



255 West 136th Street

Strivers' Row | Central Harlem | Manhattan

8 Free Market Multifamily Units | Recently Renovated | Built 1910

Asking Price: \$2,895,000



SERHANT.

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Property Overview

255 West 136th Street is a restored 1910 Strivers' Row brownstone offering eight free-market residential units. The four-story property blends historic Harlem architecture with modern renovations throughout the apartments. The building contains a mix of studio and one-bedroom residences with hardwood floors, modern kitchens, updated bathrooms, and efficient layouts designed for comfortable city living. Residents benefit from on-site laundry and a well-maintained building structure. Situated on approximately a 1,600 square foot lot with roughly 3,200 square feet of interior space, this asset presents a strong long-term Manhattan multifamily investment opportunity.

| Property Detail | Information |
|--------------------------|---------------------------------------|
| Building Type | 8 Unit Multifamily |
| Year Built | 1910 |
| Lot Size | 1,599 SF |
| Building Size | 3,200 SF |
| Lot Dimensions | 16 ft x 99.92 ft |
| Building Dimensions | 16 ft x 50 ft |
| Building Class | Over Six Families without Stores (C1) |
| Occupancy | 100% |
| Current Mortgage Balance | \$2,340,000 |
| Loan Assumability | Not Assumable |

Property Photography



Front of house



Living room



Bedroom



Kitchen



Bathroom



Hallway

Lease Expiration Schedule

| Unit | Type | Current Rent | Lease Expiration | Proposed HPD Rent |
|------|--------|--------------|------------------|-------------------|
| 1A | Studio | \$1,975 | May 31, 2026 | \$2,600 |
| 1B | 1 Bed | \$2,350 | Aug 14, 2026 | \$2,700 |
| 2A | Studio | \$1,850 | May 14, 2026 | \$2,600 |
| 2B | 1 Bed | \$2,300 | Jul 31, 2026 | \$2,700 |
| 3A | 1 Bed | \$2,300 | Jul 31, 2026 | \$2,700 |
| 3B | 1 Bed | \$2,150 | Jan 31, 2026 | \$2,700 |
| 4A | 1 Bed | \$2,300 | May 31, 2026 | \$2,700 |
| 4B | 1 Bed | \$2,200 | Jun 30, 2026 | \$2,700 |

Operating Expenses

| Expense Category | Annual Cost |
|--------------------------|-------------|
| Taxes | \$12,988 |
| Insurance | \$3,500 |
| Utilities | \$1,200 |
| Repairs & Maintenance | \$2,000 |
| Water / Sewer | \$5,000 |
| Total Operating Expenses | \$24,688 |

Expense figures above reflect the current pro forma operating assumptions used for this offering memorandum.

Financial Overview

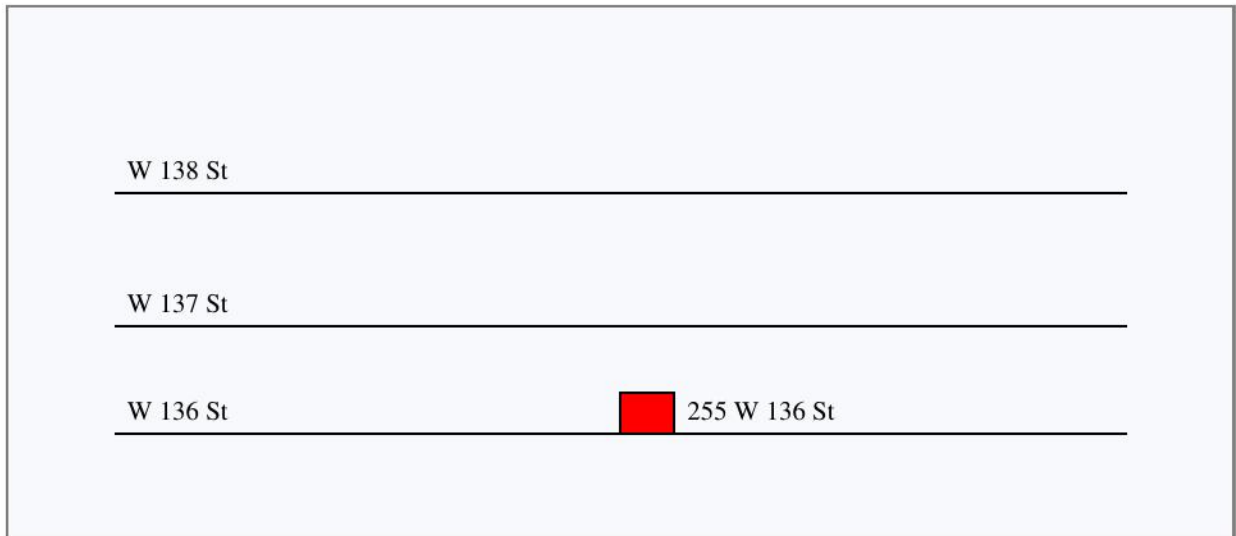
| Metric | Amount |
|---------------------------------------|---------------|
| Current Annual Rent | \$209,100 |
| Operating Expenses | \$24,688 |
| Estimated NOI | \$184,412 |
| Current Cap Rate | ~6.3% |
| Projected Studio Rent | \$2,600 |
| Projected 1 Bedroom Rent | \$2,700 |
| Projected Annual Rent | \$256,800 |
| Projected NOI | \$232,112 |
| Projected Stabilized Cap Rate | ~7.9% (~8.0%) |
| Acquisition Price per Unit | \$365,625 |
| Projected Stabilized Value (6.0% Cap) | \$3,868,533 |
| Estimated Value Creation Opportunity | ~\$943,533 |

Investment Valuation Sensitivity

| Cap Rate | Implied Value |
|----------|---------------|
| 7.5% | \$3,094,827 |
| 7.0% | \$3,315,886 |
| 6.5% | \$3,570,954 |
| 6.0% | \$3,868,533 |
| 5.5% | \$4,220,218 |
| 5.25% | \$4,421,181 |

Based on projected market rents of approximately \$2,600 for studio units and \$2,700 for one-bedroom units, the property supports a projected NOI of approximately \$232,112 and a stabilized cap rate approaching 8.0%. This positions investors to acquire a renovated Manhattan multifamily asset at approximately \$365,625 per unit with the potential to stabilize near \$3.87M in value as leases roll to market rents.

Strivers' Row Location



Strivers' Row is one of Harlem's most architecturally significant residential enclaves, known for its historic brownstones, tree-lined streets, and strong rental demand. The property is conveniently located near major subway lines, neighborhood cafés, parks, and cultural institutions throughout Central Harlem.