

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



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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)	\$1,690 / \$338
COMMERCIAL UNITS	3
TAX ASSESSMENT	\$1,248,630
FAR BUILT / ALLOWED	4.32 / 3.44
ZONING	R7-2, C1-4
HPD VIOLATIONS	38: 9A, 11B & 18C

PRICING METRICS

ASKING PRICE	\$3,850,000
PPU	\$113,235
PPSF	\$165
GRM	6.2x
CAP RATE	6.4%

INCOME & EXPENSES

INCOME	IN-PLACE
RESIDENTIAL INCOME	\$567,900
COMMERCIAL INCOME	\$51,300
COMMERCIAL REIMBURSEMENTS	\$3,600
GROSS INCOME	\$622,800
VACANCY & CREDIT LOSS (5%)	(\$31,000)
EFFECTIVE GROSS INCOME	\$591,800

EXPENSES

REAL ESTATE TAXES (2026)	\$155,300
WATER & SEWER	\$37,800
PAYROLL (Visiting)	\$25,000
INSURANCE	\$36,400
MANAGEMENT FEE (4%)	\$23,700
FUEL (Gas)	\$31,520
UTILITIES	\$9,300
REPAIRS, MAINTENANCE & MISC.	\$28,000
TOTAL EXPENSES	\$347,000
<i>Operating Expense Ratio (% of EGI)</i>	<i>58.63%</i>
NET OPERATING INCOME	\$244,800

DEBT

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

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RESIDENTIAL RENT ROLL

UNIT	APT #	TENANT	RENT/MONTH	LEGAL RENT	LAYOUT	ROOMS	LXP	STATUS
1	1	Tenant 1	\$1,240.21		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		2-Bedroom	4.0	3/31/27	RS
4	4	Tenant 4	\$1,537.99		4-Bedroom	6.0	3/31/26	RS
5	5	Tenant 5	\$1,691.17		4-Bedroom	6.0	6/30/26	RS
6	6	Tenant 6	\$948.08		2-Bedroom	4.0	6/30/26	RS
7	7	Tenant 7	\$1,584.15		3-Bedroom	5.0	8/31/26	RS
8	8	Tenant 8	\$1,148.24		2-Bedroom	4.0	5/31/20	RS
9	9	Tenant 9	\$1,544.08		4-Bedroom	6.0	2/28/27	RS
10	10	Tenant 10	\$1,429.44		4-Bedroom	6.0	8/31/26	RS
11	11	Tenant 11	\$996.97		2-Bedroom	4.0	2/28/27	RS
12	12	Tenant 12	\$1,239.78		3-Bedroom	5.0	4/30/26	RS
13	13	Tenant 13	\$941.69		2-Bedroom	4.0	9/30/26	RS
14	14	Tenant 14	\$1,370.38		4-Bedroom	6.0	4/30/26	RS
15	15	Tenant 15	\$1,852.00		4-Bedroom	6.0	7/31/26	RS
16	16	Tenant 16	\$1,381.23		2-Bedroom	4.0	9/30/26	RS
17	17	Tenant 17	\$1,541.35		3-Bedroom	5.0	11/30/27	RS
18	18	Tenant 18	\$1,903.12		2-Bedroom	4.0	3/31/26	RS
19	19	Tenant 19	\$2,115.60		4-Bedroom	6.0	8/31/26	RS
20	20	Tenant 20	\$1,599.74		4-Bedroom	6.0	2/28/26	RS
21	21	Tenant 21	\$2,105.67		2-Bedroom	4.0	4/30/26	RS
22	22	Tenant 22	\$1,299.86		3-Bedroom	5.0	7/31/26	RS
23	23	Tenant 23	\$2,271.00		2-Bedroom	4.0	11/14/26	RS
24	24	Tenant 24	\$1,492.35		4-Bedroom	6.0	7/31/26	RS
25	25	Tenant 25 - Vacant	\$3,800.00		4-Bedroom	6.0	-	FM
26	26	Tenant 26	\$1,214.87		2-Bedroom	4.0	1/31/26	RS
27	27	Tenant 27	\$3,200.00		3-Bedroom	5.0	4/30/26	FM
28	28	Tenant 28	\$1,300.65		4-Bedroom	6.0	1/31/27	RS
MONTHLY INCOME			\$47,321.24			140.0		
ANNUAL INCOME			\$567,854.88					

COMMERCIAL RENT ROLL

UNIT	TENANT	RENT/MONTH	RE TAX REIMB	W&S REIMB	ELEC. REIMB	SF	LXP
Store C	Gourmet Deli	\$1,015.00	\$0.00	\$39.49	\$54.77	360	6/5/30
Store N	Mobil City Service	\$2,251.02	\$67.77	\$69.92	\$0.00	900	1/31/26
Store S	Michelle Smalls Realty	\$1,012.96	\$41.67	\$25.19	\$0.00	360	4/30/26
MONTHLY INCOME		\$4,278.98	\$109.44	\$134.60	\$54.77	1,620	
ANNUAL INCOME		\$51,347.76	\$1,313.28	\$1,615.20	\$657.24		
COMBINED ANNUAL INCOME		\$619,202.64					

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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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