



Offering Memorandum

1968-1982 2nd Avenue
New York, NY



Available Upon Request
Price



\$1,644
Avg Rent / Apt



60
Apartments

Portfolio Summary

**1968-1982 2nd Avenue
New York, NY**

Portfolio Description	Six contiguous buildings consisting of four (5) story walk-up apartment buildings, one (1) story retail building and one (2) story retail building with a total of 60 apartments, 12 commercial spaces & 1 antenna.
Block/Lot	1673/1, 4, 49, 50, 51 & 52
Building SF	63,320 SF; Air Rights: 72,987 SF
Assessment	\$6,573,600 (25/26)

Financial Summary

Available Upon Request

Asking Price

\$1,644

Avg Rent / Apartment

Income

Residential	\$1,185,183
Preferential Rent	(\$1,343)
Commercial	\$1,558,315
Commercial Vacant	\$397,650
Antenna	\$36,302
Real Estate Tax Reimbursements	\$126,748
Vacancy & Collection Loss (3%)	(\$99,086)
Total	\$3,203,770

Expenses

Real Estate Taxes (25/26)	\$766,602
Water & Sewer (Estimated)	\$78,000
Fuel	\$72,000
Electric	\$9,000
Insurance	\$80,000
Payroll (Estimated)	\$30,000
Management Fee (3%)	\$96,113
Repairs & Maintenance	\$52,000
Total	\$1,183,716
NOI	\$2,020,055

Combined Property Summary

1968-1974 2nd Avenue (AKA: 301 East 101st Street)
 New York, NY
 (Corner of 2nd Avenue & East 101st Street)

Property Description	Two contiguous buildings: a (2) story and a (1) story commercial building consisting of a total of 4 commercial spaces.
Block/Lot	1673/1 & 4
Lot Size	1968 2nd Avenue: 75.92' x 125'; Built 75' x 125' 1974 2nd Avenue: 25' x 75'; Built 25' x 57'
Building SF	23,370 SF; Air Rights: 52,606 SF
Zoning	R8A, R7A, C1-5; FAR 6.02
Year Built	1968 2nd Avenue: 1994 1974 2nd Avenue: 1940
Assessment	\$3,211,040 (25/26)

Financial Summary

Available Upon Request

Asking Price

Income

Commercial	\$1,193,349
Commercial Vacant (1 Space)	\$299,250
R.E. Tax Reimbursement	\$100,000
Vacancy & Collection Loss (3%)	(\$47,778)
Total	\$1,544,821

Expenses

Real Estate Taxes (25/26)	\$348,334
Insurance	\$20,000
Management Fee (3%)	\$46,345
Repairs & Maintenance	\$1,000
Total	\$415,678
NOI	\$1,129,143

Rent Roll

Building	Space	Tenant	LXP	Monthly Rent	Annual Rent
1968 2nd Avenue	1	Hermana Mirabal Inc.	02/29/2028	\$ 90,750.00	\$ 1,089,000.00
1968 2nd Avenue	2	Vacant		\$ 24,937.50	\$ 299,250.00
1974 2nd Avenue	A	DELICIOUS CHINESE RESTAURANT 360 INC	11/30/2028	\$ 4,250.00	\$ 51,000.00
1974 2nd Avenue	B	145 Texas Chicken Corp	05/31/2026	\$ 4,445.76	\$ 53,349.12
Total				\$ 124,383.26	\$ 1,492,599.12

Property Summary

1976 2nd Avenue
New York, NY
(Between East 101st Street & East 102nd Street)

Property Description	A (5) story walk-up apartment building consisting of 16 apartments, 2 commercial spaces and 1 antenna.
Block/Lot	1673/52
Lot Size	25' x 100'; Built 25' x 85'
Building SF	9,700 SF; Air Rights: 5,350 SF
Zoning	R8A, C1-5; FAR 6.02
Year Built	1910
Layout	16/2 = 32 Rooms
Assessment	\$706,950 (25/26)

Financial Summary

Available Upon Request	\$1,438	\$719
Asking Price	Avg Rent / Apartment	Avg Rent / Room
Income		
Residential		\$277,443
Preferential Rent		(\$1,343)
Commercial Vacant (2 Spaces)		\$98,400
Antenna		\$36,302
Vacancy & Collection Loss (3%)		(\$12,324)
Total		\$398,479
Expenses		
Real Estate Taxes (25/26)		\$87,938
Water & Sewer (Estimated)		\$20,800
Fuel		\$19,200
Electric		\$2,400
Insurance		\$16,000
Payroll (Estimated)		\$8,000
Management Fee (3%)		\$11,954
Repairs & Maintenance		\$13,600
Total		\$179,892
NOI		\$218,587

Rent Roll

Unit	Tenant	Status	Rooms	LXP	Legal Rent	Pref	Net Rent	Annual Rent
2A	Occupied	RS	2	Apr-2025	\$ 1,318.55	\$ -	\$ 1,318.55	\$ 15,822.60
2B	Occupied	RS	2	Nov-2025	\$ 1,507.74	\$ -	\$ 1,507.74	\$ 18,092.88
2C	Occupied	RS	2	Apr-2024	\$ 1,473.00	\$ -	\$ 1,473.00	\$ 17,676.00
2D	Occupied	RS	2	Mar-2025	\$ 1,547.15	\$ -	\$ 1,547.15	\$ 18,565.80
3A	Occupied	RS	2	Jan-2026	\$ 1,313.08	\$ -	\$ 1,313.08	\$ 15,756.96
3B	Occupied	RS	2	Sep-2025	\$ 1,514.86	\$ -	\$ 1,514.86	\$ 18,178.32
3C	Occupied	RS	2	Sep-2025	\$ 1,063.77	\$ -	\$ 1,063.77	\$ 12,765.24
3D	Occupied	RS	2	Aug-2025	\$ 1,189.65	\$ -	\$ 1,189.65	\$ 14,275.80
4A	Occupied	RS	2	Aug-2025	\$ 1,514.02	\$ -	\$ 1,514.02	\$ 18,168.24
4B	Occupied	RS	2	Dec-2022	\$ 1,759.91	\$ -	\$ 1,759.91	\$ 21,118.92
4C	Occupied	RS	2	Mar-2026	\$ 1,490.26	\$ -	\$ 1,490.26	\$ 17,883.12
4D	Occupied	RS	2	Feb-2024	\$ 1,811.89	\$(111.89)	\$ 1,700.00	\$ 21,742.68
5A	Occupied	RS	2	Mar-2027	\$ 964.68	\$ -	\$ 964.68	\$ 11,576.16
5B	Occupied	RS	2	Jul-2025	\$ 1,531.87	\$ -	\$ 1,531.87	\$ 18,382.44
5C	Occupied	RS	2	Jul-2025	\$ 1,522.55	\$ -	\$ 1,522.55	\$ 18,270.60
5D	Occupied	RS	2	Aug-2021	\$ 1,597.30	\$ -	\$ 1,597.30	\$ 19,167.60
Residential			32		\$23,120.28	\$(111.89)	\$23,008.39	\$ 277,443.36
Retail	Vacant						\$ 6,500.00	\$ 78,000.00
Lower Level	Vacant						\$ 1,700.00	\$ 20,400.00
Roof	AT&T						\$ 3,025.18	\$ 36,302.16
Other							\$11,225.18	\$ 134,702.16

Property Summary

1978 2nd Avenue
New York, NY
(Between East 101st Street & East 102nd Street)

Property Description	A (5) story walk-up apartment building consisting of 16 apartments and 2 commercial spaces.
Block/Lot	1673/51
Lot Size	25' x 100'; Built 25' x 83'
Building SF	10,625 SF; Air Rights: 4,425 SF
Zoning	R8A, C1-5; FAR 6.02
Year Built	1910
Assessment	\$972,990 (25/26)

Financial Summary

Available Upon Request

Asking Price

\$1,704

Avg Rent / Apartment

Income

Residential	\$327,207
Commercial	\$123,655
R.E. Tax Reimbursement*	\$26,748
Vacancy & Collection Loss (3%)	(\$14,328)
Total	\$463,282

Expenses

Real Estate Taxes (25/26)	\$121,030
Water & Sewer (Estimated)	\$20,800
Fuel	\$19,200
Electric	\$2,400
Insurance	\$16,000
Payroll (Estimated)	\$8,000
Management Fee (3%)	\$13,898
Repairs & Maintenance	\$13,600
Total	\$214,929
NOI	\$248,353

*1978 2nd Avenue: Laundry tenant reimburses landlord \$2,229/month in real estate taxes.

Although information furnished is from sources deemed reliable, no representation is made as to the accuracy thereof.

Rent Roll

Unit	Tenant	Status	LXP	Legal Rent	Pref	Net Rent	Annual Rent
2A	Occupied	RS	12/31/2025	\$ 1,722.31	\$-	\$ 1,722.31	\$ 20,667.72
2B	Occupied	RS	02/28/2026	\$ 1,532.96	\$-	\$ 1,532.96	\$ 18,395.52
2C	Occupied	RS	06/30/2026	\$ 1,902.55	\$-	\$ 1,902.55	\$ 22,830.60
2D	Occupied	RS	09/30/2026	\$ 1,802.98	\$-	\$ 1,802.98	\$ 21,635.76
3A	Occupied	RS	05/31/2027	\$ 1,889.40	\$-	\$ 1,889.40	\$ 22,672.80
3B	Occupied	RS	08/31/2026	\$ 1,385.27	\$-	\$ 1,385.27	\$ 16,623.24
3C	Occupied	RS	04/30/2026	\$ 1,798.13	\$-	\$ 1,798.13	\$ 21,577.56
3D	Occupied	RS	03/31/2026	\$ 1,786.00	\$-	\$ 1,786.00	\$ 21,432.00
4A	Occupied	RS	12/31/2025	\$ 1,750.00	\$-	\$ 1,750.00	\$ 21,000.00
4B	Occupied	RS	09/30/2027	\$ 1,688.72	\$-	\$ 1,688.72	\$ 20,264.64
4C	Occupied	RS	06/30/2026	\$ 1,575.72	\$-	\$ 1,575.72	\$ 18,908.64
4D	Occupied	RS	01/31/2026	\$ 1,842.36	\$-	\$ 1,842.36	\$ 22,108.32
5A	Occupied	RS	07/31/2026	\$ 1,721.89	\$-	\$ 1,721.89	\$ 20,662.68
5B	Occupied	RS	12/31/2026	\$ 1,793.46	\$-	\$ 1,793.46	\$ 21,521.52
5C	Occupied	RS	07/31/2026	\$ 1,527.16	\$-	\$ 1,527.16	\$ 18,325.92
5D	Occupied	RS	09/30/2026	\$ 1,548.32	\$-	\$ 1,548.32	\$ 18,579.84
Residential				\$ 27,267.23	\$ -	\$27,267.23	\$ 327,206.76
GFLOOR	Laundromat		10/31/2034			\$ 9,250.00	\$ 111,000.00
METROPCS	Metro PCS		12/31/2026			\$ 1,054.61	\$ 12,655.32
Commercial						\$10,304.61	\$ 123,655.32

Property Summary

1980 2nd Avenue
New York, NY
(Between East 101st Street & East 102nd Street)

Property Description	A (5) story walk-up apartment building consisting of 16 apartments and 2 commercial spaces.
Block/Lot	1673/50
Lot Size	25' x 100'; Built 25' x 83'
Building SF	10,625 SF; Air Rights: 4,425 SF
Zoning	R8A, C1-5; FAR 6.02
Year Built	1900
Assessment	\$868,480 (25/26)

Financial Summary

Available Upon Request

Asking Price

\$1,541

Avg Rent / Apartment

Income

Residential	\$295,812
Commercial	\$132,655
Vacancy & Collection Loss (3%)	(\$12,854)
Total	\$415,613

Expenses

Real Estate Taxes (25/26)	\$108,030
Water & Sewer (Estimated)	\$20,800
Fuel	\$19,200
Electric	\$2,400
Insurance	\$16,000
Payroll (Estimated)	\$8,000
Management Fee (3%)	\$12,468
Repairs & Maintenance	\$13,600
Total	\$200,499
NOI	\$215,114

Rent Roll

Unit	Tenant	Status	LXP	Legal Rent	Pref	Net Rent	Annual Rent
1A	Occupied	RS	11/30/2025	\$ 1,500.00	\$ -	\$ 1,500.00	\$ 18,000.00
1B	Occupied	RS	04/30/2026	\$ 1,536.69	\$ -	\$ 1,536.69	\$ 18,440.28
1C	Occupied	RS	04/30/2026	\$ 1,750.25	\$ -	\$ 1,750.25	\$ 21,003.00
1D	Occupied	RS	08/31/2026	\$ 1,782.71	\$ -	\$ 1,782.71	\$ 21,392.52
2A	Occupied	RS	06/30/2026	\$ 1,402.54	\$ -	\$ 1,402.54	\$ 16,830.48
2B	Occupied	RS	01/31/2026	\$ 1,742.36	\$ -	\$ 1,742.36	\$ 20,908.32
2C	Occupied	RS	03/31/2026	\$ 1,635.36	\$ -	\$ 1,635.36	\$ 19,624.32
2D	Occupied	RS	12/31/2025	\$ 1,285.40	\$ -	\$ 1,285.40	\$ 15,424.80
3A	Occupied	RS	09/30/2026	\$ 1,889.02	\$ -	\$ 1,889.02	\$ 22,668.24
3B	Occupied	RS	12/31/2025	\$ 1,142.00	\$ -	\$ 1,142.00	\$ 13,704.00
3C	Occupied	RS	02/28/2026	\$ 1,241.57	\$ -	\$ 1,241.57	\$ 14,898.84
3D	Occupied	RS	05/31/2027	\$ 1,626.74	\$ -	\$ 1,626.74	\$ 19,520.88
4A	Occupied	RS	01/31/2026	\$ 1,703.99	\$ -	\$ 1,703.99	\$ 20,447.88
4B	Occupied	RS	02/28/2026	\$ 1,213.24	\$ -	\$ 1,213.24	\$ 14,558.88
4C	Occupied	RS	02/28/2026	\$ 1,510.00	\$ -	\$ 1,510.00	\$ 18,120.00
4D	Occupied	RS	06/30/2026	\$ 1,689.09	\$ -	\$ 1,689.09	\$ 20,269.08
Residential				\$24,650.96	\$ -	\$24,650.96	\$ 295,811.52
GF	102 Family Organic Deli		04/30/2033			\$ 10,000.00	\$ 120,000.00
METROPCS	Metro PCS		12/31/2026			\$ 1,054.61	\$ 12,655.32
Commercial						\$11,054.61	\$ 132,655.32

Property Summary

1982 2nd Avenue (AKA: 300 East 102nd Street)
New York, NY
(Corner of 2nd Avenue & East 102nd Street)

Property Description	A (5) story walk-up apartment building consisting of 12 apartments and 2 commercial spaces.
Block/Lot	1673/49
Lot Size	25.92' x 100'; Built 25' x 85'
Building SF	9,000 SF; Air Rights: 6,181 SF
Zoning	R8A, C1-5; FAR 6.02
Year Built	1900
Assessment	\$814,140 (25/26)

Financial Summary

Available Upon Request

Asking Price

\$1,977

Avg Rent / Apartment

Income

Residential	\$284,722
Commercial	\$108,655
Vacancy & Collection Loss (3%)	(\$11,801)
Total	\$381,576

Expenses

Real Estate Taxes (25/26)	\$101,271
Water & Sewer (Estimated)	\$15,600
Fuel	\$14,400
Electric	\$1,800
Insurance	\$12,000
Payroll (Estimated)	\$6,000
Management Fee (3%)	\$11,447
Repairs & Maintenance	\$10,200
Total	\$172,718
NOI	\$208,857

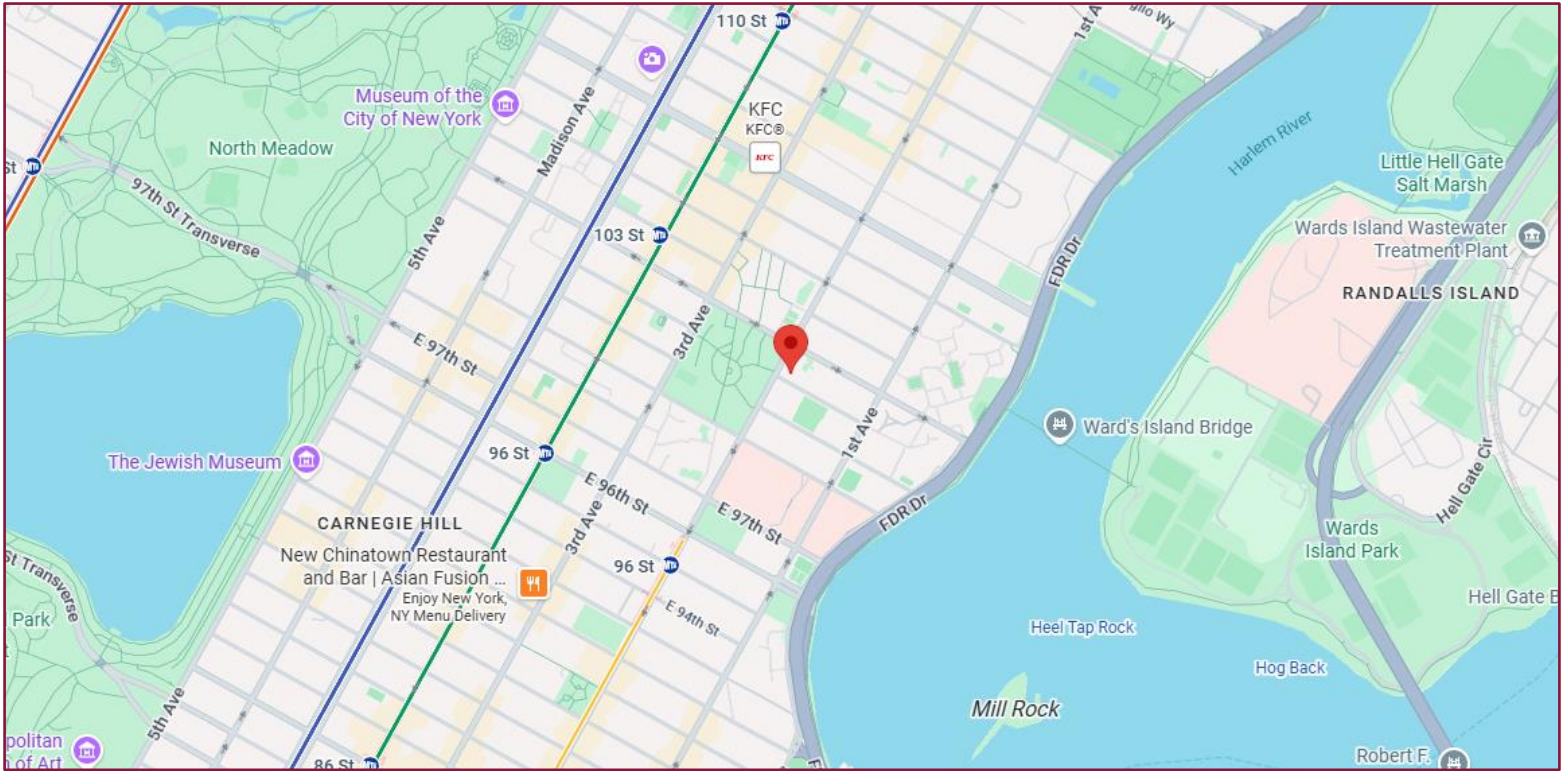
Rent Roll

Unit	Tenant	Status	LXP	Legal Rent	Pref	Net Rent	Annual Rent
2A	Occupied	RS	12/31/2025	\$ 1,675.00	\$ -	\$ 1,675.00	\$ 20,100.00
2B	Occupied	RS	12/31/2025	\$ 1,800.00	\$ -	\$ 1,800.00	\$ 21,600.00
2C	Occupied	RS	12/31/2025	\$ 2,150.00	\$ -	\$ 2,150.00	\$ 25,800.00
3A	Occupied	RS	12/31/2025	\$ 1,800.00	\$ -	\$ 1,800.00	\$ 21,600.00
3B	Occupied	RS	05/31/2026	\$ 2,000.00	\$ -	\$ 2,000.00	\$ 24,000.00
3C	Occupied	RS	08/31/2026	\$ 2,550.00	\$ -	\$ 2,550.00	\$ 30,600.00
4A	Occupied	RS	02/28/2026	\$ 1,750.00	\$ -	\$ 1,750.00	\$ 21,000.00
4B	Occupied	RS	02/28/2026	\$ 1,800.00	\$ -	\$ 1,800.00	\$ 21,600.00
4C	Occupied	RS	02/28/2026	\$ 2,062.80	\$ -	\$ 2,062.80	\$ 24,753.60
5A	Occupied	RS	04/30/2026	\$ 1,875.00	\$ -	\$ 1,875.00	\$ 22,500.00
5B	Occupied	RS	02/28/2026	\$ 2,200.00	\$ -	\$ 2,200.00	\$ 26,400.00
5C	Occupied	RS	01/31/2026	\$ 2,064.00	\$ -	\$ 2,064.00	\$ 24,768.00
Residential				\$23,726.80	\$ -	\$23,726.80	\$ 284,721.60
GFLOOR	MetroRx Pharmacy		12/31/2033			\$ 8,000.00	\$ 96,000.00
METROPCS	Metro PCS		12/31/2026			\$ 1,054.61	\$ 12,655.32
Commercial						\$ 9,054.61	\$ 108,655.32

Tax Map



Map



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New York, NY 10019



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