

EXCLUSIVE
1469 FIFTH AVENUE
SOUTH HARLEM, NY 10035
28 UNITS & 3 RETAIL / 23,310 GSF



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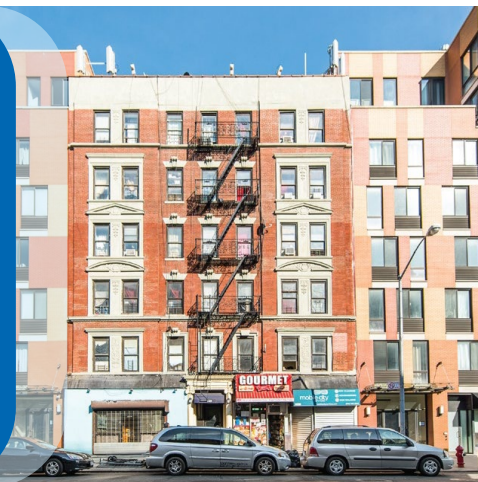
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ASKING PRICE: ~~\$3,850,000~~ **SUBMIT OFFERS**

Built in 1921, 1469 Fifth Avenue is a 6-story walkup apartment building that has 23,310 SF and includes 28 apartments (3 FM and 25 RS) & 3 stores. Located between East 118th Street and East 119th Street, South Harlem / East Harlem, also known as Spanish Harlem or El Barrio, is a vibrant neighborhood in Upper Manhattan. The area is renowned for its rich Hispanic culture and contributes significantly to Latin music, cuisine, and street art, making it a lively and culturally rich part of the city.

**The roof antenna has been sold.*



PROPERTY INFORMATION

NEIGHBORHOOD	East Harlem
CROSS STREETS	E 118 th & E 119 th Streets
BLOCK / LOT	1745 / 71
LOT / BUILT DIMENSIONS	50.5' x 110' / 50.5' x 97'
STORIES	6
GROSS SF	23,310 SF
RESIDENTIAL SF	21,629 SF
COMMERCIAL SF	1,681 SF
YEAR BUILT / RENOVATED	1921
APARTMENTS / ROOMS	28 / 140
LAYOUT	11/4, 6/5 & 11/6
AVERAGE RENT (APT / ROOM)	\$1,696 / \$339
COMMERCIAL UNITS	3
TAX ASSESSMENT	\$1,248,630
FAR BUILT / ALLOWED	4.32 / 3.44
ZONING	R7-2, C1-4
HPD VIOLATIONS	45: 9A, 14B & 22C

PRICING METRICS

ASKING PRICE	\$3,850,000
PPU	\$113,235
PPSF	\$165
GRM	6.1x
CAP RATE	6.5%

INCOME & EXPENSES

INCOME	IN-PLACE
RESIDENTIAL INCOME	\$570,000
COMMERCIAL INCOME	\$56,800
COMMERCIAL REIMBURSEMENTS	\$1,300
GROSS INCOME	\$628,100
VACANCY & CREDIT LOSS (5%)	(\$31,300)
EFFECTIVE GROSS INCOME	\$596,800
EXPENSES	
REAL ESTATE TAXES (2026)	\$155,300
WATER & SEWER	\$37,800
PAYROLL (Visiting)	\$25,000
INSURANCE	\$36,400
MANAGEMENT FEE (4%)	\$23,900
FUEL (Gas)	\$31,500
UTILITIES	\$9,300
REPAIRS, MAINTENANCE & MISC.	\$28,000
TOTAL EXPENSES	\$347,200
<i>Operating Expense Ratio (% of EGI)</i>	<i>58.18%</i>
NET OPERATING INCOME	\$249,600

DEBT

- Delivered free and clear
- Loan amount: \$4,145,000
- Bank: Signature Bank

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RESIDENTIAL RENT ROLL

[As of 4/1/25]

UNIT	APT #	TENANT	RENT/MONTH	LEGAL RENT	LAYOUT	ROOMS	LXP	STATUS
1	1	Tenant 1	\$1,240.21	\$1,204.09	2-Bedroom	4.0	10/31/26	RS
2	2	Tenant 2	\$3,350.00		3-Bedroom	5.0	5/14/26	FM
3	3	Tenant 3	\$1,221.62	\$1,221.64	2-Bedroom	4.0	3/31/27	RS
4	4	Tenant 4	\$1,607.20	\$1,537.99	4-Bedroom	6.0	3/31/26	RS
5	5	Tenant 5	\$1,691.17	\$1,683.79	4-Bedroom	6.0	6/30/26	RS
6	6	Tenant 6	\$948.08	\$943.95	2-Bedroom	4.0	6/30/26	RS
7	7	Tenant 7	\$1,584.15	\$1,577.24	3-Bedroom	5.0	8/31/26	RS
8	8	Tenant 8- Vacant ^[1]	\$1,148.24	\$1,148.24	2-Bedroom	4.0	5/31/20	RS
9	9	Tenant 9	\$1,544.08	\$1,544.08	4-Bedroom	6.0	2/28/27	RS
10	10	Tenant 10	\$1,429.44	\$1,423.21	4-Bedroom	6.0	8/31/26	RS
11	11	Tenant 11	\$996.97	\$996.97	2-Bedroom	4.0	2/28/27	RS
12	12	Tenant 12	\$1,239.78	\$1,234.38	3-Bedroom	5.0	4/30/26	RS
13	13	Tenant 13	\$941.69	\$941.69	2-Bedroom	4.0	9/30/26	RS
14	14	Tenant 14	\$1,370.38	\$1,364.41	4-Bedroom	6.0	4/30/26	RS
15	15	Tenant 15	\$1,852.00	\$1,843.92	4-Bedroom	6.0	7/31/26	RS
16	16	Tenant 16	\$1,381.23	\$1,381.23	2-Bedroom	4.0	9/30/26	RS
17	17	Tenant 17	\$1,541.35	\$1,474.98	3-Bedroom	5.0	11/30/27	RS
18	18	Tenant 18	\$1,960.21	\$2,454.36	2-Bedroom	4.0	3/31/26	RS
19	19	Tenant 19	\$2,115.60	\$2,106.38	4-Bedroom	6.0	8/31/26	RS
20	20	Tenant 20	\$1,647.73	\$1,599.74	4-Bedroom	6.0	2/28/26	RS
21	21	Tenant 21	\$2,105.67	\$2,630.91	2-Bedroom	4.0	4/30/26	RS
22	22	Tenant 22	\$1,299.86	\$1,296.68	3-Bedroom	5.0	7/31/26	RS
23	23	Tenant 23	\$2,271.00	\$2,260.50	2-Bedroom	4.0	11/14/26	RS
24	24	Tenant 24	\$1,492.35	\$1,485.85	4-Bedroom	6.0	7/31/26	RS
25	25	Tenant 25	\$3,750.00		4-Bedroom	6.0	4/30/27	FM
26	26	Tenant 26	\$1,269.54	\$1,214.87	2-Bedroom	4.0	1/31/26	RS
27	27	Tenant 27 ^[2]	\$3,200.00		3-Bedroom	5.0	4/30/26	FM
28	28	Tenant 28	\$1,300.65	\$1,300.65	4-Bedroom	6.0	1/31/27	RS
MONTHLY INCOME			\$47,500.20	\$37,871.75		140.0		
ANNUAL INCOME			\$570,002.40	\$454,461.00				

[1] Unit 8 was recently vacated, a RS unit that needs renovations

[2] Unit 27 will be vacant upon tenant lease expiration on 4/30/2026 and is FM

COMMERCIAL RENT ROLL

UNIT	TENANT	RENT/MONTH	RE TAX REIMB	W&S REIMB	ELEC. REIMB	SF	LXP
Store C	Michelle Smalls Real Estate Agency	\$1,015.00	\$0.00	\$0.00	\$0.00	360	6/5/30
Store N	Simply Juicing LLC	\$2,667.77	\$67.77	\$0.00	\$0.00	900	2/28/31
Store S	Michelle Smalls Realty	\$1,054.63	\$41.67	\$0.00	\$0.00	360	4/30/31
MONTHLY INCOME		\$4,737.40	\$109.44	\$0.00	\$0.00	1,620	
ANNUAL INCOME		\$56,848.80	\$1,313.28	\$0.00	\$0.00		
COMBINED ANNUAL INCOME		\$626,851.20					

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PROPERTY PHOTOS - LOBBY & STAIRWELL

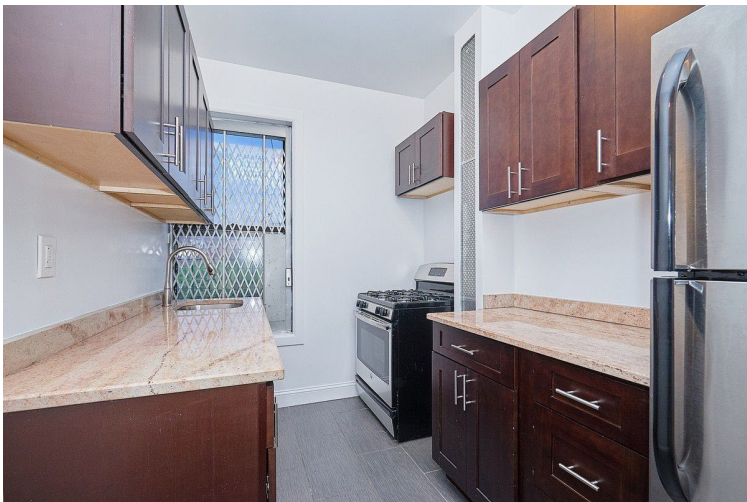


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PROPERTY PHOTOS - RENOVATED APARTMENT



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PROPERTY PHOTOS - MECHANICALS



PROPERTY PHOTOS - ROOF

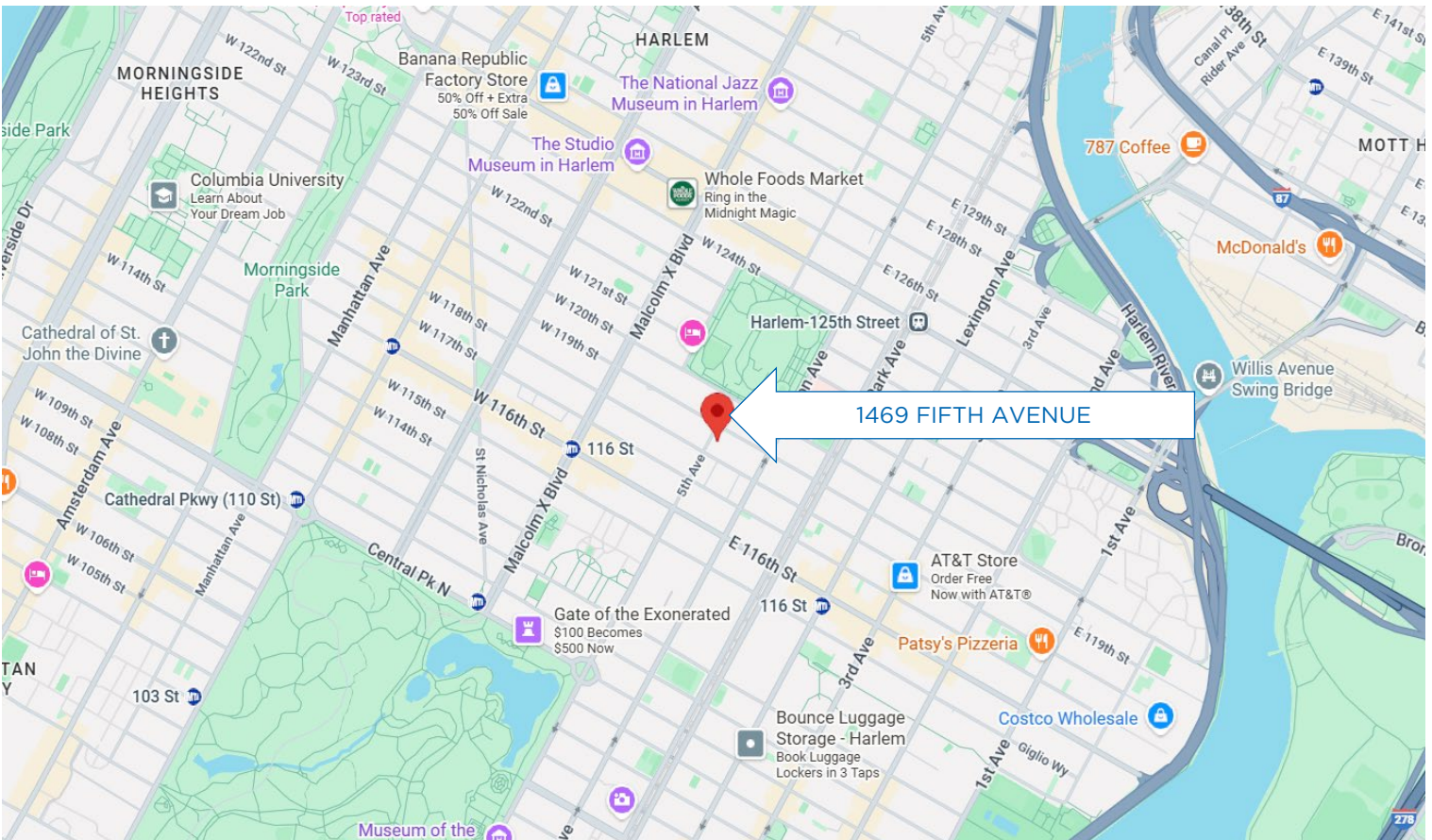


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PLOT & NEIGHBORHOOD MAPS



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