

EXCLUSIVE 154 East 110th Street

Asking Price: \$3,000,000
East Harlem, NY 10029
8 Units & 1 Retail | 5,992 GSF
100% Free Market | Tax Class 2B



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154 EAST 110TH STREET, EAST HARLEM, NY 10029

8 UNITS & 1 RETAIL | 5,992 GSF | 100% FM | LONG TERM OWNERSHIP SINCE 2005

ASKING PRICE: **\$3,000,000**

Built in 1910, 154 East 110th Street is a 4-story walkup apartment building that has 5,992 SF and includes 8 apartments (100% FM) & 1 store. Located between Lexington Avenue and 3rd Avenue, East Harlem is a vibrant neighborhood in Upper Manhattan renowned for its rich Hispanic culture, featuring a mix of tenement buildings, public housing complexes, and newer developments due to ongoing gentrification.

The Property benefits from a Tax Class 2B status which limits annual tax increases to 8% and a maximum increase of 30% over a five-year period.



PROPERTY INFORMATION

NEIGHBORHOOD	East Harlem
CROSS STREETS	Lexington & 3 rd Avenues
BLOCK / LOT	1637 / 50
LOT / BUILT DIMENSIONS	25' x 100.92' / 25' x 60'
STORIES	4
GROSS SF	5,992 SF
RESIDENTIAL SF	5,142 SF
COMMERCIAL SF	850 SF
YEAR BUILT / RENOVATED	1910 / 1997
APARTMENTS / ROOMS	8 / 28
LAYOUT	2/2 & 6/4
AVERAGE RENT (APT / ROOM)	\$2,450 / \$700
COMMERCIAL UNITS	1
TAX ASSESSMENT	\$376,200
FAR BUILT / ALLOWED	2.37 / 4.66
ZONING	R7D, C1-5, EHC
HPD VIOLATIONS	18: 5A, 3B, 6C & 4I

PRICING METRICS

ASKING PRICE	\$3,000,000
PPU	\$300,000
PPSF	\$501
GRM	9.8x
CAP RATE	6.1%

INCOME & EXPENSES

INCOME	IN-PLACE
RESIDENTIAL INCOME	\$235,200
COMMERCIAL INCOME	\$61,800
RE TAX REIMBURSEMENT	\$9,400
GROSS INCOME	\$306,400
VACANCY & CREDIT LOSS (4%)	(\$11,900)
EFFECTIVE GROSS INCOME	\$294,500
EXPENSES	
REAL ESTATE TAXES (25'/26') *	\$47,000
WATER & SEWER	\$8,000
PAYROLL	\$12,000
INSURANCE	\$11,200
MANAGEMENT FEE (4%)	\$11,800
FUEL	\$7,200
UTILITIES	\$1,200
REPAIRS, MAINTENANCE & MISC.	\$12,000
TOTAL EXPENSES	\$110,400
<i>Operating Expense Ratio (% of EGI)</i>	<i>37.49%</i>
NET OPERATING INCOME	\$184,100

*Tax Class 2B

DEBT

- Delivered free and clear
- Loan amount: \$2,350,000
- Bank: Flagstar (NYCB)

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RESIDENTIAL RENT ROLL

UNIT	TENANT	RENT/MONTH	MARKET RENT	LAYOUT	ROOMS	LXP	STATUS
1	Tenant 1	\$1,860.00	\$2,000.00	Studio	2.0	11/30/25	FM
2	Tenant 2	\$1,890.00	\$2,000.00	Studio	2.0	4/30/26	FM
3	Tenant 3	\$2,750.00	\$3,500.00	2-Bedroom	4.0	8/31/26	FM
4	Tenant 4	\$2,700.00	\$3,500.00	2-Bedroom	4.0	3/31/26	FM
5	Tenant 5	\$2,600.00	\$3,500.00	2-Bedroom	4.0	10/31/25	FM
6	Tenant 6	\$2,450.00	\$3,500.00	2-Bedroom	4.0	4/30/26	FM
7	Tenant 7	\$2,750.00	\$3,500.00	2-Bedroom	4.0	5/31/26	FM
8	Tenant 8	\$2,600.00	\$3,500.00	2-Bedroom	4.0	10/31/25	FM

RESIDENTIAL MONTHLY INCOME **\$19,600.00** **\$25,000.00** **28.0**

RESIDENTIAL ANNUAL INCOME **\$235,200.00** **\$300,000.00**

COMMERCIAL RENT ROLL

UNIT	TENANT NAME	RENT/MONTH	LXP	NOTES
Store	110 EZ Corp - Convenience Store	\$5,150.00	3/31/34	3% Annual Increases

COMMERCIAL MONTHLY INCOME **\$5,150.00**

COMMERCIAL ANNUAL INCOME **\$61,800.00**

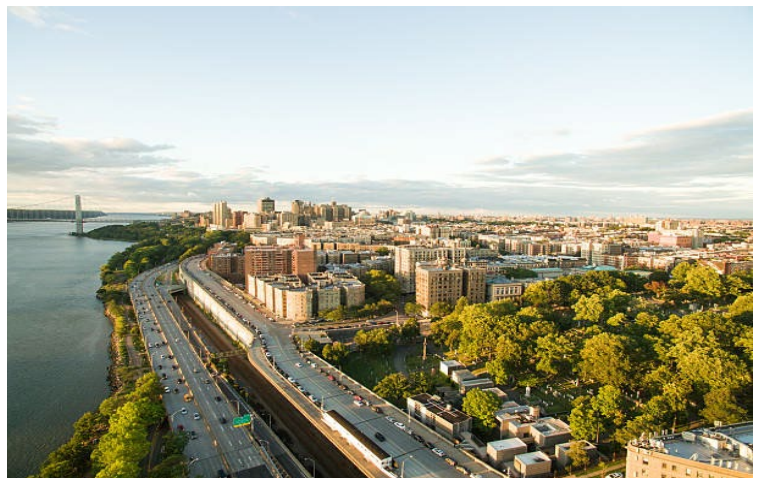
COMBINED ANNUAL INCOME **\$297,000.00**

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*“EAST HARLEM IS A MOSAIC OF TRADITION AND TRANSFORMATION
IN UPPER MANHATTAN, ALIVE WITH VIBRANT STREET ART, SOULFUL
CUISINE, AND A GROWING WAVE OF OPPORTUNITY”*



EAST HARLEM OVERVIEW

East Harlem, commonly known as “El Barrio,” is a vibrant neighborhood located in Upper Manhattan. Historically, the neighborhood has been a landing point for immigrant communities, most famously Italian and Puerto Rican populations, which have left a lasting cultural imprint on the area. Today, East Harlem continues to evolve with a mix of long-standing residents and new investment activity, creating a dynamic and diverse urban landscape.

The neighborhood is characterized by a mix of housing typologies, from pre-war walk-ups and tenement-style buildings to larger public housing developments and newly developed residential projects. Over the past decade, East Harlem has been increasingly recognized for its relative affordability compared to adjacent neighborhoods.

Despite ongoing gentrification pressures, East Harlem retains a distinct cultural identity, with its murals, music, and culinary offerings reflecting its Puerto Rican and Latin American heritage. The neighborhood also benefits from proximity to major institutions, including Mount Sinai Hospital and Central Park.

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NEIGHBORHOOD ATTRACTIONS AND LIFESTYLE

East Harlem is well known for its cultural and culinary attractions. The neighborhood is home to the Museum of the City of New York and El Museo del Barrio, both of which anchor the northern end of Museum Mile and highlight the city's rich history and Latin American/Caribbean art and culture. Local eateries range from long-standing family-owned restaurants serving Puerto Rican and Dominican cuisine to new cafés, bakeries, and gastropubs catering to a broader audience. Street art and murals can be found throughout the neighborhood, reinforcing East Harlem's identity as a hub of creativity and resilience.

Thomas Jefferson Park, Harlem River Park, and the East River Esplanade provide green space and waterfront access for residents. In addition, Central Park is only a short walk away, offering world-class recreational and cultural activities. Community organizations host annual events and festivals, which continue to foster the neighborhood's lively spirit and cultural pride.

TRANSPORTATION & ACCESSIBILITY

East Harlem is well-connected to the rest of Manhattan and beyond. The neighborhood is served by multiple subway lines, including the 4, 5, and 6 trains running along Lexington Avenue and the 2 and 3 lines accessible just west in Central Harlem. The long-anticipated Second Avenue Subway expansion, once completed, is expected to further enhance East Harlem's connectivity and spur continued economic development. Bus routes also provide extensive crosstown and uptown/downtown service, making the neighborhood accessible for residents and commuters alike.

The neighborhood offers immediate access to Harlem River Drive and FDR Drive, connecting quickly to the Bronx, Queens, and downtown Manhattan. The proximity to major thoroughfares and bridges, including the RFK (Triborough) Bridge, makes East Harlem a strategic location for those traveling throughout the city or to regional destinations. These transportation advantages reinforce East Harlem's position as a neighborhood that is both deeply rooted in cultural tradition and increasingly connected to New York City's broader economic engine.



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PLOT & NEIGHBORHOOD MAPS



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