

301 East 103rd Street, New York, NY 10029





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4-Story Multifamily Building | 5,848± SF 9 Residential Units | 100% FM

Besen Partners, as exclusive agent for Ownership, is pleased to offer for sale 301 East 103rd Street, New York, NY 10029 (the "Property") located in the East Harlem neighborhood of New York City.

The Property is situated on a 25.42' x 100.92' lot and is comprised of a 4-story, walkup, Class C1 (Over Six Families without Stores) building containing 5,848± SF. The building has 9 residential units and is located on the north side of East 103rd Street between 1st & 2nd Avenues. There is 9,338± SF of unused air rights. Located just two blocks from the 103 Street [4, 6] subway station. 100% Free Market.

PROPERTY SPECIFICATIONS

Asking Price: \$3,300,000

Assessment / Taxes:

(2023/2024)

JO2Na STREET

PROPERTY SPECIFICATIONS					
Neighborhood:	East Harlem				
Block / Lot:	1675 / 104				
Building Class:	Over Six Families without Stores (C1)				
Tax Class	2B				
Year Built:	Circa 1900				
Total Lot Sq. Ft.	2,525±				
Total Lot Dimensions:	25.42' x 100.92'				
Zoning	R8A, R7A, C1-5				
Total Building Sq. Ft.	5,848±				
Total Units:	9 Residential Units				
F.A.R. / As Built:	6.02 / 2.32				

\$390,714/

\$47,929



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PROJECTED REVENUE	ACTUAL	PRO-FORMA
Residential Income (9 Units)	\$227,700	\$302,400
Laundry Room Income	\$3,000	\$3,000
EFFECTIVE GROSS INCOME	\$230,700	\$305,400

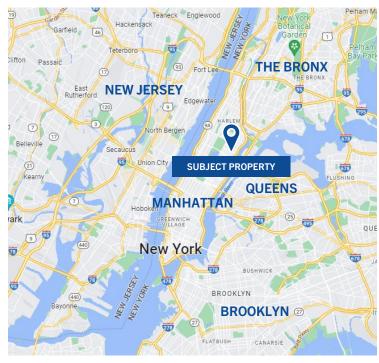
OPERATING EXPENSES		
Real Estate Taxes (2023/2024)	\$47,929	\$47,929
Insurance (\$800/unit)	\$7,200	\$7,200
Water & Sewer (Actual)	\$5,750	\$5,750
Heat & Electricity (Actual)	\$14,000	\$14,000
Management/Payroll (3% of EGI)	\$6,800	\$9,000
Repairs & Maintenance (\$1,000/unit)	\$9,000	\$9,000
TOTAL EXPENSES	\$90,680	\$93,000

NET OPERATING INCOME \$140,020 \$212,400









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TRANSPORTATION MAP





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RENT ROLL

TENANT	LAYOUT	STATUS	LXP	ACTUAL RENT	PROFORMA RENT*
Tenant #1	2 BR	FM	07/31/24	\$2,200	\$2,800
Tenant #2	2 BR	FM	07/31/24	\$2,200	\$2,800
Tenant #3	Floor-thru 1 BR	FM	03/31/24	\$2,100	\$2,800
Tenant #4	Floor-thru 1 BR	FM	04/30/24	\$2,000	\$2,800
Tenant #5	Floor-thru 1 BR	FM	05/31/24	\$1,800	\$2,800
Tenant #6	2 BR	FM	08/31/23	\$2,000	\$2,800
Tenant #7	Floor-thru 1 BR	FM	06/30/24	\$2,100	\$2,800
Tenant #8	Floor-thru 1 BR	FM	08/31/23	\$2,000	\$2,800
Tenant #9	Basement – 2BR**	FM	M-T-M	\$2,575	\$2,800
			MONTHLY TOTAL:	\$18,975	\$25,200
			ANNUAL TOTAL:	\$227,700	\$302,400

^{*}The large 1BR units can be converted into 2BR units, generating approximately \$75,000 of additional income.

^{**} Rear yard access





EAST HARLEM | MANHATTAN 301 East 103rd Street, New York, NY 10029

INTERIOR PHOTOS













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