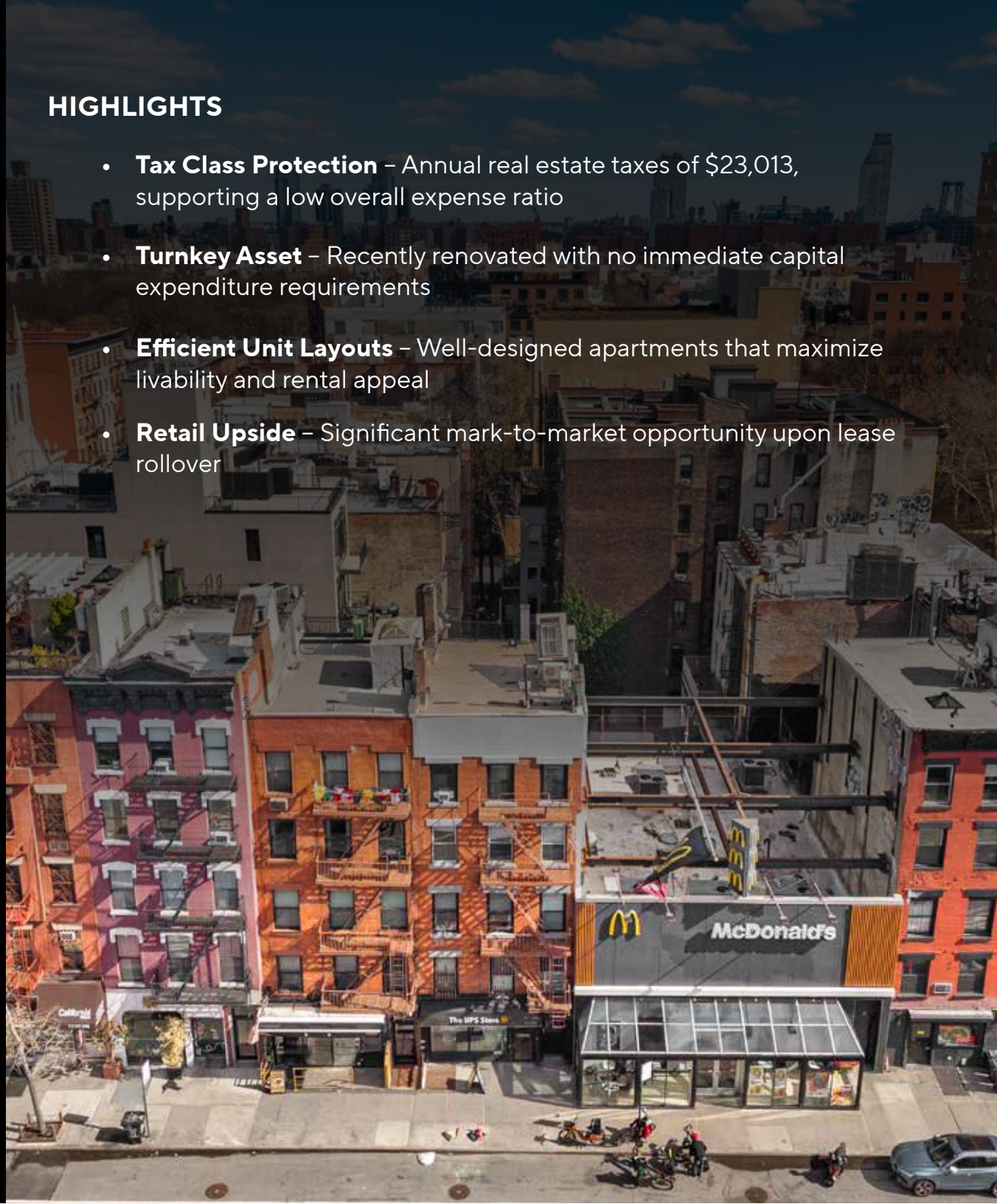
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## PROPERTY INFORMATION

108 1ST AVENUE

### HIGHLIGHTS

- **Tax Class Protection** – Annual real estate taxes of \$23,013, supporting a low overall expense ratio
- **Turnkey Asset** – Recently renovated with no immediate capital expenditure requirements
- **Efficient Unit Layouts** – Well-designed apartments that maximize livability and rental appeal
- **Retail Upside** – Significant mark-to-market opportunity upon lease rollover





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PROPERTY MAP



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INTERIOR PHOTOS



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ADDITIONAL PROPERTY PHOTOS



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