

# Alpha Realty

Investment Sales

**549 & 573 Isham St  
New York, NY 10034**

**INWOOD**

**Residential Building | 82 Apartments  
63,150 SF  
70%+ Free Market**

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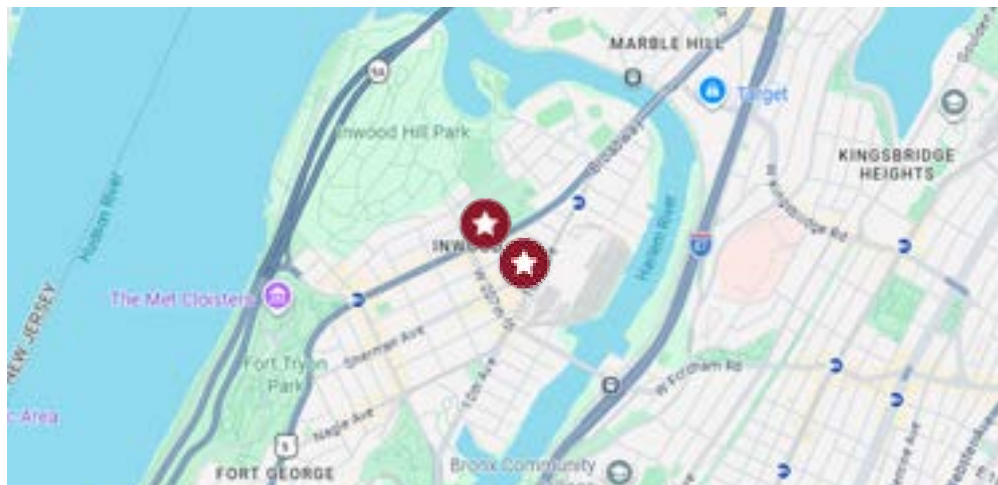


# PROPERTY OVERVIEW

**549 & 573 Isham St, New York, NY 10034**

Two Multifamily Buildings | 82 Apartments | 63,150 SF

Address	549 Isham St	573 Isham St
Neighborhood	Inwood	Inwood
Block/Lot	02228-0014	02228-0001
Lot Size	100 ft x 100	137 ft x 95.67
Building Size	90 ft x 100	126 ft x 79
Building SF	36,210	26,940
Building Type	5-story/Walk-up	5-story/Walk-up
Total Apartments	50	32
Zoning	R7A	R7A
FAR (built/allowed)	3.62/4.0	4.10/4.0
Taxes (26/27)	\$251,163	\$152,286
HPD Violations	15/A, 46/B, 17/C	7/A, 20/B, 16/C, 2/I
Year Constructed	1922	1921



**573 Isham Street**  
MANHATTAN

**549 Isham Street**  
MANHATTAN

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied.

# FINANCIALS

549 & 573 Isham St, New York, NY 10034

Two Multifamily Buildings | 82 Apartments | 63,150 SF

## INCOME

APARTMENTS (82 units)*	\$1,652,493
VACANCY/CREDIT LOSS	-\$24,787

**EFFECTIVE GROSS INCOME** **\$1,627,706**

## ESTIMATED EXPENSES

TAXES (26/27)	\$403,449
WATER & SEWER	\$82,000
PAYROLL	\$55,000
HEATING	\$79,000
MANAGEMENT FEE (3%)	\$49,575
ELECTRIC	\$21,068
INSURANCE	\$89,400
REPAIRS, MAINTENANCE & MISC (\$500/unit)	\$41,000

**TOTAL EXPENSES** **\$820,492**

**NET OPERATING INCOME** **\$807,214**

\*Rent Roll available upon request

## Financing Options Available

Our dedicated debt advisory team works directly with leading lenders to structure competitive financing for qualified buyers. Please contact us to discuss loan options tailored to this acquisition.

## INVESTMENT HIGHLIGHTS

- **74% Free-Market Dominance:** Escape the constraints of rent regulation with a portfolio heavily weighted toward market-rate units and uncapped growth
- **Legacy Pride of Ownership:** A rare, well-cared-for asset with a clean track record and decades of consistent management
- **Quantifiable Upside:** Below-market FM rents offer path to increased NOI
- **Prime Upper Manhattan Connectivity:** Located just steps from major subway lines, offering a seamless commute and a vibrant, "live-work-play" neighborhood atmosphere

**\$11,000,000**

ASKING PRICE

**\$174**

\$/SF

**6.8X**

GRM

**7.35%**

CAP

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