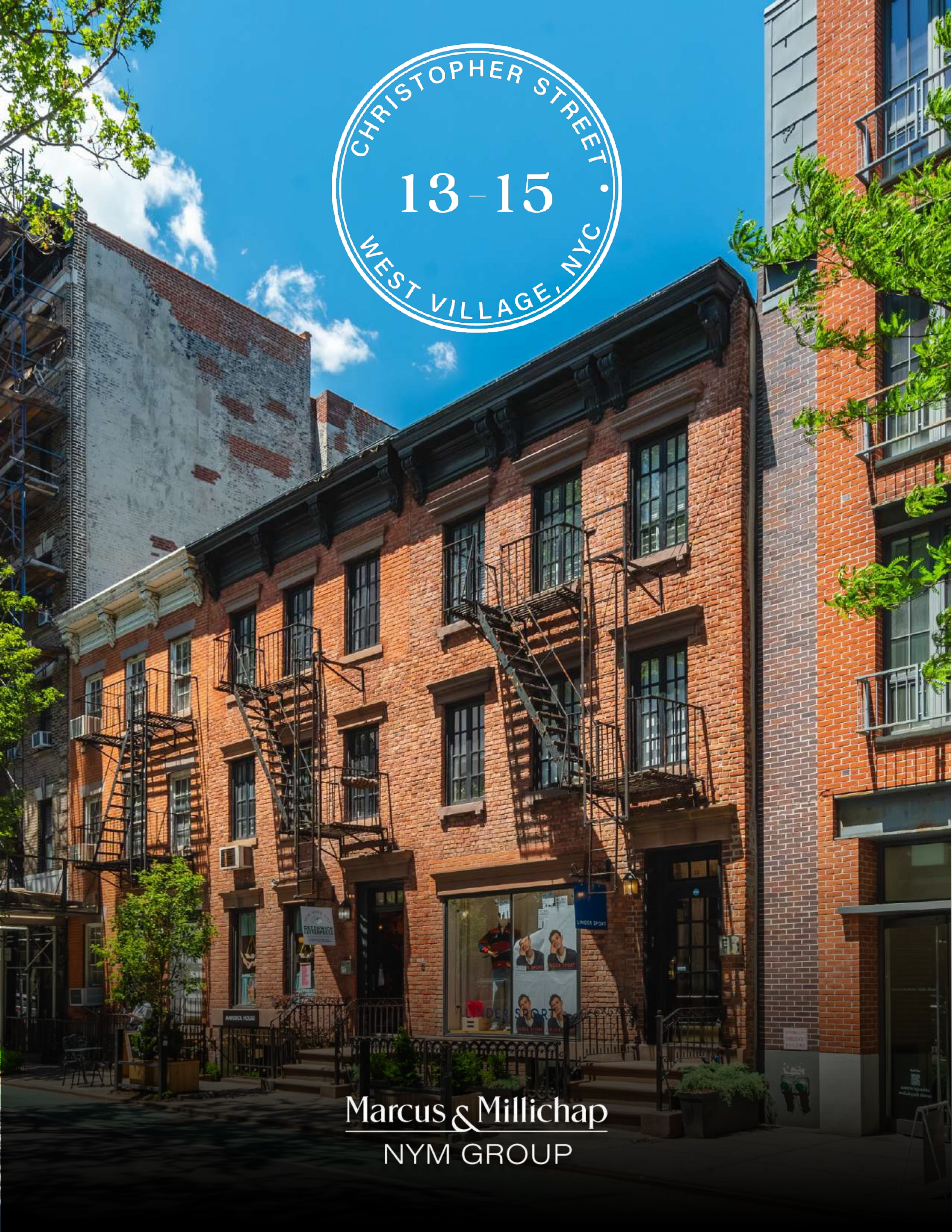

13–15 Christopher Street
West Village, NYC

Marcus & Millichap
NYM GROUP

CHRISTOPHER STREET

13–15

WEST VILLAGE, NYC

Marcus & Millichap

NYM GROUP

13-15 Christopher Street

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CHRISTOPHER STREET
13-15
WEST VILLAGE, NYC

is being offered at

$11,350,000

THE OFFERING

The New York Multifamily team is pleased to offer the following opportunity located in the heart of the West Village. 13-15 Christopher Street is situated on the north side of Christopher Street between Gay Street and Waverly Place. The property boasts an approximate gross square footage of 8,280, is zoned R6, and is built 40 ft x 40 ft on a 40 ft x 90 ft lot (Block: 610; Lot: 66). The offering consists of 11 total units — 7 residential units plus a one-of-a-kind carriage house — and 4 commercial spaces.

THE OPPORTUNITY

- **Free Market Asset With Significant Rental Upside:** With 6 out of the 7 residential units being free-market and in-place rents sitting well below what the West Village commands, the opportunity features considerable free market rental upside. The submarket sets the ceiling for residential rents in Manhattan driven by supply constraints and sustained demand from high-income tenants who simply won't live anywhere else. With 40-feet of frontage, 13-15 Christopher Street is a coveted retail position in its own right. The upper store at 15 Christopher, leased to Greenwich Letterpress on a month-to-month basis is rented significantly below market allowing any investor to capture retail upside day one. In addition, the last remaining RS apartment will be delivered vacant at sale and sits directly adjacent to the upper floor retail in 13 Christopher Street, presenting the opportunity to increase retail footprint, effectively creating a 100% fair market asset.
- **Protected Tax Class 2B**: The property carries the Tax Class 2B designation, capping assessed value increases at 8% annually and 30% over any five-year period. In a city where rising taxes have quietly compressed NOI across the board, this is a meaningful structural advantage.
- **Diverse Unit Mix**: The asset spans studios, 1-bedrooms, and large 4-bedroom layouts across the residential component, with natural diversification across renter profiles. The standout is the carriage house, a 5-bedroom, 4.5 bath apartment rented MTM providing an opportunity for a live + income investment or immediate rental upside. The commercial component is anchored by Maverick House's recently signed 10-year leases on the lower stores, with the upper stores providing near-term upside.
- **Prime West Village Location**: 13-15 Christopher Street sits steps from Sheridan Square and Washington Square Park, surrounded by the dining, retail, and cultural fabric that makes the West Village one of the most enduringly desirable addresses in the country. The Greenwich Village Historic District designation eliminates new competitive supply in the area ensuring the scarcity that has always driven rents here. Direct access to the 1 train at Christopher Street and the A/C/E/B/D/F/M lines at West 4th Street provides seamless access to all Manhattan has to offer.

LISTING METRICS

11 TOTAL UNITS	**8,280** TOTAL SQUARE FEET	**7.55%** PRO FORMA CAP RATE	B D F M A C E 1
86% FAIR MARKET	**40 ft** FRONTAGE	**2B** TAX CLASS	NEARBY TRANSPORTATION

FINANCIAL ANALYSIS

Marcus & Millichap
NYM GROUP

CHRISTOPHER STREET
13–15
WEST VILLAGE, NYC

NEWYORKMULTIFAMILY.COM

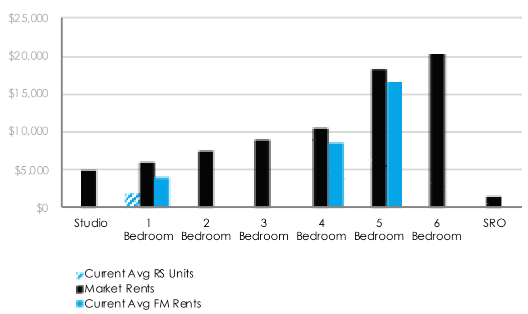
FINANCIAL OVERVIEW

$11,350,000
OFFERING PRICE

PRICE PER SQUARE FOOT	$1,371
PRICE PER UNIT	$1,031,818
TOTAL SQUARE FEET	8,280
TOTAL UNITS	11
CURRENT CAP RATE	5.5%
CURRENT GRM	12.6
PRO FORMA CAP RATE	7.5%
PRO FORMA GRM	9.9

PROPOSED DEBT	
Loan Amount	$6,500,000
Interest Rate	6.00%
Amortization	30
Annual Debt Service	($472,218)
Debt Coverage Ratio	1.33
Net Cash Flow After Debt Service	$384,276

UPSIDE ANALYSIS



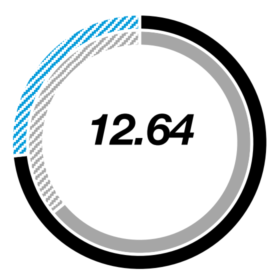
INCOME	CURRENT	PRO FORMA
Gross Potential Residential Rent	$614,086	$784,258
Gross Potential Commercial Rent	$272,238	$347,765
Other Income	$11,400	$11,400
Gross Income	$897,724	$1,143,423
Vacancy/Collection Loss	($18,423)	($23,528)
Effective Gross Income	$879,301	$1,119,895
Average Residential Rent/Month/Unit	*$7,311*	*$9,336*

EXPENSES				
Property Taxes	*Tax Class: 2B*	*Projected*	$165,461	$170,425
Fuel - Gas		*Actual*	$15,000	$15,450
Insurance		*Actual*	$12,000	$12,360
Water and Sewer		*Actual*	$15,000	$15,450
Repairs and Maintenance		*Projected*	$5,750	$5,923
Common Electric		*Actual*	$1,500	$1,545
Super Salary		*Actual*	$8,400	$8,652
Management Fee		*Projected*	$26,379	$33,597
Total Expenses			$249,490	$263,401
Net Operating Income			**$629,811**	**$856,494**

SCHEDULE OF INCOME

UNIT BREAKDOWN	TOTAL	% OF TOTAL	RENT
Studio	0	0%	$0
1 Bedroom	3	43%	$3,305
2 Bedroom	0	0%	$0
3 Bedroom	0	0%	$0
4 Bedroom	3	43%	$8,336
5 Bedroom	1	14%	$16,250
6 Bedroom	0	0%	$0

8,280
SQUARE FEET



GROSS TOTAL SF ***$/SF*** ***GRM***

RENT ROLL

13-15 Christopher Street

COMMERCIAL RENT

UNIT	TENANT NAME	NOTES	~ SF ~	EXPIRATION	ACTUAL	PRO FORMA	$/PSF
13 Chris - Lower Store	Maverick House	*Recently Signed 10-Year Lease & Will Occupy Both Lower Level Stores*	500	Jul-37	$5,000	$5,150	$124
13 Chris - Upper Store *	Linder Sport	*Adjacent to 13-1R - Can be Combined to Increase Footprint to ~700SF - $/sf Pro Forma Projected with 700 SF Space*	350	Dec-27	$6,541	$8,750	$150
15 Chris - Lower Store	Maverick House	*Recently Signed 10-Year Lease & Will Occupy Both Lower Level Stores*	700	Jul-37	$6,146	$6,330	$109
15 Chris - Upper Store	Greenwich Letterpress	*MTM Lease - Proforma Reflects Market Rent*	700	MTM	$5,000	$8,750	$150
MONTHLY COMMERCIAL REVENUE			**2,250**		**$22,687**	**$28,980**	

RESIDENTIAL RENT

UNIT#	STATUS	NOTES	BEDROOMS	ROOMS	SF	EXPIRATION	ACTUAL	PRO FORMA
13 Christopher								
13-1R *	RS	*Delivered Vacant at Sale - Can Combine with 13 Christopher Upper Store*	1 Bedroom	3		Sep-26	$1,801	$1,855
13-2	FM	*4 Bath*	4 Bedroom	6		Oct-26	$8,495	$10,500
13-3F	FM		1 Bedroom	3		May-27	$4,200	$6,000
13-3R	FM		1 Bedroom	3		Jun-27	$3,914	$6,000
15 Christopher								
15-2	FM	*4 Bath*	4 Bedroom	6		Apr-27	$7,429	$10,500
15-3	FM	*4 Bath*	4 Bedroom	6		Aug-27	$9,085	$10,500
Carriage House	FM	*4.5 Bath - MTM*	5 Bedroom	7		MTM	$16,250	$20,000
MONTHLY RESIDENTIAL REVENUE			20	34			**$51,174**	**$65,355**

	ACTUAL	PRO FORMA
ANNUAL RESIDENTIAL REVENUE	**$614,086**	**$784,258**
ANNUAL COMMERCIAL REVENUE	**$272,238**	**$347,765**
ANNUAL OTHER INCOME REVENUE	**$0**	**$0**
TOTAL ANNUAL REVENUE	**ACTUAL**	**PRO FORMA**
	$886,324	**$1,132,023**

Notes

There are 11 total units.

There is currently 1 vacant unit in the building. The super lives off site.

*** Vacant RS Apt Can Be Combined with Retail Effectively Creating 100% FM Asset**

INCOME & EXPENSE ANALYSIS

13-15 Christopher Street

GROSS POTENTIAL INCOME	ACTUAL	%EGI	$/UNIT	PRO FORMA	%EGI	$/UNIT
Gross Potential Residential Rent	$614,086	*68%*	$87,727	$784,258	*69%*	$112,037
Gross Potential Commercial Rent	$272,238	*30%*	$68,060	$347,765	*30%*	$86,941
Water Sewer Reimbursements	$11,400	1%	$1,629	$11,400	1%	$1,629
Gross Income	$897,724		$81,611	$1,143,423		$103,948
Vacancy/Collection Loss	($18,423)	3%	($1,675)	($23,528)	3%	($2,139)
Effective Gross Income	$879,301		$79,936	$1,119,895		$101,809
Average Residential Rent/Month/Unit	*$7,311*			*$9,336*		

EXPENSES			Actual	%EGI	$/UNIT	Pro Forma	%EGI	$/UNIT
Property Taxes	*Tax Class: 2B*	*Projected*	$165,461	*19%*	$15,042	$170,425	*15%*	$15,493
Fuel - Gas		*Actual*	$15,000	*2%*	$1,364	$15,450	*1%*	$1,405
Insurance		*Actual*	$12,000	*1%*	$1,091	$12,360	*1%*	$1,124
Water and Sewer		*Actual*	$15,000	*2%*	$1,364	$15,450	*1%*	$1,405
Repairs and Maintenance		*Projected*	$5,750	*1%*	$523	$5,923	*1%*	$538
Common Electric		*Actual*	$1,500	*0.2%*	*$0.18*	$1,545	*0.1%*	*$0.19*
Super Salary		*Actual*	$8,400	*1%*	$764	$8,652	*1%*	$787
Management Fee		*Projected*	$26,379	*3%*	$2,398	$33,597	*3%*	$3,054
Total Expenses			$249,490	*28%*	$22,681	$263,401	*24%*	$23,946
Net Operating Income			**$629,811**			**$856,494**		

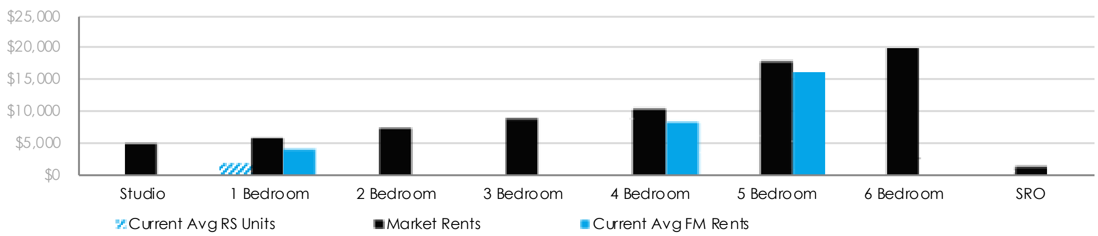
LEASE STATUS MIX

UNIT BREAKDOWN	% OF TOTAL	RENT	TOTAL	AVG. RENT
Total Units	--	$73,860	11	$6,715
Total RS Units	9%	$1,801	1	$1,801
Total RS - TE Units	0%	$0	0	$0
Total RC Units	0%	$0	0	$0
Total FM Units	55%	$49,373	6	$8,229
Total Commercial	36%	$22,687	4	$5,672

RENTAL ANALYSIS BY UNIT TYPE

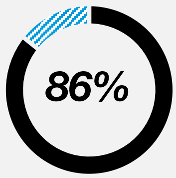
TYPE	% OF TOTAL	RENT	TOTAL	AVG. RENT
Studio	0%	$0	0	$0
1 Bedroom	43%	$9,915	3	$3,305
2 Bedroom	0%	$0	0	$0
3 Bedroom	0%	$0	0	$0
4 Bedroom	43%	$25,009	3	$8,336
5 Bedroom	14%	$16,250	1	$16,250
6 Bedroom	0%	$0	0	$0
SRO	0%	$0	0	$0

UPSIDE ANALYSIS

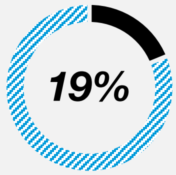


AVERAGE RENT
PER MONTH
$7,311

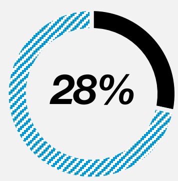
PERCENT
FAIR MARKET



TAXES AS
PERCENT OF EGI



EXPENSE RATIO



PROPERTY DESCRIPTION

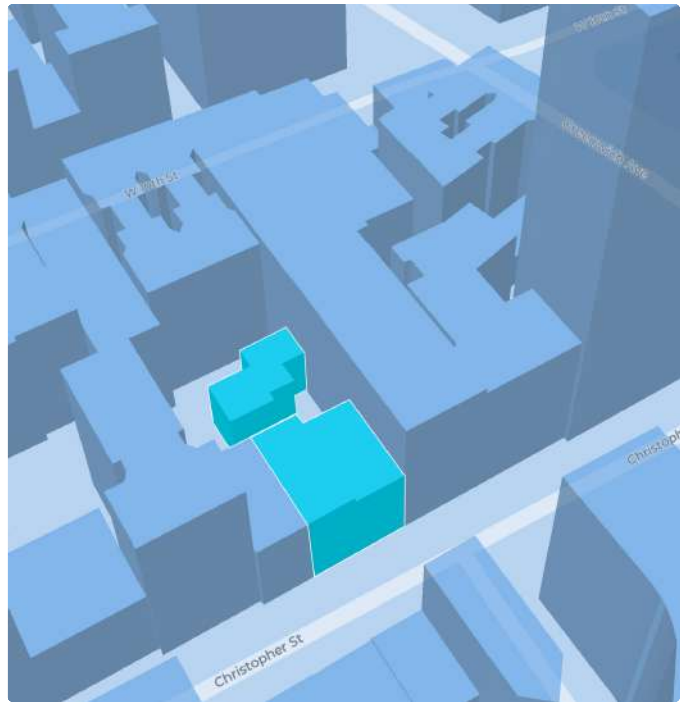
Marcus & Millichap
NYM GROUP

CHRISTOPHER STREET
13–15
WEST VILLAGE, NYC

NEWYORKMULTIFAMILY.COM

PROPERTY DESCRIPTION

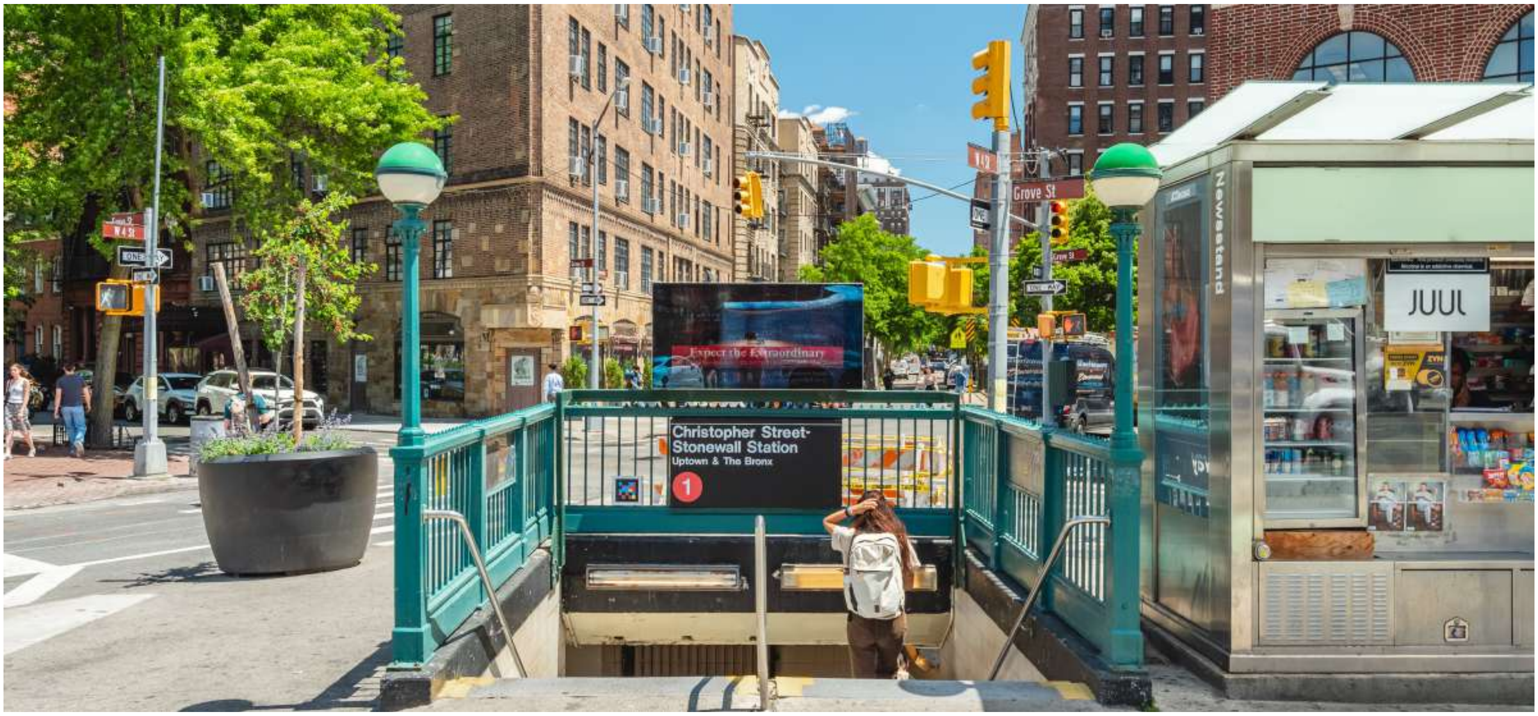
13-15 Christopher Street	
Neighborhood	West Village
Borough	Manhattan
Block & Lot	610 / 66
Lot Dimensions	40 ft x 90 ft
Lot SF	3,600
Building Dimensions	19 ft x 40 ft
Approximate Building SF	8,280
Zoning	R6
Max Far	2.20
Available Air Rights	None
Special District	None
Historic District	Greenwich Village
Annual Tax Bill	$165,461
Tax Class	2B



TAX MAP

EXTERIOR PHOTOS

NEIGHBORHOOD PHOTOS



INTERIOR PHOTOS – 13 Christopher St - Apartment #2

INTERIOR PHOTOS – 15 Christopher St (Apartment #2/#3)




AREA OVERVIEW

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13-15
WEST VILLAGE, NYC

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CHRISTOPHER STREET
13-15
WEST VILLAGE, NYC

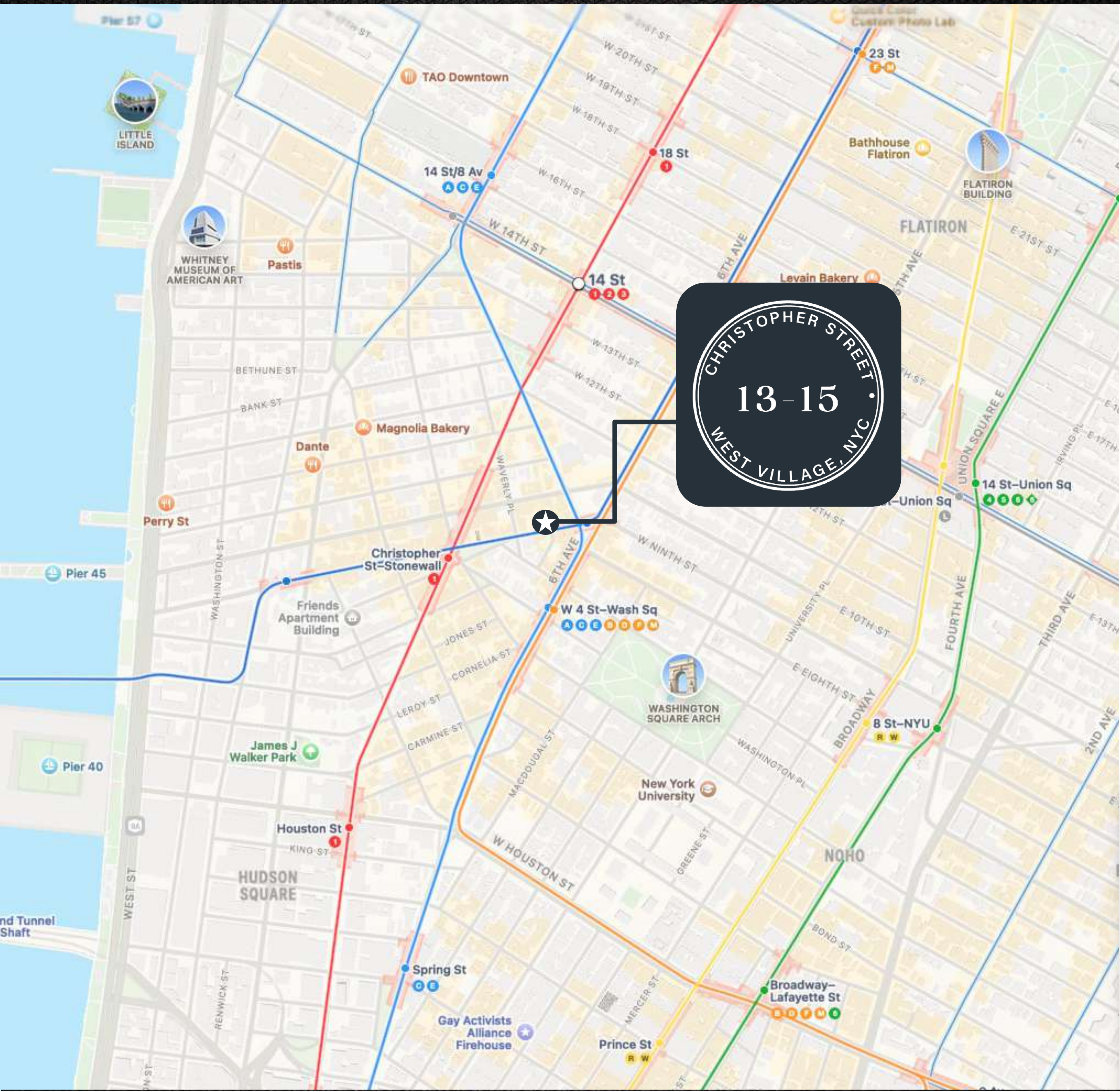
AREA OVERVIEW

Christopher Street is one of Manhattan's most iconic and sought-after neighborhoods, situated in the heart of the West Village. Renowned for its historic charm, tree-lined blocks, and vibrant cultural identity, the neighborhood offers an unparalleled blend of historic architecture, boutique retail, acclaimed dining, and waterfront recreation. Residents enjoy immediate access to an array of neighborhood amenities, including independent cafés, renowned restaurants, upscale shopping, and lively nightlife destinations. The area is also home to numerous cultural landmarks and serves as a centerpiece of New York City's artistic and social scene.

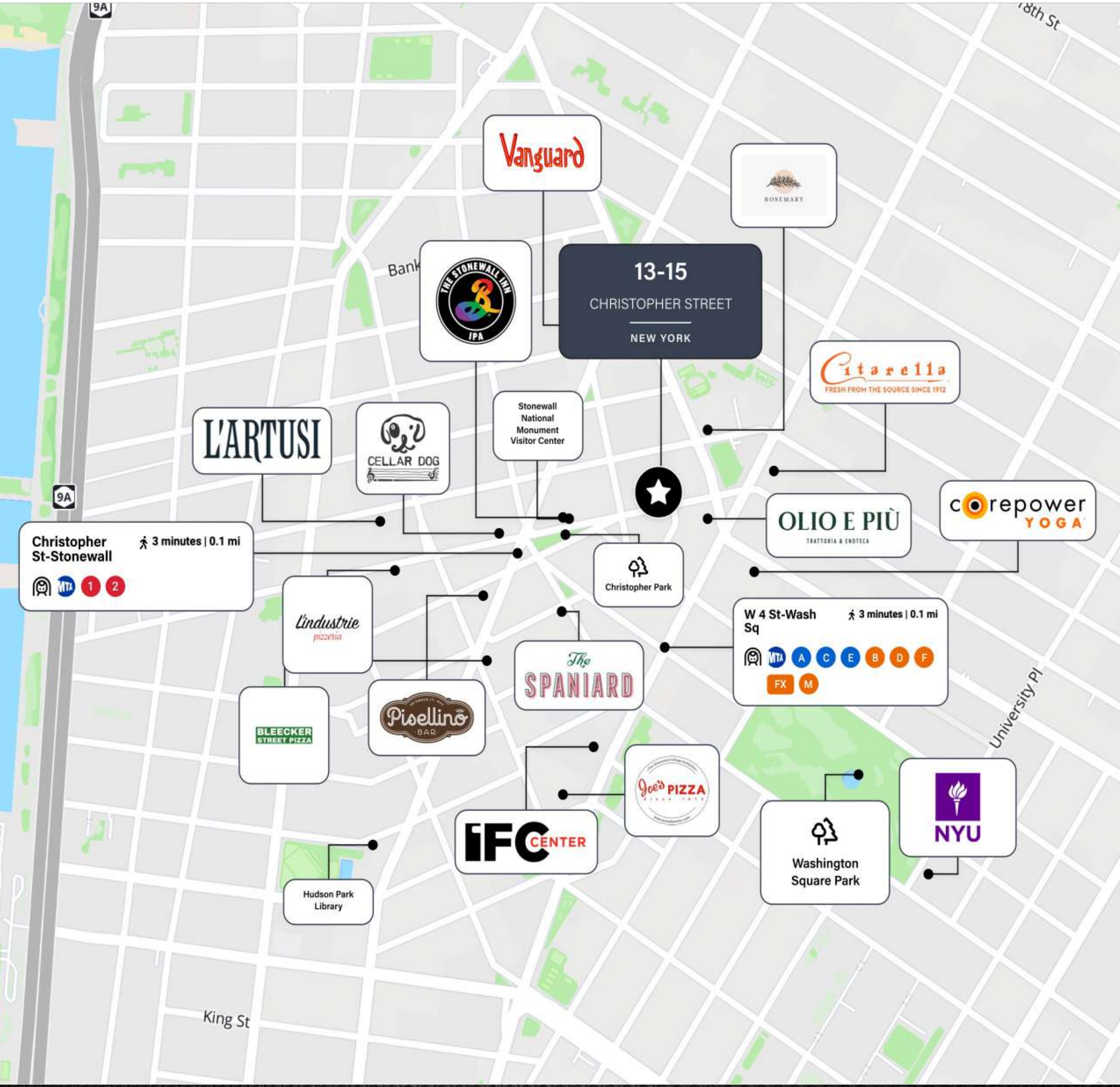
Christopher Street benefits from exceptional connectivity, with convenient access to multiple subway lines, major employment centers in Midtown and Lower Manhattan, and nearby neighborhoods including Greenwich Village, SoHo, Tribeca, Chelsea, and the Meatpacking District. The nearby Hudson River Park provides expansive waterfront green space, biking paths, recreational facilities, and scenic views along Manhattan's west side.

The West Village remains one of the city's most supply-constrained residential markets, characterized by strong demand, limited development opportunities, and historically resilient property values. This combination of premier location, enduring neighborhood appeal, and strong demographic fundamentals continues to make Christopher Street a highly desirable destination for both residents and investors.

MAP


CHRISTOPHER STREET
13-15
WEST VILLAGE, NYC
Pier 57
LITTLE ISLAND
TAO Downtown
W 20TH ST
W 19TH ST
W 18TH ST
W 16TH ST
W 14TH ST
W 13TH ST
W 12TH ST
W NINTH ST
23 St
18 St
14 St/8 Av
14 St
Bathhouse Flatiron
FLATIRON BUILDING
FLATIRON
E 21ST ST
Levain Bakery
WHITNEY MUSEUM OF AMERICAN ART
Pastis
BETHUNE ST
BANK ST
Magnolia Bakery
Dante
Perry St
WAVERLY PL
14 St–Union Sq
Union Sq
UNION SQUARE E
Pier 45
Christopher St–Stonewall
6TH AVE
W 4 St–Wash Sq
Friends Apartment Building
WASHINGTON ST
JONES ST
CORNELIA ST
LEROY ST
CARMINE ST
UNIVERSITY PL
E 10TH ST
E EIGHTH ST
FOURTH AVE
THIRD AVE
WASHINGTON SQUARE ARCH
BROADWAY
8 St–NYU
James J Walker Park
Pier 40
MACDOUGAL ST
WASHINGTON PL
New York University
2ND AVE
Houston St
KING ST
HUDSON SQUARE
W HOUSTON ST
GREENE ST
NOHO
WEST ST
nd Tunnel Shaft
BOND ST
Spring St
Broadway–Lafayette St
RENWICK ST
MERCER ST
Gay Activists Alliance Firehouse
Prince St

AMENITIES MAP



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