241 East 123rd St

East Harlem, NY

Price Improvement
Now offered at
$2,549,000

5.4% In-Place Cap Rate
6.5%+ Projected Cap Rate

Opportunity Zone
Assumable Financing
Development Potential

Daniel Gale | Sotheby's INTERNATIONAL REALTY

Investment Summary

241 East 123rd Street offers the opportunity to acquire a 7-unit multifamily asset in East Harlem with stable in-place income and defined upside. The property consists of a mix of free market and rent-stabilized units, providing immediate cash flow with the ability to drive revenue through unit turnover and rent optimization. Supported by strong rental demand and a practical unit mix, the asset is well-positioned for both near-term income growth and long-term value creation. The recent price repositioning creates an attractive 5.4% in-place cap rate with projected returns approaching 6.5% through unit turnover and rent optimization.

Property Snapshot

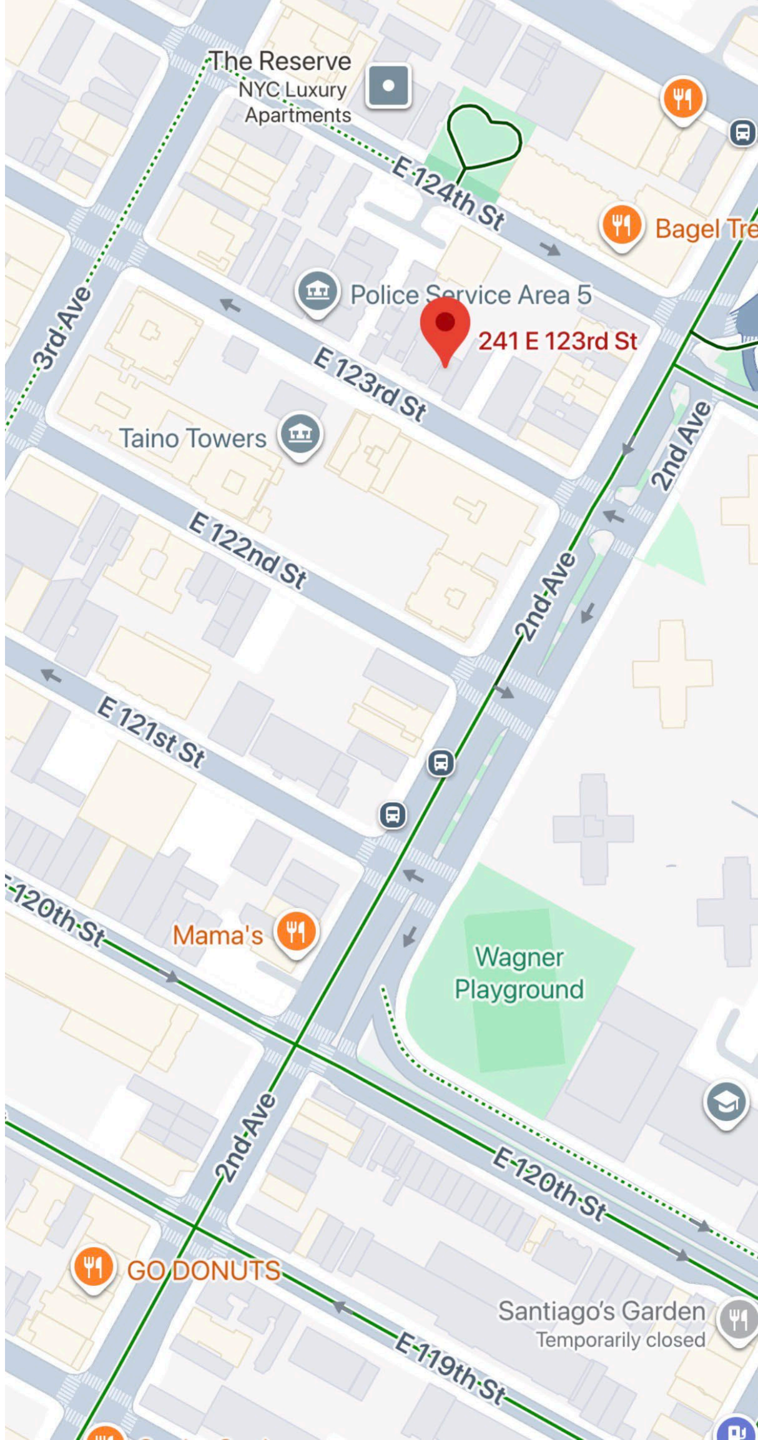
- Multifamily (7 Units)
- C4 Walk-Up Apartment
- Zoning: R7B
- Lot Size: ~2,119 SF
- Building Size: ~3,600 SF
- Year Built: 1910
- Between 2nd & 3rd Avenue
- Current Asking Price: $2,549,000

Investment Highlights

- 5.4% In-Place Cap Rate
- 6.5% Projected Cap Rate
- Positioned within an Opportunity Zone
- Balanced unit mix: 7 units (4 free market / 3 rent-stabilized)
- Assumable Financing Potential
- Located in a high-demand East Harlem rental corridor
- Additional buildable FAR (buyer to verify)

Liam Killie
Real Estate Salesperson
Daniel Gale Sotheby's International Realty
c. 631.433.9407
liamkillie@danielgale.com

Daniel Gale | Sotheby's INTERNATIONAL REALTY



Financial Overview

In-Place Performance

Metric	Amount
Gross Income	$178,680
Operating Expenses (~23%)	($41,917)
NOI	$136,763
Cap Rate	~5.4%

Projected Performance

Metric	Amount
Projected Gross	~$210,000
Projected Expenses	($45,000)
Projected NOI	~$165,000
Projected Cap	~6.5%

In-Place Performance

Unit	Current	Market	Upside
2BR (Garden + Outdoor)	$3,400	$3,900–$4,100	+$500–$700
1 BR Avg	~$1,980	$2,300–$2,500	+$300–$500
Studio	$1,600	$1,900	+$300

Projected performance reflects gradual rent growth through free-market unit turnover and allowable increases within rent-stabilized units. Stabilized units are assumed to follow current regulatory guidelines, with additional upside realized over time through natural attrition and long-term rent normalization.

241 East 123rd Street offers investors immediate cash flow with a compelling path to future income growth. The property's combination of free-market units, owner-occupied unit, rent optimization potential, Opportunity Zone designation, and assumable financing creates multiple avenues for value creation while maintaining stable in-place income.

Liam Killie
Real Estate Salesperson
Daniel Gale Sotheby's International Realty
c. 631.433.9407
liamkillie@danielgale.com

Daniel Gale Sotheby's INTERNATIONAL REALTY

Property Overview

- 7 Units (4 Free Market/ 3 Rent Stabilized)
- 100% Occupied
- R7B Zoning
- Opportunity Zone
- Additional Buildable FAR (buyer to verify)

Rent Roll Summary

Total Monthly: $14,890 | Annual: $178,680

Unit	Current	Monthly Rent	Notes
1	2 BR	$3,400	RS
2	1 BR	$2,100	RS / No Lease
3	Studio	$1,600	RS
4	1 BR	$1,950	FM
5	1 BR	$2,000	FM
6	1 BR	$2,000	Owner / No Lease
7	1 BR	$1,840	FM

RS = Rent Stabilized | FM = Free Market

Financial Summary

Metric	Amount
Gross Scheduled Rental Income	~$178,680
Operating Expenses	($41,917)
Net Operating Income (NOI)	~$136,763
Expense Ratio	~23.5%
Physical Occupancy	100%
Current Asking Price	$2,549,000
In-Place Cap Rate	**5.36%**

Existing Financing

Approximately $985,000 of existing financing at approximately 4.4% may be assumable subject to lender approval.

Notes

- Units 1-3 are rent stabilized
- Units 2 and 6 do not have formal leases in place
- Unit 6 is owner-occupied
- All other units have active leases
- Security deposits held in accordance with leases (details available upon request)
- All Active Leases Set To Expire 2027

Development & Expansion Opportunity

Development Rights

241 East 123rd Street presents a rare opportunity to unlock additional value through its remaining buildable floor area.

Zoned R7B and located in an Opportunity Zone, the property allows for significant additional density-enabling investors to increase both the asset's value and income-producing capacity.

Buyers are encouraged to verify all zoning and buildable area calculations with their architect and zoning expert.

DEVELOPMENT SNAPSHOT	
ZONING	R7B
LOT AREA	Approximately 2,119 SF
EXISTING GROSS BUILDING AREA	Approximately 3,600 SF
STANDARD RESIDENTIAL FAR	Up to 3,00, subject to zoning review
THEORETICAL MAXIMUM FLOOR AREA	Approximately 6,357 SF
PRELIMINARY UNUSED FAR	Approximately 2,757 SF*

*Preliminary calculation based on public records. All zoning, development rights, and buildable area are subject to independent verification by purchaser.

Front Elevation
(with blue conceptual vertical mass)

Rear Yard (with conceptual rear expansion zone)

Conceptual illustrations for marketing purposes only.
All zoning, development rights and buildable area are subject to independent verification by purchaser.

Unlock the Full Potential

Strategic expansion potential in a high-demand location. Ideal for investors and developers seeking scale, income growth, and long-term appreciation.

Assumable Financing

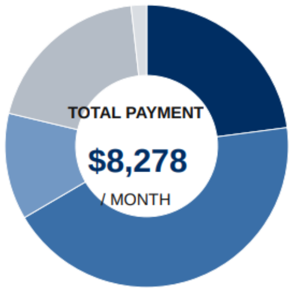
The acquisition includes an assumable, below-market fixed-rate loan, offering buyers a meaningful reduction in financing costs relative to current market rates.

241 East 123rd Street offers the potential to assume an existing Greystone mortgage with a current principal balance of $985,173.56 carrying a 4.40% fixed interest rate through July 1, 2050, subject to lender approval and purchaser qualification.

Existing Loan Summary

Outstanding Principal	Fixed Interest Rate	Maturity Date	Current Monthly Payment	Assumption
$985,173.56	4.40%	JULY 1, 2050	$8,278.00	SUBJECT TO LENDER APPROVAL

Monthly Payment Breakdown



Principal	$1,896.07	22.9%
Interest	$3,612.30	43.6%
Taxes	$1,009.80	12.2%
Insurance	$1,614.00	19.5%
Replacement Reserve	$145.83	1.8%
TOTAL PAYMENT	**$8,278.00**	**100%**

Why It Matters

- ✓ Meaningful savings relative to current market borrowing costs
- ✓ Enhanced cash flow and return potential
- ✓ Long-term, fixed-rate stability through 2050
- ✓ Improved purchasing power and deal economics
- ✓ Financing becomes part of the asset value

Financing Advantage

Acquire Property → Assume Existing $985,173 Loan → 4.4% Fixed Interest Rate → Lower Debt Service → Enhanced Returns

Existing financing is believed to be assumable subject to lender approval, purchaser qualification, and satisfaction of all loan assumption requirements.

Why this investment?

Multiple Drivers of Long-Term Value Creation

Immediate Cash Flow

- 100% occupied
- Seven-unit multifamily asset
- Approximately $136,763 current NOI

Value-Add Opportunity

- Four free-market apartments
- Future rent optimization potential
- Opportunity to increase NOI through turnover

Development Rights

- Approximately 2,757 SF remaining ZFA
- Long-term expansion potential
- Scarce Manhattan development rights

Assumable Financing

- Approximately $985K outstanding balance
- 4.40% fixed interest rate
- Maturity through July 2050

Prime Manhattan Location

- East Harlem neighborhood
- Access to multiple subway lines
- Strong long-term rental demand

Opportunity Zone

- Federally designated Opportunity Zone
- Potential tax advantages for qualifying investors
- Long-term appreciation potential

Investment Thesis

241 East 123rd Street presents a compelling opportunity to acquire a well-located Manhattan multifamily asset combining stable in-place income with multiple avenues for value creation. Existing cash flow, future rent growth potential, remaining development rights, below-market assumable financing, and Opportunity Zone designation create a differentiated investment profile that is difficult to replicate within the current Manhattan market.

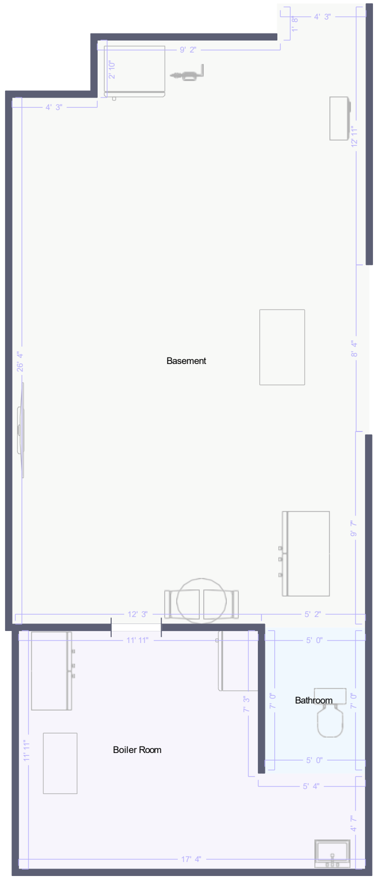
241 East 123rd St

East Harlem, NY

Basement

241 E 123rd St, New York, NY

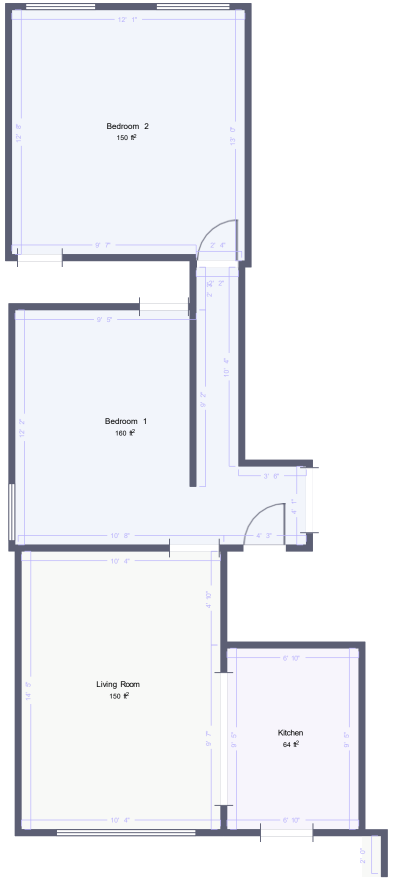
Approximately 760 ft² total



Unit 1

241 E 123rd St, New York, NY

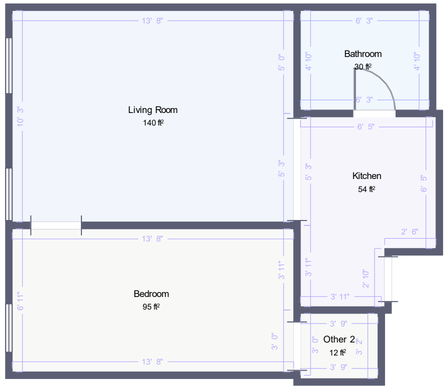
Approximately 590 ft² total



Unit(s) 2/4/6

241 E 123rd St, New York, NY

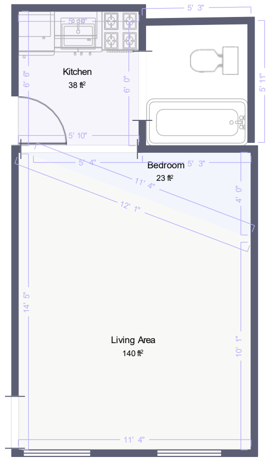
Approximately 370 ft² total



Unit 3

241 E 123rd St, New York, NY

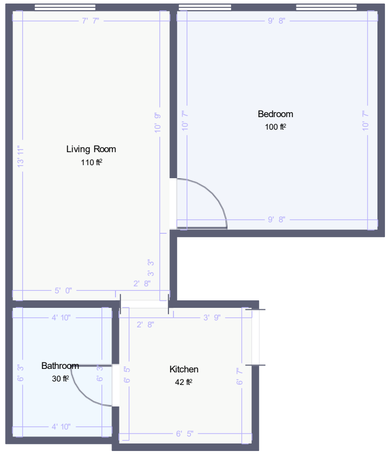
Approximately 230 ft² total



Unit(s) 5/7

241 E 123rd St, New York, NY

Approximately 320 ft² total



Daniel Gale | Sotheby's INTERNATIONAL REALTY