

**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

**IPRG**

MIXED USE BUILDING IN EAST VILLAGE FOR SALE

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

100% FREE MARKET, MIXED USE BUILDING IN EAST VILLAGE FOR SALE

---

## TABLE OF CONTENTS

**01 INVESTMENT PRICING**

**02 PROPERTY INFORMATION**

FOR MORE INFORMATION,  
PLEASE CONTACT EXCLUSIVE AGENTS

<b>Adam Lobel</b>	<b>Zachary Ziskin</b>	<b>Justin Zeitchik</b>	<b>Christian Ingenito</b>
Founding Partner	Partner	Partner	Associate
718.360.8815	718.360.0969	212.540.7423	718.416.6132
adam@iprg.com	zachary@iprg.com	justin@iprg.com	cingenito@iprg.com

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.

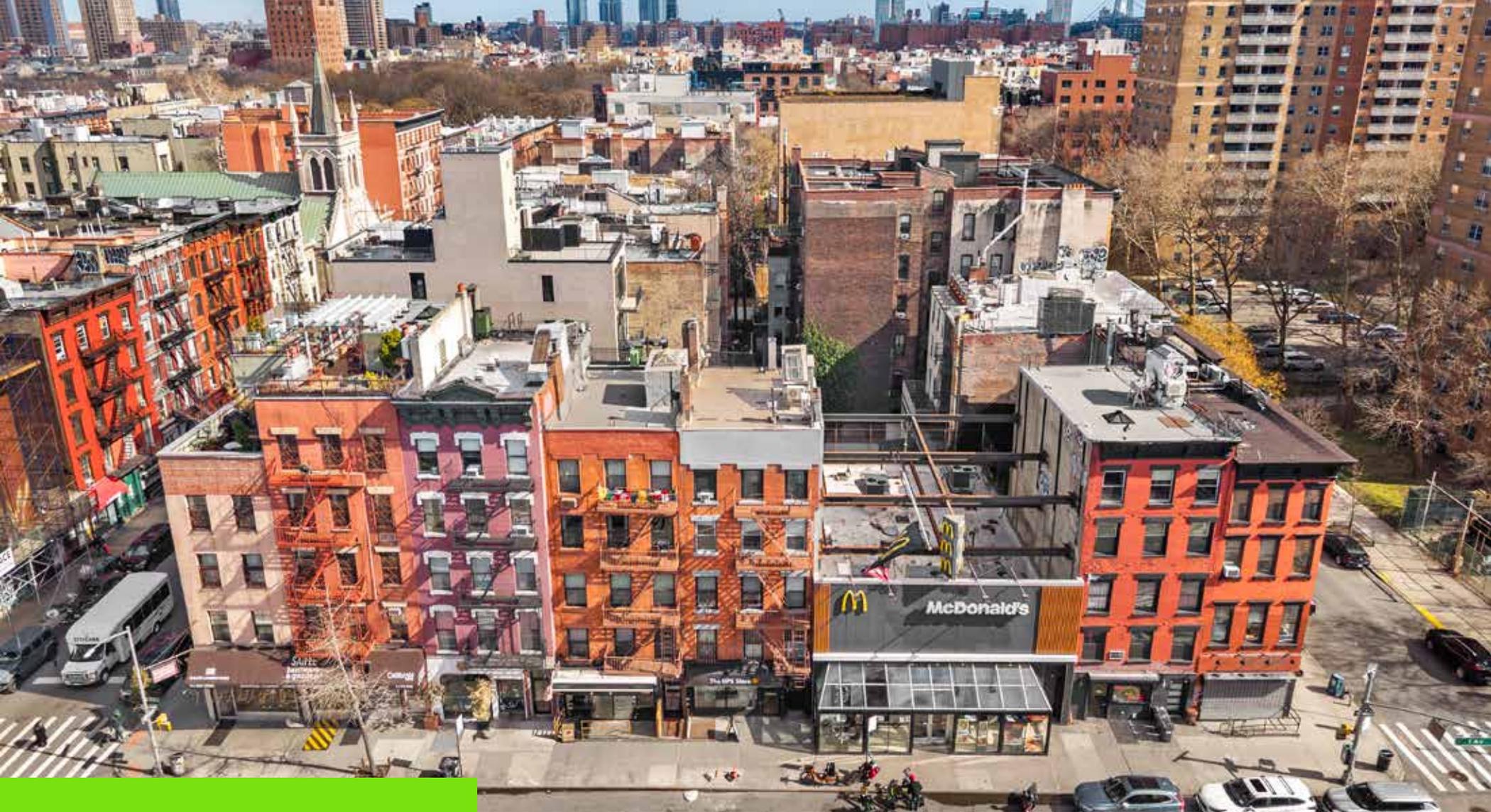
[www.iprg.com](http://www.iprg.com)

# IPRG

## INVESTMENT PRICING

108 1ST AVENUE





**OFFERING PRICE**

**\$8,500,000**

## INVESTMENT HIGHLIGHTS

4 Apts & 1 Store  
# of Units

5,535  
Approx. SF

5.27%  
Current Cap Rate

\$1,536  
Price/SF

# 108 1ST AVENUE, NEW YORK, NY 10009

100% FREE MARKET, MIXED USE BUILDING IN EAST VILLAGE **FOR SALE**

## INCOME & EXPENSES

UNIT	TYPE	APPROX. SF	CURRENT	CURRENT RPSF	STATUS	LEASE EXP
1	5 Bed / 3 Bath	1,400	\$11,245	\$96	FM	6/30/2026
2	3 Bed / 2 Bath	1,200	\$8,750	\$88	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	\$9,100	\$91	FM	7/31/2026
<b>Ground</b>	UPS	1,300	\$6,376	\$59		7/30/2030

MONTHLY: \$43,871  
**ANNUALLY: \$526,452**

	CURRENT
GROSS OPERATING INCOME:	\$ 526,452
VACANCY/COLLECTION LOSS (2%):	\$ (10,529)
TAX REIMBURSEMENT:	\$ 1,452
EFFECTIVE GROSS INCOME:	\$ 517,375
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%):	\$ (15,521)
TOTAL EXPENSES:	\$ (69,416)
<b>NET OPERATING INCOME:</b>	<b>\$ 447,959</b>

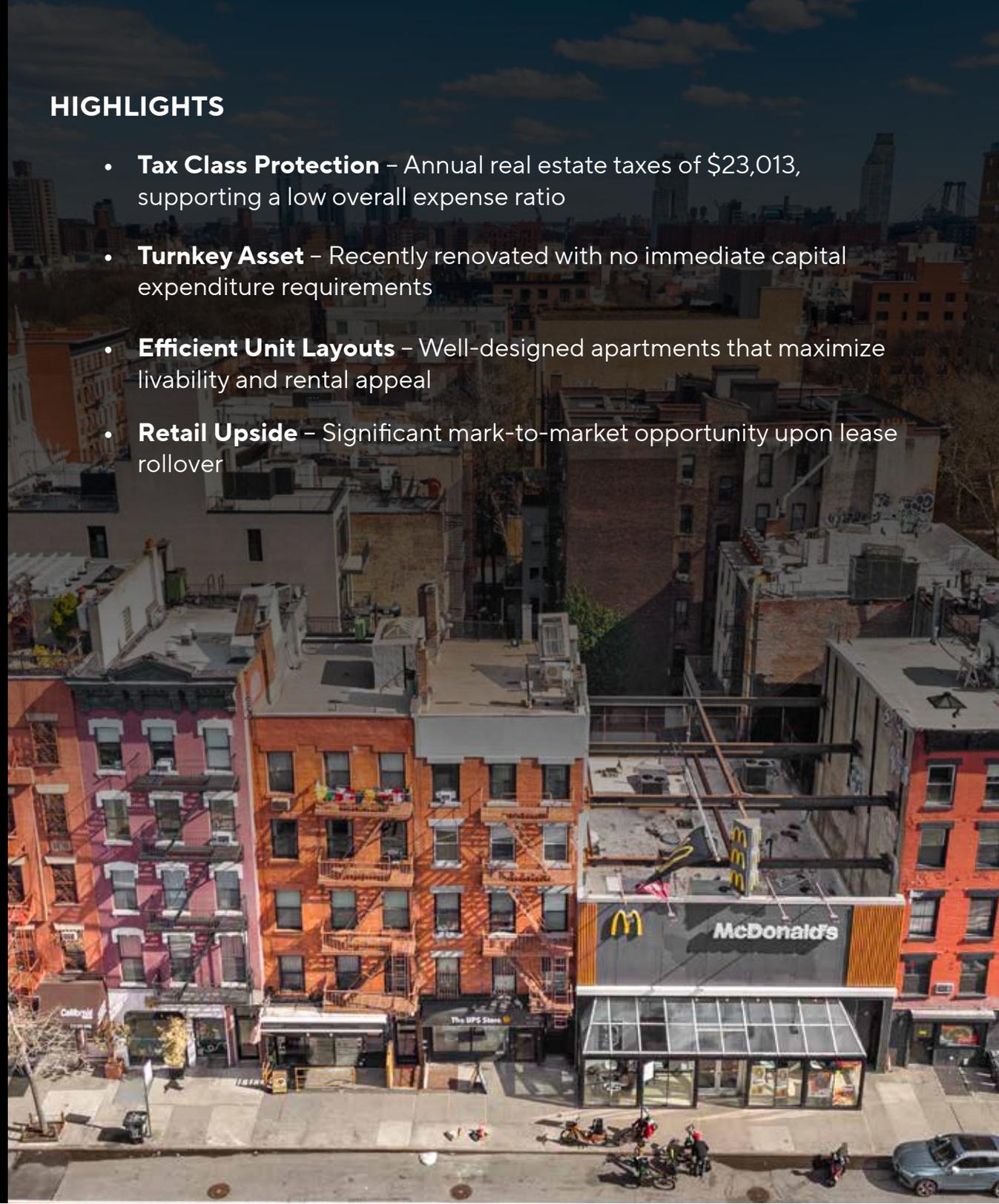
# IPRG

## 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





# 108 1ST AVENUE, NEW YORK, NY 10009

100% FREE MARKET, MIXED USE BUILDING IN EAST VILLAGE **FOR SALE**

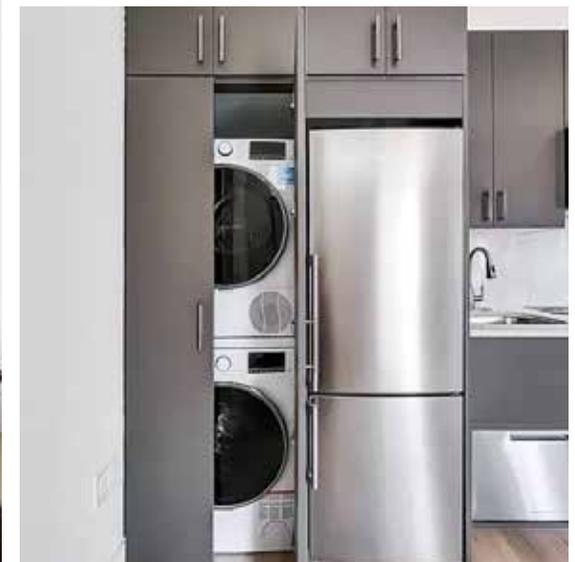
PROPERTY MAP



# 108 1ST AVENUE, NEW YORK, NY 10009

100% FREE MARKET, MIXED USE BUILDING IN EAST VILLAGE **FOR SALE**

INTERIOR PHOTOS



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.

# 108 1ST AVENUE, NEW YORK, NY 10009

100% FREE MARKET, MIXED USE BUILDING IN EAST VILLAGE FOR SALE

ADDITIONAL PROPERTY PHOTOS



# I PRG

108 1ST AVENUE, NEW YORK, NY 10009

100% FREE MARKET, MIXED USE BUILDING IN EAST VILLAGE FOR SALE

---

## FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS

**Adam Lobel**

Founding Partner

718.360.8815

adam@iprg.com

**Zachary Ziskin**

Partner

718.360.0969

zachary@iprg.com

**Justin Zeitchik**

Partner

212.540.7423

justin@iprg.com

**Christian Ingenito**

Associate

718.416.6132

cingenito@iprg.com

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.