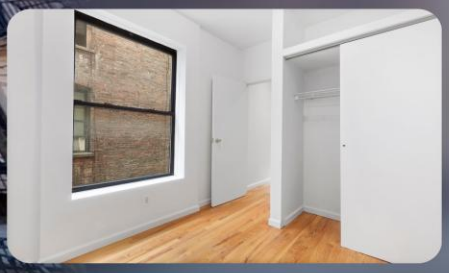
For Sale

HAMILTON HEIGHTS | **WEST 152ND JUST EAST OF BROADWAY** | **RENOVATED APARTMENTS** | **ASKING $4,995,000**







21-UNIT HAMILTON HEIGHTS WALKUP WITH ONSITE LAUNDRY AND MANY RENOVATED APARTMENTS LOCATED JUST EAST OF BROADWAY

532 West 152nd Street, Manhattan - Presenting this 21-unit multifamily building located on West 152nd Street between Broadway and Amsterdam Avenue in Manhattan's Hamilton Heights neighborhood.

Built in 1900, the five-story walkup contains approximately 14,010 gross square feet and features an attractive brick and stone façade with decorative architectural details, and a prominent cornice.

The exceptionally clean and well-maintained building features steel and glass entrance doors leading to a tiled lobby, with attractive steel and marble staircases extending to the top floor. Additional features include a rubber roof with flashing, stucco-finished parapet walls with aluminum coping, an attractive rooftop skylight, and stucco finishes along the rear and side elevations.

The property consists of one one-bedroom, eight two-bedroom, and twelve three-bedroom apartments, including two duplex units. Many apartments have been renovated with updated kitchens featuring contemporary cabinetry, stainless steel appliances, hardwood floors, and modern finishes. Two units are duplex.

Building systems include a gas-fired boiler in excellent condition, a dedicated boiler gas meter, and circuit breakers in the basement, with additional breakers located within the apartments. The property also offers an on-site laundry facility managed by Hercules.

The property benefits from its location in Hamilton Heights, an established Upper Manhattan residential neighborhood featuring historic architecture, local shopping, restaurants, and neighborhood services along Broadway and Amsterdam Avenue. Public transportation is readily accessible, including the 1 subway line at West 157th Street and Broadway and the C train at West 155th Street and St. Nicholas Avenue, both within walking distance.

Residents also have access to nearby Denny Farrell Riverbank State Park, which offers swimming pools, athletic facilities, sports courts, and recreational space along the Hudson River.

RENT ROLL ON PAGE 8

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LALA REALTY GROUP of RM FRIEDLAND COMMERCIAL REAL ESTATE SERVICES

$2 BILLION IN GROSS SALES | 28+ YEARS | 500+ DEALS | 100s SERVED


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mplala@rmfriedland.com

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PROPERTY & FINANCIAL OVERVIEW

532 W 152nd St, New York, NY 10031 (Parcel #: 1—02083—0053)



14,010 Total SF
21 Total Units
$705,354 Gross Rent
$363,914 Net Operating Income

Avg. Apartment Rents: $2,778/U, $614/RM
Building-Wide Avgs.: $2,799/U, $50/SF

ASKING $4,995,000

$357 /SF ◦ $238K /Unit
7.1 x Rent ◦ 7.3% CAP
±5% - 7.5% C/C Return

BUILDING DETAILS

- 21 Total Units
- 21 Residential Apartments
- No Commercial Units
- 1 Building, 5 Stories, Built 1900
- Over Six Families without Stores (C1)

BUILDING SIZE/SF

- 41 ft x 86 ft
- 14,010 Gross SF
- No SF With Non-Residential Use
- Avg. Apartment Size = 587 SF
- Est. 12% Common Area

PARCEL SIZE & ZONING

- 4,163 Square Feet
- 41.67 ft x 99.92 ft
- R7A Zone
- Max FAR: 4.00 QH - 5.01 UAP

FINANCING ILLUSTRATION

Interest Rate	7.500%
Amortization	30 Years
33.2% Down	$1.659M
66.8% LTV	$3.336M
Annual Debt Service	-$280K
DSCR & Debt Yield	1.3 & 10.9%
Cash Flow: Cautious	$83,980
Cash Flow: Optimistic	$125,667

☆ *Optimistic scenario assumes efficient self-management and 100% rent collection.*

ANNUAL INCOME PROJECTIONS

Gross Scheduled Income (GSI)	$705,354
3.0% Vacancy & Collection Allowance	($21,161)
Gross Operating Income (GOI)	$684,193
Estimated Expenses	($320,279)
Net Operating Income	**$363,914**

ESTIMATED ANNUAL EXPENSES

	45% of GSI ◦ $22.86/SF ◦ $15.3K/u	
RE Tax	*$7,706 /unit*	($161,825)
Water & Sewer	*$1,413 /res. u*	($29,673)
Insurance	*$1,700 /unit*	($35,700)
Heat	*$1,350 /res. u*	($28,350)
Utilities	*$0.30 /SF*	($4,203)
Repairs & Maintenance	*$700 /res. u*	($14,700)
Payroll	*$879 /res. u*	($18,460)
Legal, Reserves & Misc.	*1.00% of GOI*	($6,842)
Management	*3.00% of GOI*	($20,526)
Total Expenses		**($320,279)**

UNIT MIX & MONTHLY INCOME

TYPE	*COUNT*	*/ROOM*	*/UNIT*	*MIN*	*MAX*	*TOTAL*
1 Bedroom	1	$919	$2,756	$2,756	$2,756	$2,756
2 Bedroom	8	$696	$2,783	$2,625	$3,029	$22,261
3 Bedroom	12	$555	$2,776	$193	$3,413	$33,312
Other	-	-	-	$450	$450	$450
Total	**21**	**-**	**-**	**-**	**-**	**$58,779**

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532 W 152ND ST







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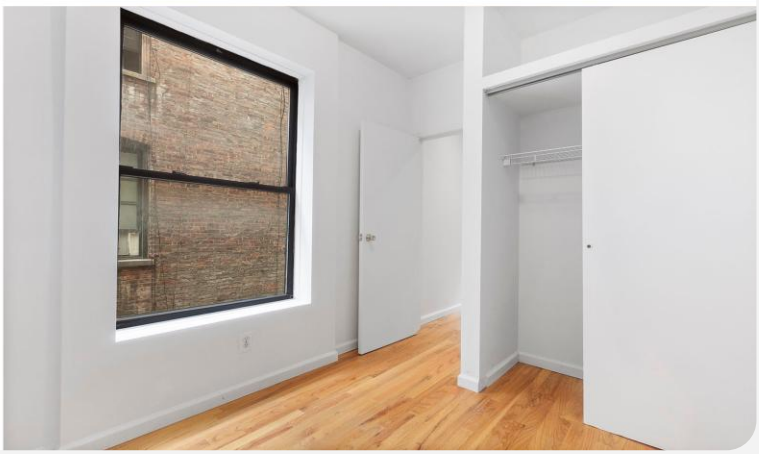
532 W 152ND ST











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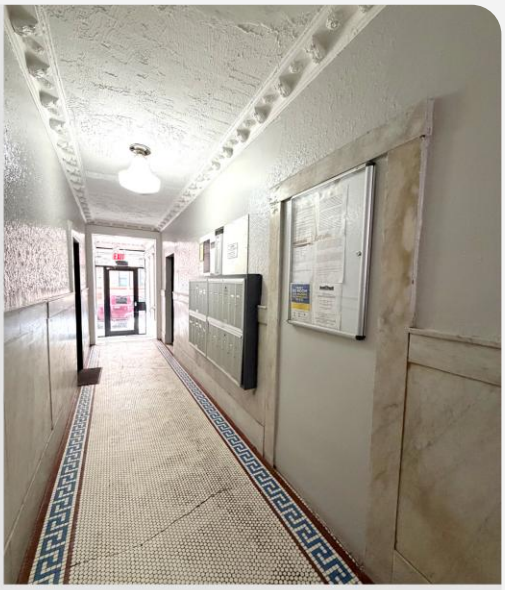
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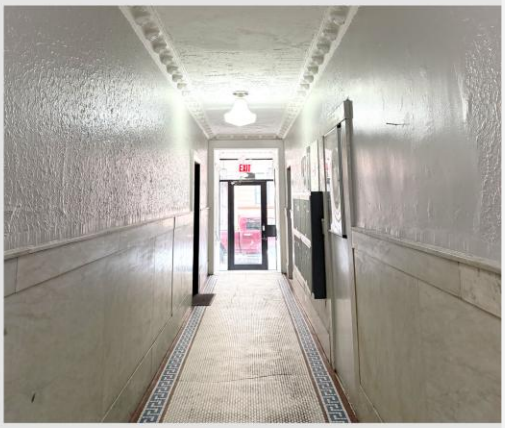




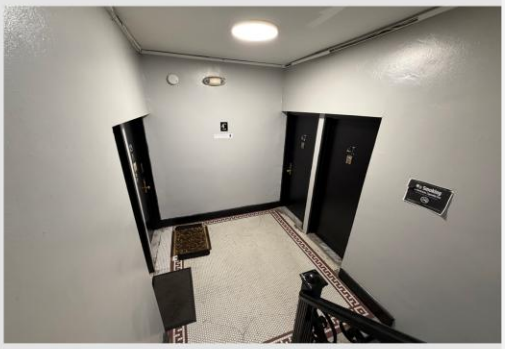


















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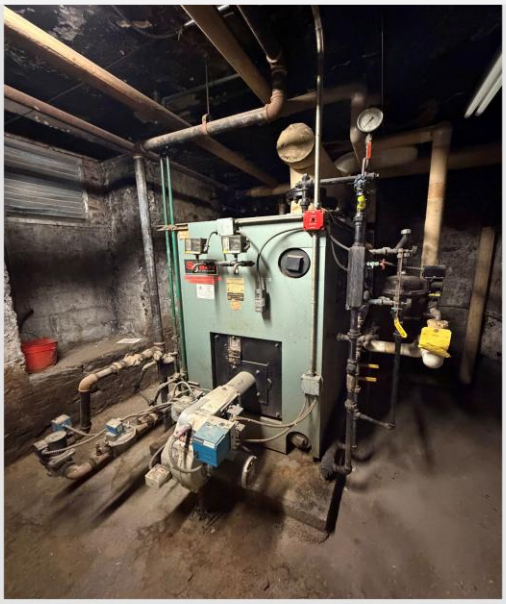
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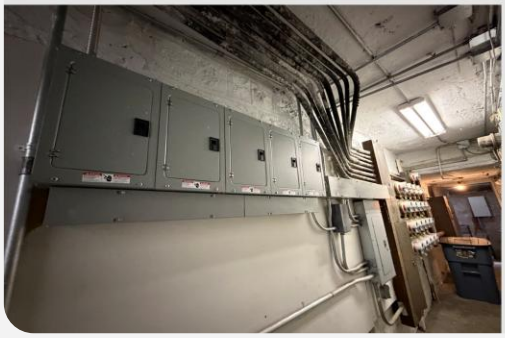














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532 W 152ND ST

532 WEST 152 STREET, 10031
Manhattan (Borough 1)
Block 2083
Lot 53

ZONING DISTRICT
R7A

INTERSECTING MAP LAYERS
Transit Zone
FRESH Zone

NYC PLANNING ***SOURCE:*** **zola.planning.nyc.gov**





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RENT ROLL

ᵖ = projected ↑ = Higher Legal "Per SF" rents are annual "Per Room" rents are monthly

	Unit	Type	Legal Rent	Scheduled Rent	Unit Size	Rent Metrics	Status/ Expires	Notes
532 W152ND	1	Rent Stabilized	$2,756.25	**$2,756.25**	3 rm	$919/rm	1/31/2027	Duplex ▪ Legal: $2,756.25
	2	Apartment	$3,182.69	**$3,182.69**	5 rm	$637/rm	11/30/2026	Duplex
	3	Apartment	$3,029.25	**$3,029.25**	4 rm	$757/rm	5/31/2027	
	4	Apartment	$2,900.00	**$2,900.00** ᵖ	4 rm	$725/rm	Vacant	
	5	Apartment	$3,412.50	**$3,412.50**	5 rm	$683/rm	5/31/2027	
	21	Apartment	$2,700.00	**$2,700.00**	4 rm	$675/rm	6/30/2026	
	22	Apartment	$2,894.00	**$2,894.00**	4 rm	$724/rm	5/31/2027	
	23	Apartment	$2,900.00	**$2,900.00**	5 rm	$580/rm	3/31/2027	
	24	Apartment	$3,295.00	**$3,295.00**	5 rm	$659/rm	7/31/2026	
	31	Apartment	$2,700.00	**$2,700.00**	4 rm	$675/rm	9/30/2026	
	32	Apartment	$3,195.00	**$3,195.00**	5 rm	$639/rm	7/31/2026	
	33	Rent Stabilized	$1,408.82	**$1,408.82**	5 rm	$282/rm	1/31/2027	Legal: $1,408.82
	34	Apartment	$2,900.00	**$2,900.00** ᵖ	5 rm	$580/rm	Vacant	
	41	Apartment	$2,700.00	**$2,700.00**	4 rm	$675/rm	10/31/2026	
	42	Apartment	$3,100.00	**$3,100.00** ᵖ	5 rm	$620/rm	Vacant	
	43	Rent Controlled	$192.77	**$192.77**	5 rm	$39/rm	4/10/2027	
	44	Apartment	$3,200.00	**$3,200.00**	5 rm	$640/rm	6/30/2026	
	51	Apartment	$2,625.00	**$2,625.00**	4 rm	$656/rm	3/31/2027	
	52	Apartment	$2,713.20	**$2,713.20**	4 rm	$678/rm	9/30/2026	
	53	Apartment	$3,375.00	**$3,375.00**	5 rm	$675/rm	7/31/2026	
	54	Apartment	$3,150.00	**$3,150.00**	5 rm	$630/rm	11/30/2026	
	Laundry	Ancillary	$450.00	**$450.00**				
TOTALS		***Monthly***	***$58,779***	***$58,779***	21 Units	Building-Wide Avgs.:		Avg. Apartment Rents:
		Annual	***$705,354***	***$705,354***	95 Rooms	$2,799/U, $50/SF		$2,778/U, $614/RM

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We Sell Buildings & Land
28 Year Track Record
$2 Billion In Gross Sales
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Marco Lala



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Dave Raciti



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