

FOR SALE

453 & 465 West 152nd Street

2 Multifamily Buildings in Sugar Hill
| 54 Units | Predominantly Free Market

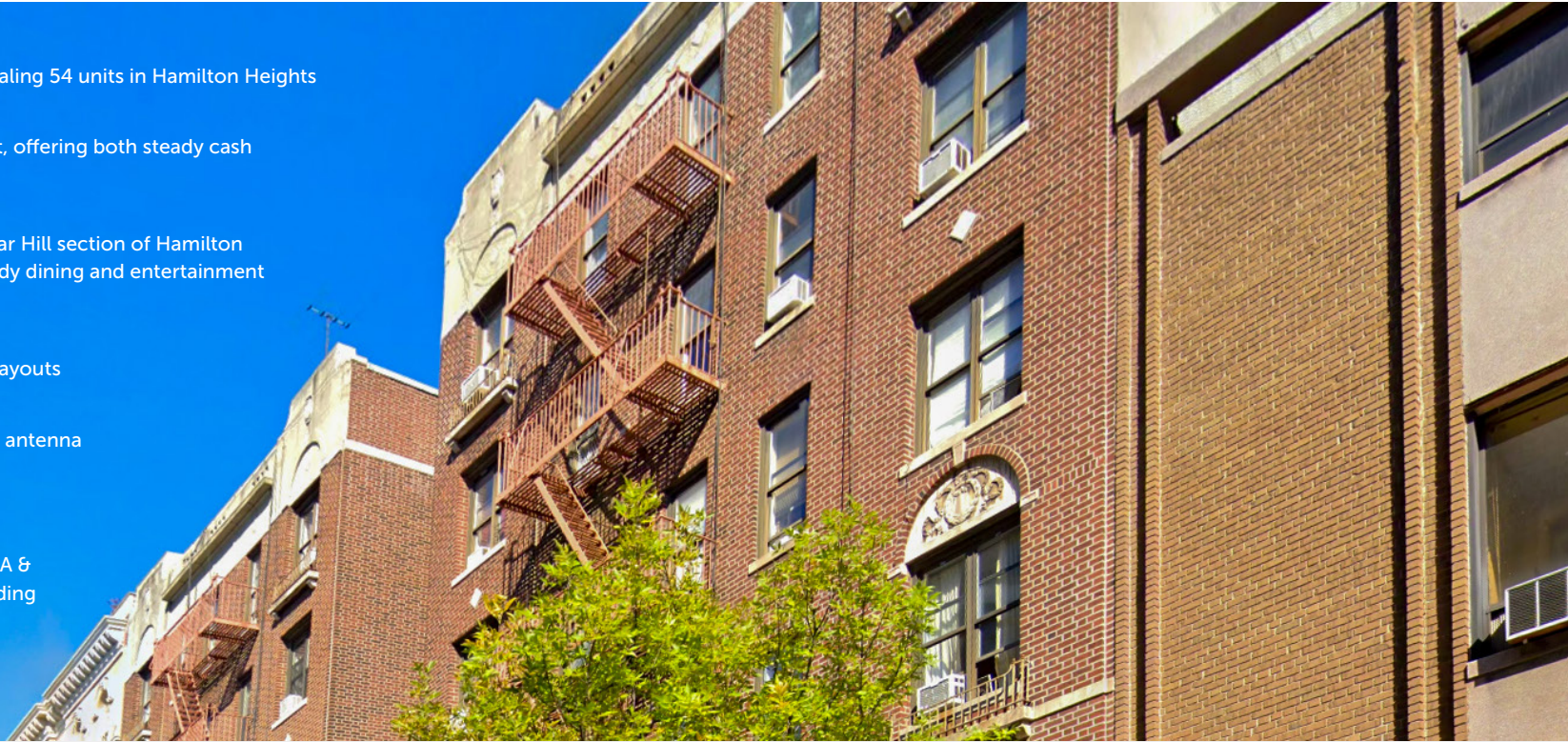


453 & 465 West 152nd Street

2 Multifamily Buildings in Sugar Hill | 54 Units | Predominantly Free Market | **FOR SALE**



- Two pre-war walk-up buildings totaling 54 units in Hamilton Heights
- 98% occupied and 52% free market, offering both steady cash flow and potential upside
- Situated in the historically rich Sugar Hill section of Hamilton Heights with an abundance of trendy dining and entertainment options nearby
- Attractive variety of unit sizes and layouts
- Additional income gained from the antenna on the roof of one of the buildings
- Conveniently located near several transportation options such as the A & C trains at the 155 St Station, providing quick access to Midtown



For More Information Contact Our Exclusive Sales Agents at **212.544.9500** | arielpa.nyc

Victor Sozio x12
vsozio@arielpa.com

Jake Brody x62
jbrody@arielpa.com

Paul Monaco x88
pmonaco@arielpa.com

For Financing Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

453 & 465 West 152nd Street

2 Multifamily Buildings in Sugar Hill | 54 Units | Predominantly Free Market | **FOR SALE**



465 West 152nd Street



453 West 152nd Street



Property Information	Total	453 West 152 nd Street	465 West 152 nd Street
Block / Lot	-	2067 / 18	2067 / 12
Lot Dimensions	-	50' x 74.92'	100' x 127.45' (lrr.)
Lot Sq. Ft.	12,696	3,746	8,950
Building Dimensions	-	50' x 61'	100' x 100'
Stories	-	5	5
Total Units	54	17	37
Building Sq. Ft.	43,025	12,615	30,410
Zoning	-	R6A	R6A
FAR	-	3.00	3.00
Buildable Sq. Ft.	38,088	11,238	26,850
Air Rights Sq. Ft.	Overbuilt	Overbuilt	Overbuilt
Tax Class	-	2	2
Assessment (24/25)	\$2,085,584	\$749,984	\$1,335,600
Real Estate Taxes (24/25)	\$260,740	\$93,763	\$166,977
Tax Reimbursement	\$19,794	\$652	\$19,143

*All square footage/buildable area calculations are approximate

Asking Price : \$6,500,000 | \$151 / \$/SF | \$120,370 / \$/Unit | 6.29% / Cap Rate | 6.86 / GRM

For More Information Contact Our Exclusive Sales Agents at **212.544.9500** | arielpa.nyc

Victor Sozio x12
vsozio@arielpa.com

Jake Brody x62
jbrody@arielpa.com

Paul Monaco x88
pmonaco@arielpa.com

For Financing Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

453 & 465 West 152nd Street

2 Multifamily Buildings in Sugar Hill | 54 Units | Predominantly Free Market | **FOR SALE**



Financial Summary

Scheduled Gross Residential Income:	\$948,054	
Scheduled Gross Other Income:	\$43,801	
Tax Reimbursement	\$19,794	
Less Resi Vacancy Rate Reserve (3.00%):	(\$28,442)	
Gross Operating Income:	\$983,208	
Less Expenses:	(\$574,244)	61% of SGI
Net Operating Income:	\$408,964	6.29% Cap Rate

Expenses (Estimated)

Real Estate Taxes (24/25)	\$260,740	Electric	\$11,808
Water & Sewer	\$61,591	Repairs & Maintenance	\$27,027
Insurance	\$73,372	Payroll	\$21,877
Fuel	\$88,504	Management	\$29,325
Gross Operating Expenses:	\$574,244		

[FOR FULL RENT ROLL CLICK HERE](#)

Scheduled Income

Unit Type	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
Studio	2	\$1,019	\$2,038	\$24,458
1 BR	13	\$1,003	\$13,042	\$156,504
2 BR	11	\$1,410	\$15,513	\$186,152
3 BR	27	\$1,687	\$45,562	\$546,740
4 BR	1	\$2,850	\$2,850	\$34,200
Antenna	1	\$3,650	\$3,650	\$43,801
Total Income:			\$82,655	\$991,855

Unit Breakdown

Unit Status	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
FM	25	\$2,193	\$54,824	\$657,890
RS	23	\$946	\$21,757	\$261,079
FM - Super	2	\$0	\$0	\$0
RS - Sec8	2	\$925	\$1,850	\$22,197
RC	2	\$287	\$574	\$6,889
Antenna	1	\$3,650	\$3,650	\$43,801
Total Income:			\$82,655	\$991,855

For More Information Contact Our Exclusive Sales Agents at **212.544.9500** | [arielpa.nyc](#)

Victor Sozio x12
vsozio@arielpa.com

Jake Brody x62
jbrody@arielpa.com

Paul Monaco x88
pmonaco@arielpa.com

For Financing Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

453 & 465 West 152nd Street

2 Multifamily Buildings in Sugar Hill | 54 Units | Predominantly Free Market | **FOR SALE**



465 West 152nd Street



For More Information Contact Our Exclusive Sales Agents at **212.544.9500** | arielpa.nyc

Victor Sozio x12
vsozio@arielpa.com

Jake Brody x62
jbrody@arielpa.com

Paul Monaco x88
pmonaco@arielpa.com

For Financing Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

453 & 465 West 152nd Street

2 Multifamily Buildings in Sugar Hill | 54 Units | Predominantly Free Market | **FOR SALE**



453 West 152nd Street



For More Information Contact Our Exclusive Sales Agents at **212.544.9500** | arielpa.nyc

Victor Sozio x12
vsozio@arielpa.com

Jake Brody x62
jbrody@arielpa.com

Paul Monaco x88
pmonaco@arielpa.com

For Financing Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

453 & 465 West 152nd Street

2 Multifamily Buildings in Sugar Hill | 54 Units | Predominantly Free Market | **FOR SALE**

FOOD & BEVERAGE

- 1 Bono Trattoria
- 2 Harlem Public
- 3 KFC
- 4 Sugar Hill Creamery
- 5 Mamasushi

EDUCATIONAL

- 1 Sugar Hill Children's Museum of Art & Storytelling
- 2 The City College of New York
- 3 Morris-Jumel Mansion
- 4 Hispanic Society Museum & Library

HOSPITAL

- 1 NewYork-Presbyterian Morgan Stanley Children's Hospital

INSTITUTION

- 1 Church of the Intercession
- 2 United States Postal Service

ENTERTAINMENT AND ACTIVITIES

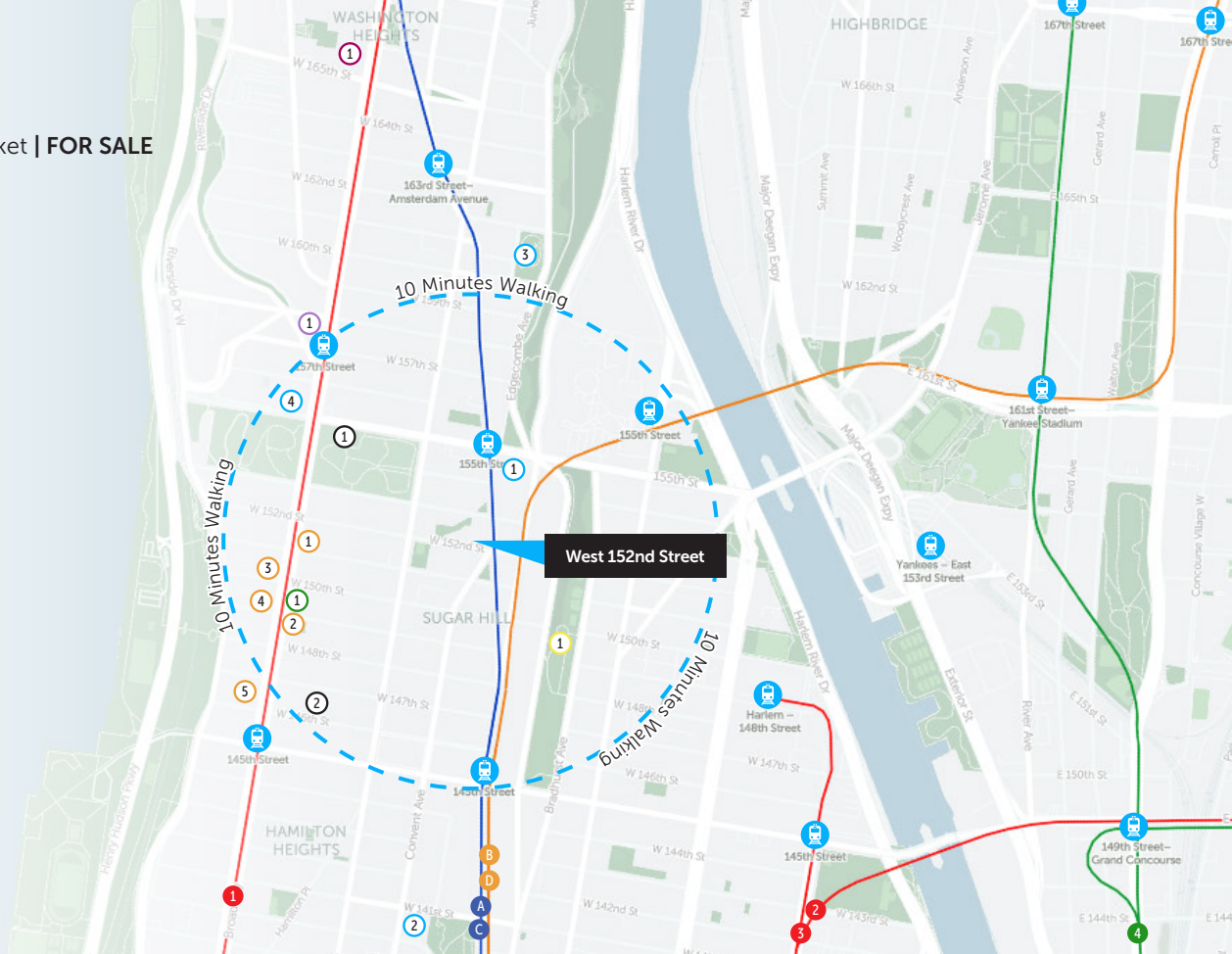
- 1 Planet Fitness

RETAIL

- 1 Planet Fitness

PARK

- 1 Jackie Robinson Park



Walking From
Our properties



13 MINUTES WALK
St. Nicholas Park

14 MINUTES WALK
The City College of New York

18 MINUTES WALK
Riverbank State Park

25 MINUTES WALK
NYC Health + Hospitals/Harlem

27 MINUTES WALK
Yankee Stadium

35 MINUTES WALK
Columbia University