

BESSEN
PARTNERS

HARLEM
25 Hamilton Terrace
New York, NY 10031



4-STORY 5,105± SF MULTIFAMILY BUILDING WITH 8 APARTMENTS

HARLEM, NEW YORK

25 Hamilton Terrace, New York, NY 10031



**EXCLUSIVE LISTING
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EXECUTIVE SUMMARY

Besen Partners, as exclusive agent for Ownership, is pleased to offer for sale 25 Hamilton Terrace, New York, NY 10031 (the "Property") located on the east side of Hamilton terrace between West 141st and West 144th Streets one block from St. Nicholas Park in the Harlem neighborhood of Manhattan.

Built circa 1910, this 4-story multifamily building contains 7 FM apartments and 1 rent-stabilized consisting of 5,105± total SF.

ASKING PRICE: \$2,750,000

Cash & Terms: Seller financing of 40% LTV @4.4% for 36 months.



\$11,287
PROPERTY TAX
(2024/25)



R6A
ZONING



5,105±
TOTAL SQ. FT.



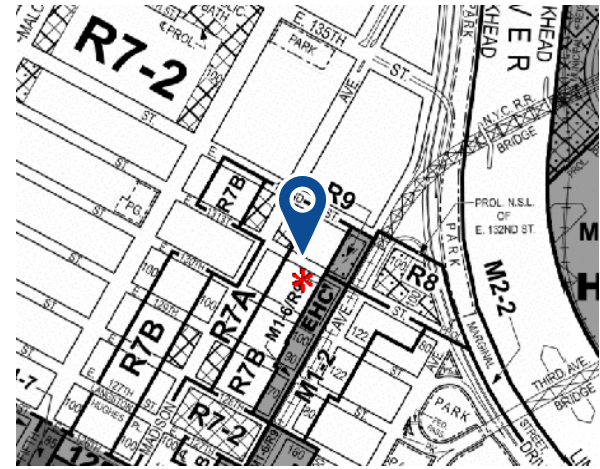
8
TOTAL UNITS



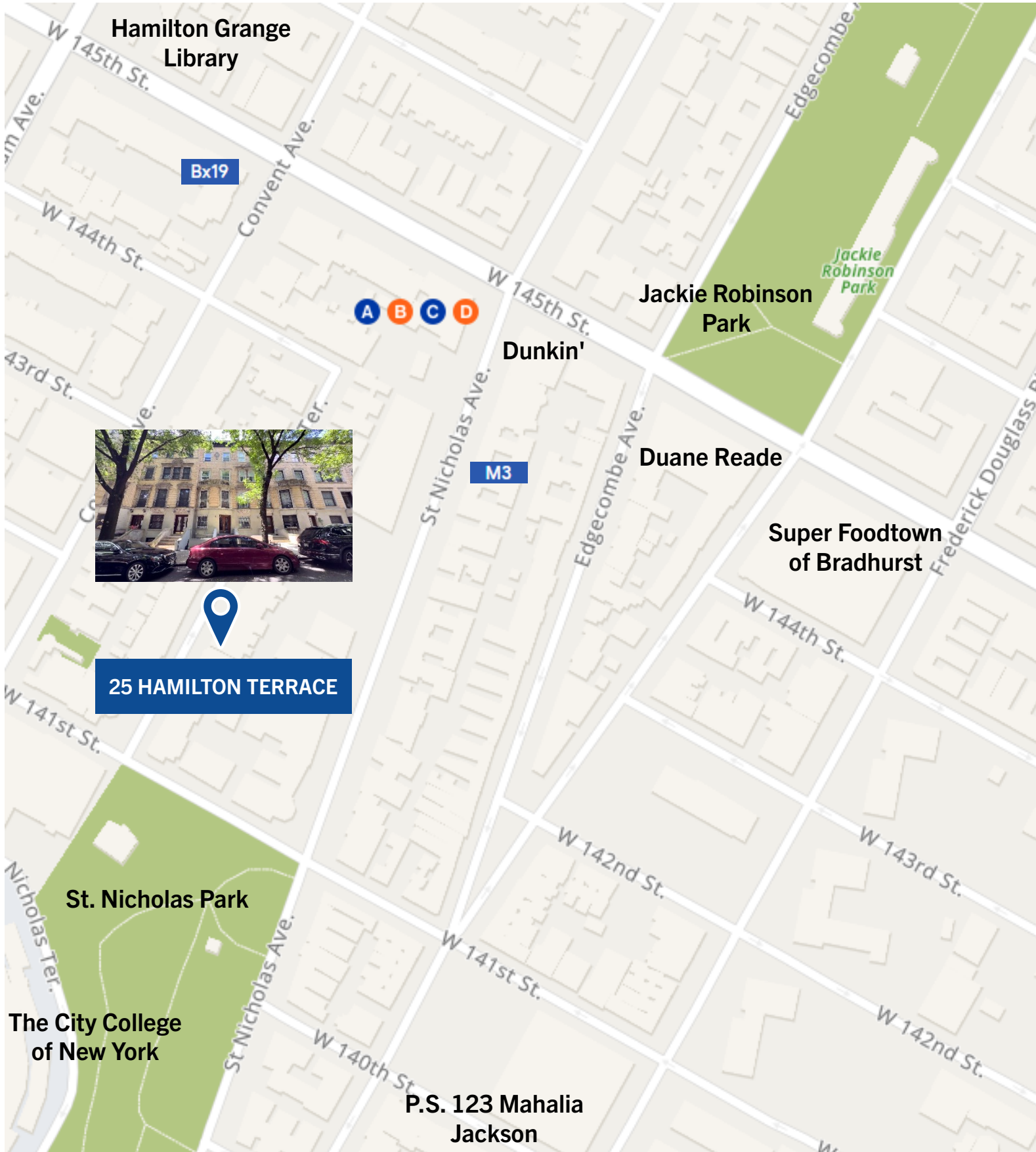
PROPERTY SPECIFICATIONS

Neighborhood:	Harlem
Block / Lot:	2050 / 102
Building Class:	Over Six Families without Stores (C1)
Tax Class:	2B
Year Built :	1910
Total Lot Sq. Ft.:	1,326± SF
Stories	4
Building Dimensions:	17' x 65'
Lot Dimensions:	17' x 76'
Zoning:	R6A
Total Building Sq. Ft.:	5,105±
Total Units:	8 Apts (7 FM)
F.A.R. / As Built:	3.0 / 3.02
Historic District:	Hamilton Heights
Assessment (2024/2025):	\$90,282
R.E. Taxes (2024/2025):	\$11,287

FINANCIAL SUMMARY	AMOUNT	PROFORMA
Residential Income (8 occupied units)	\$187,180	\$204,375
TOTAL REVENUE	\$187,180	\$204,375
OPERATING EXPENSES	AMOUNT	PROFORMA
Property Taxes (2024/25)	\$11,287	\$12,000
Insurance (\$1,200 / unit)	\$9,600	\$9,600
Water & Sewer (\$1,100 / unit)	\$8,800	\$8,800
Common Area Electric (\$150/mo)	\$1,800	\$1,800
Heat – Fuel (\$300 / room)	\$6,000	\$6,000
Management & Payroll (3% of EGI)	\$5,600	\$6,100
Repairs & Maintenance (\$500 / unit)	\$4,000	\$4,000
TOTAL OPERATING EXPENSES	\$47,000	\$48,300
NET OPERATING INCOME	\$140,180	\$156,075



LOCATION MAP



RENT ROLL

UNIT	TYPE	ACTUAL RENT	PROFORMA	STATUS	LXP
Basement	Studio	\$1,750.00	\$1,900.00	FM	07/31/2024
#1FR	1 Br	\$2,800.00	\$2,950.00	FM	08/31/2024
#2F	Studio/ Conv 1BR	\$928.44	\$956.29	RS	12/31/2024
#2R	Studio/ Alcove	\$2,375.00	\$2,375.00	FM	09/30/2024
#3F	Studio/ Conv 1BR	\$1,695.00	\$2,150.00	FM	12/31/2024
#3R	Studio/ Alcove	\$1,775.00	\$2,350.00	FM	07/31/2024
#4F	Studio/ Conv 1BR	\$1,875.00	\$1,950.00	FM	08/31/2024
#4R	Studio/ Alcove	\$2,400.00	\$2,400.00	FM	09/30/2024
MONTHLY:		\$15,598.44	\$17,031.29		
ANNUALLY:		\$187,181.28	\$204,375.52		



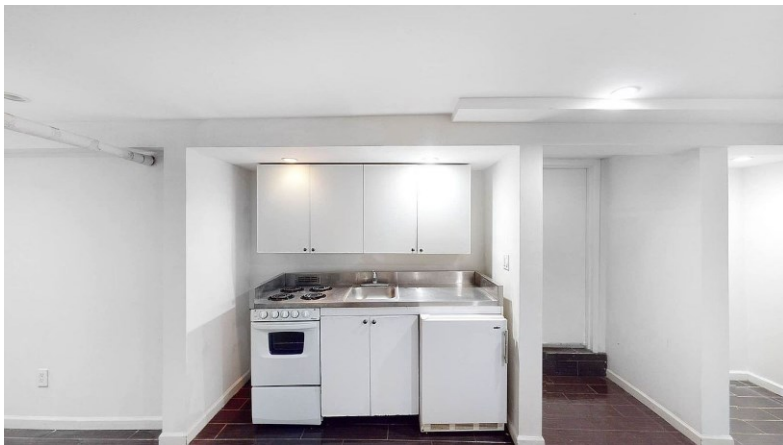
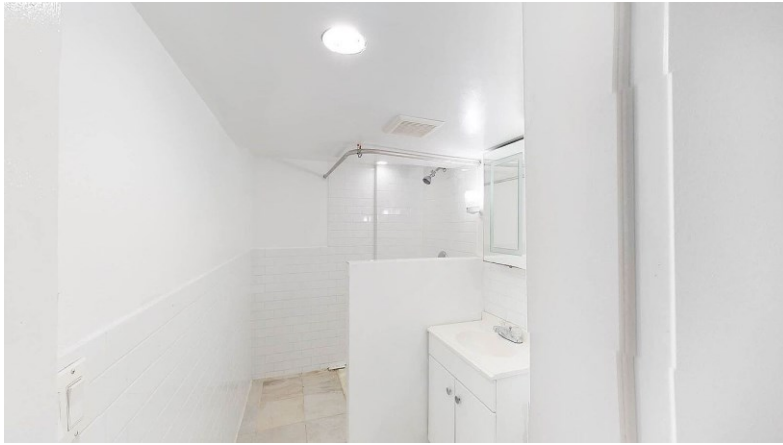
STREET VIEW - NORTH



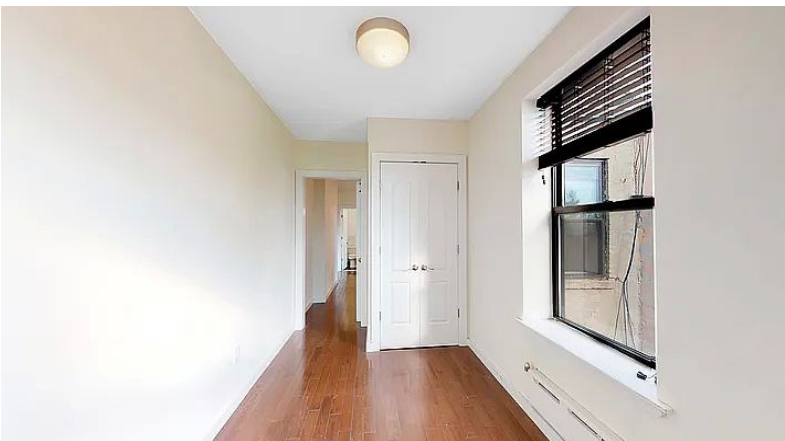
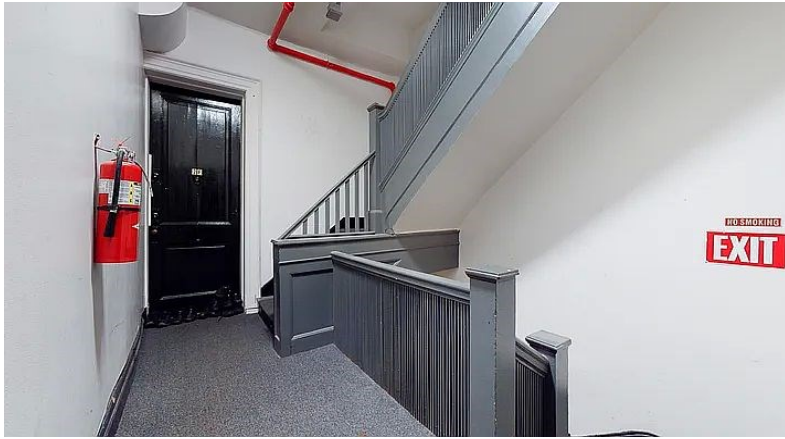
STREET VIEW - SOUTH



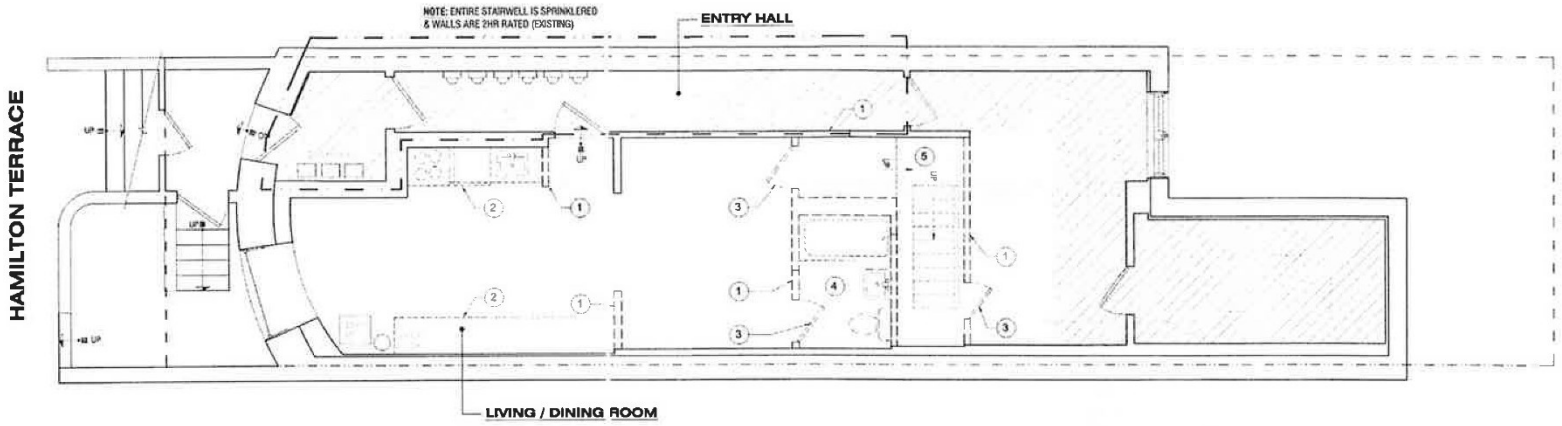
APARTMENT PHOTOS



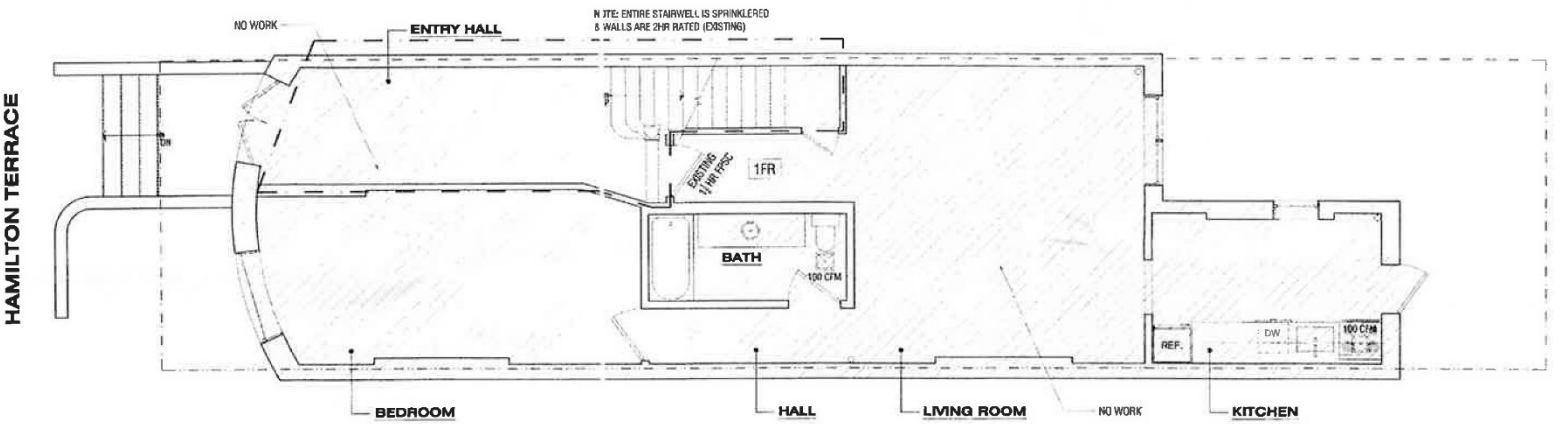
APARTMENT PHOTOS



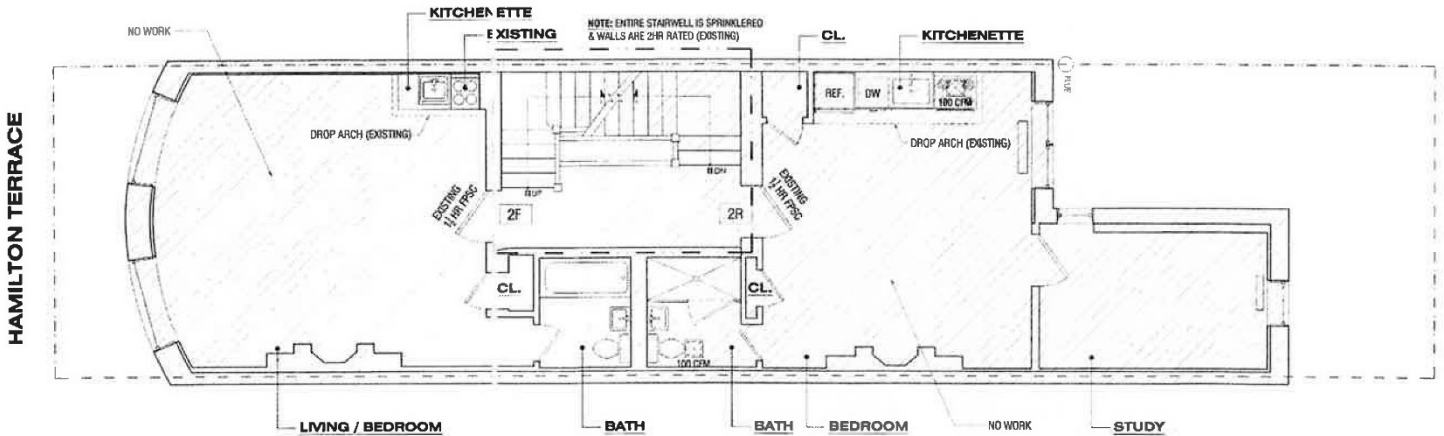
FLOOR PLANS



BASEMENT PLAN

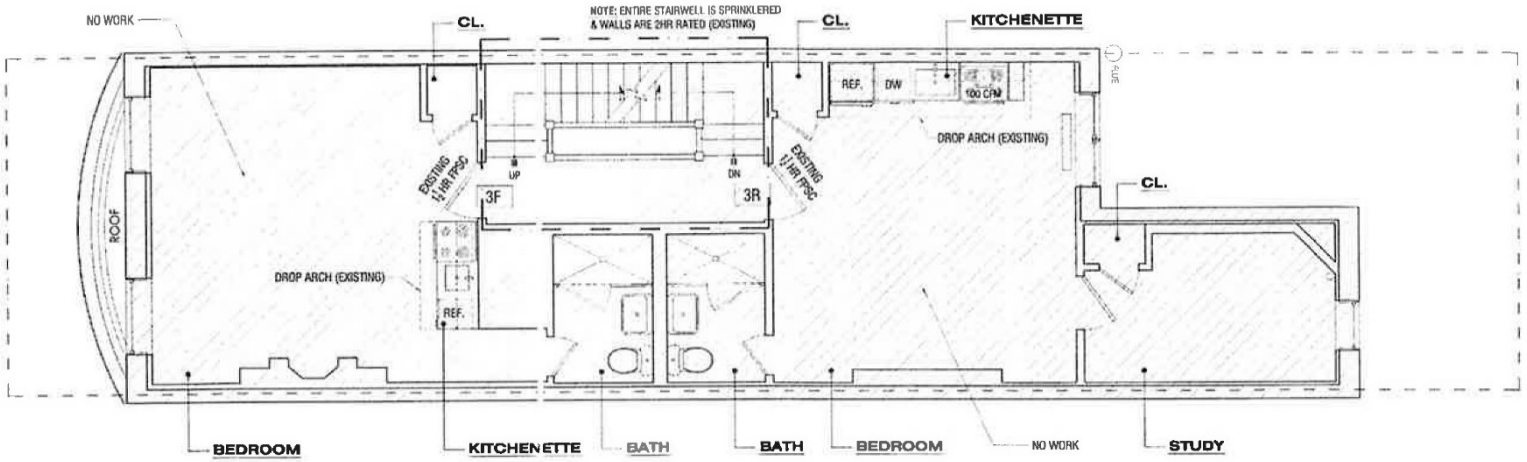


EXISTING FIRST FLOOR PLAN

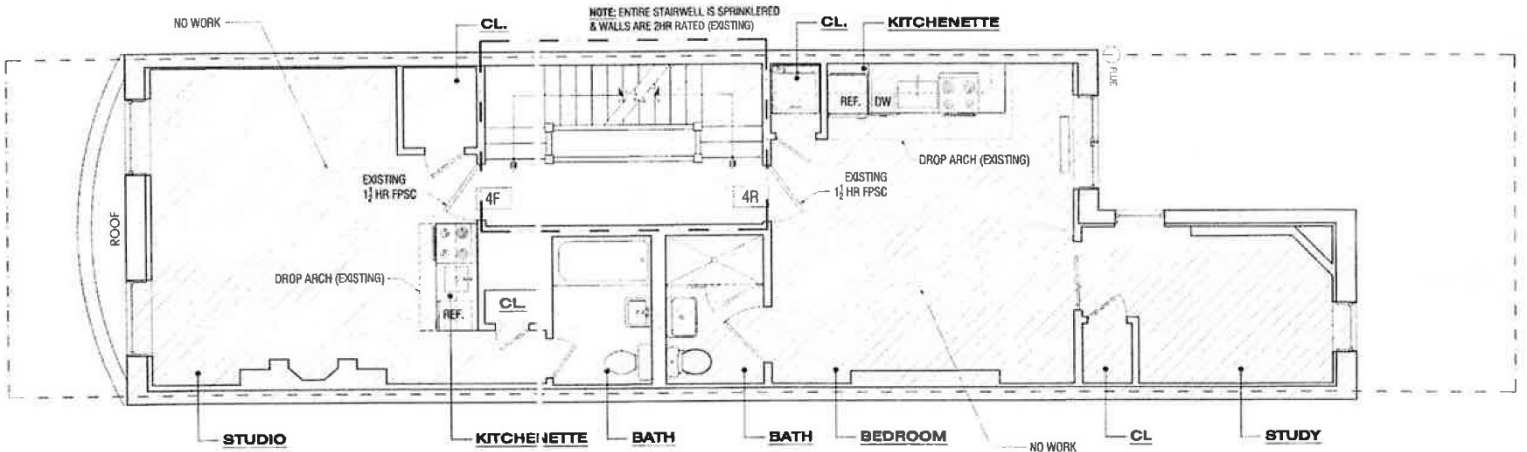


EXISTING SECOND FLOOR

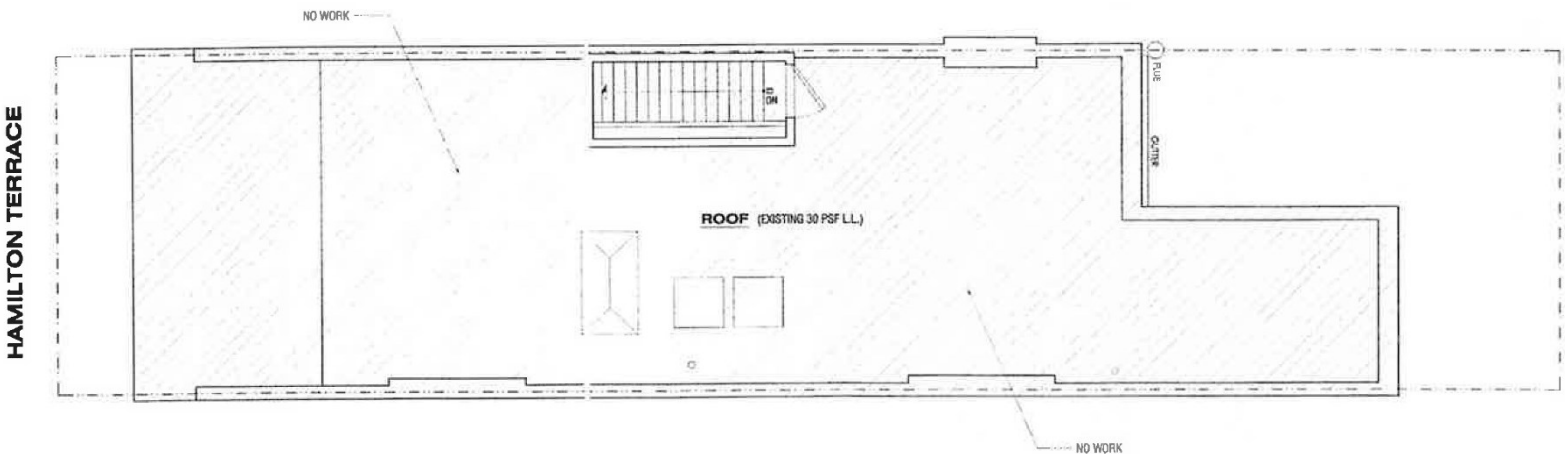
FLOOR PLANS



EXISTING THIRD FLOOR PLAN



FOURTH FLOOR PLAN

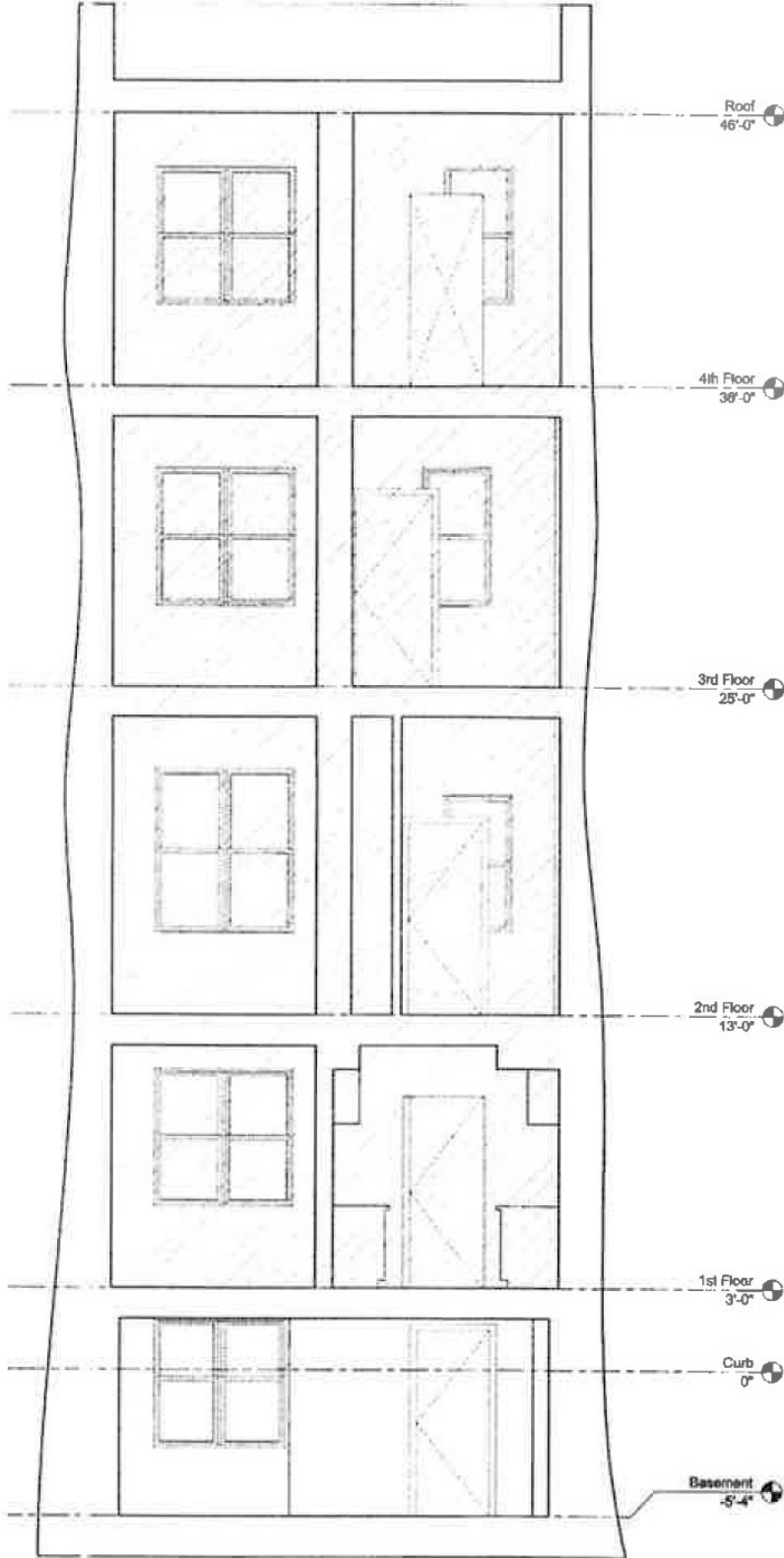


EXISTING ROOF PLAN

LONGITUDINAL BUILDING SECTION



TRAVERSE BUILDING SECTION

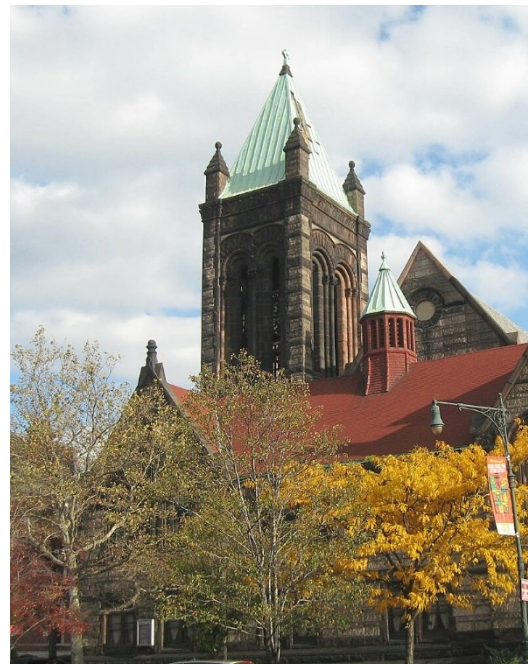


LOCATION

Harlem is a neighborhood in Upper Manhattan, New York City. It is bounded roughly by the Hudson River on the west; the Harlem River and 155th Street on the north; Fifth Avenue on the east; and Central Park North on the south. The greater Harlem area encompasses several other neighborhoods and extends west and north to 155th Street, east to the East River, and south to Martin Luther King Jr. Boulevard, Central Park, and East 96th Street.

Originally a Dutch village, formally organized in 1658, it is named after the city of Haarlem in the Netherlands. Harlem's history has been defined by a series of economic boom-and-bust cycles, with significant population shifts accompanying each cycle. Harlem was predominantly occupied by Jewish and Italian Americans in the 19th century, but African-American residents began to arrive in large numbers during the Great Migration in the 20th century. In the 1920s and 1930s, Central and West Harlem were the center of the Harlem Renaissance, a major African-American cultural movement. With job losses during the Great Depression of the 1930s and the deindustrialization of New York City after World War II, rates of crime and poverty increased significantly. In the 21st century, crime rates decreased significantly, and Harlem started to gentrify.

The area is served by the New York City Subway and local bus routes. It contains several public elementary, middle, and high schools, and is close to several colleges, including Columbia University, Manhattan School of Music, and the City College of New York. Central Harlem is part of Manhattan Community District 10. It is patrolled by the 28th and 32nd Precincts of the New York City Police Department. The greater Harlem area also includes Manhattan Community Districts 9 and 11 and several police precincts, while fire services are provided by four New York City Fire Department companies.





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