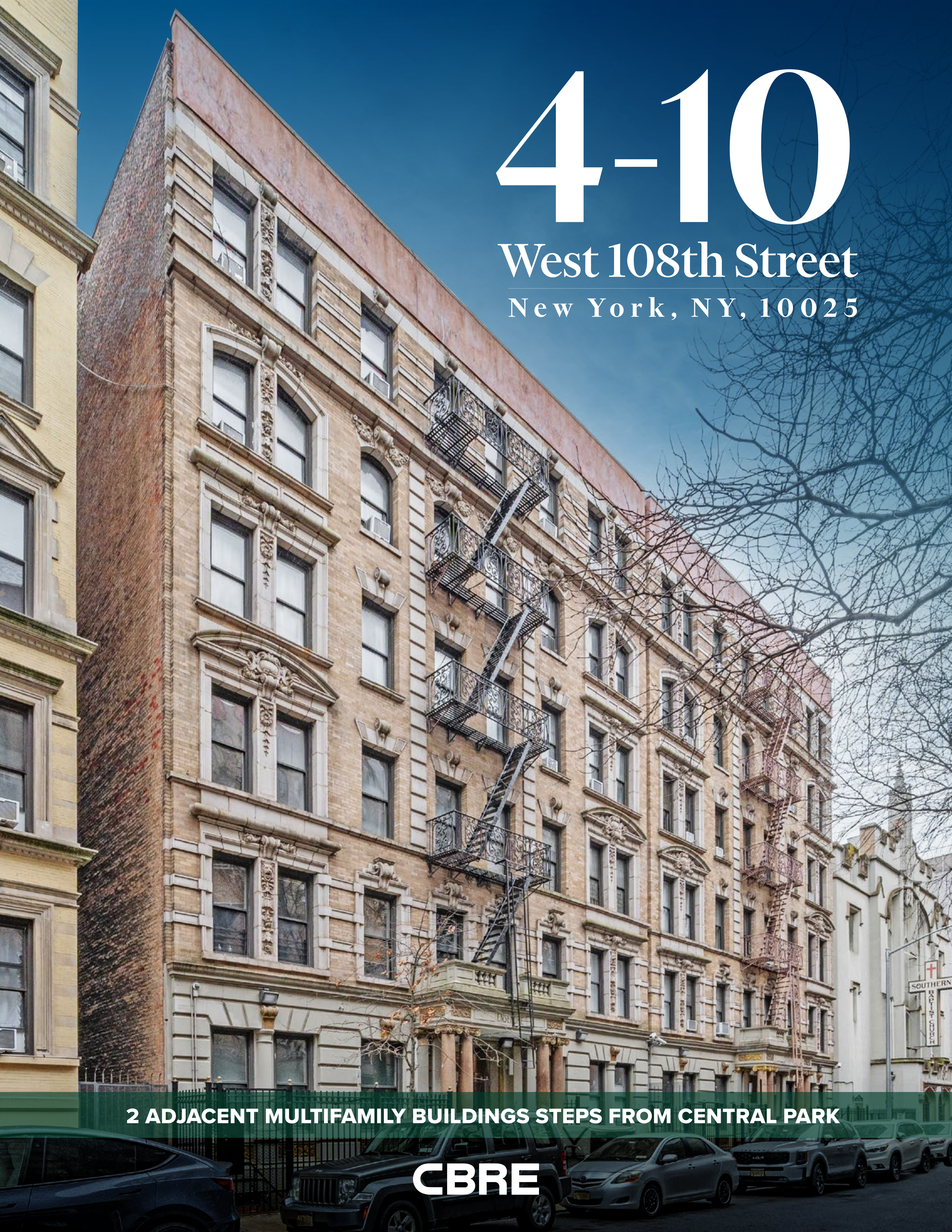
4-10

West 108th Street

New York, NY, 10025



2 ADJACENT MULTIFAMILY BUILDINGS STEPS FROM CENTRAL PARK

CBRE

CBRE

4-10 West 108th Street

New York, NY, 10025

Sale Information

ROBERT M. SHAPIRO
212.984.8082
robert.shapiro@cbre.com

DANIEL KAPLAN
212.984.7124
daniel.kaplan@cbre.com

IAN BROOKS
212.984.8107
ian.brooks@cbre.com

NICK KONTOS
212.984.6622
nick.kontos@cbre.com

JUSTIN ARZI
212.984.7142
justin.arzi@cbre.com

DAVID GARCIA
212.984.6625
david.garcia@cbre.com

Financing Information

JUDAH HAMMER
212.984.8211
judah.hammer@cbre.com

SHAMIR SEIDMAN
212.984.8380
shamir.seidman@cbre.com

JEFF FELDMAN
212.895.0982
jeff.feldman@cbre.com

4-10 West 108th Street | New York, NY 10025

Executive Summary

CBRE has been exclusively retained to arrange the sale of 4-6 and 8-10 West 108th Street (the "Property"), also known as 4-10 West 108th Street. These two adjacent multifamily walk-up buildings are located on the south side of 108th Street, between Central Park West and Manhattan Avenue, in Manhattan Valley, a desirable residential neighborhood on the Upper West Side.

The combined properties offer 100 feet of frontage and consist of 50 well-maintained apartments across a total of 42,000 gross square feet. The buildings include 20 free-market, 26 rent-stabilized, and 4 rent-controlled units, with average monthly rents of $5,721 for free-market units, $1,487 for rent-stabilized units, and $1,831 for rent-controlled units. The free-market portion (40% of all units) makes up 71% of the gross revenue.

Most of the free-market units have been expertly renovated, featuring high-end finishes and in-unit washer/dryers. These modern renovations require little to no further upgrades while allowing for continued rent growth, as all free-market leases expire during the peak rental season in July and August. Additionally, unit 35, the 4-bedroom rent-controlled apartment, is currently undergoing renovations which will allow a new First Market Rent of about $6,300.

The Property's charming terracotta façade perfectly complements its unbeatable location, situated directly across from Central Park—an invaluable amenity in New York City. The neighborhood is also home to several schools, including the prestigious Columbia University, which is located just a short walk away. Residents also benefit from being just two short blocks away from the Cathedral Parkway–110th Street MTA subway station, which offers direct access to the A B and C trains, providing easy transportation to Midtown and the outer boroughs.

The sale of the Property represents a unique opportunity for investors to acquire two meticulously maintained multifamily buildings in one of Manhattan's most desirable rental markets.

Tax Lot

Financial Summary

Financial Summary	In Place	Pro Forma
Gross Annual Revenue	$1,946,679	$2,089,098
Vacancy Loss & Expenses	$665,129	$673,545
Net Operating Income	$1,293,551	$1,427,552

Highlights

- 40% FM | 71% of Gross Revenue
- Prime UWS Neighborhood; Manhattan Valley
- Across from Central Park West
- Located steps from the A B C trains
- 20 Minutes to Midtown
- Proximity to Columbia University Campus

Residential Revenue Summary

Unit Mix

Unit Type	Total	%	In-Place Revenue	$ / SF	$ / Unit	Pro Forma Revenue	$ / SF	$ / Unit
3-bedroom	4	8%	$195,098	$68	$4,065	$201,381	$71	$4,195
4-bedroom	28	56%	$1,159,676	$54	$3,451	$1,283,161	$60	$3,819
5-bedroom	18	36%	$591,906	$39	$2,740	$604,556	$40	$2,799
Total	**50**	**100%**	**$1,946,679**	**$49**	**$3,244**	**$2,089,098**	**$53**	**$3,482**

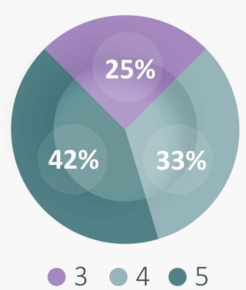
Status Mix

Unit Type	Total	%	In-Place Revenue	$ / SF	$ / Unit	Pro Forma Revenue	$ / SF	$ / Unit
FM	20	40%	$1,382,112	$88	$5,759	$1,511,520	$96	$6,298
RS	26	52%	$464,057	$22	$1,487	$476,818	$23	$1,528
RC	4	8%	$100,510	$31	$2,094	$100,759	$31	$2,099
Total	**50**	**100%**	**$1,946,679**	**$49**	**$3,244**	**$2,089,098**	**$53**	**$3,482**

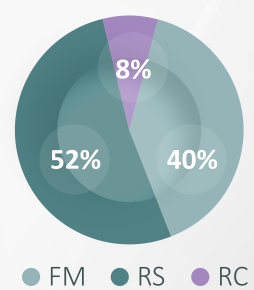
Occupancy

Unit Type	Total	%	In-Place Revenue	$ / SF	$ / Unit	Pro Forma Revenue	$ / SF	$ / Unit
Occupied	46	92%	$1,712,538	$47	$3,102	$1,854,956	$51	$3,360
Vacant	4	8%	$234,141	$79	$4,878	$234,141	$79	$4,878
Total	**50**	**100%**	**$1,946,679**	**$49**	**$3,244**	**$2,089,098**	**$53**	**$3,482**

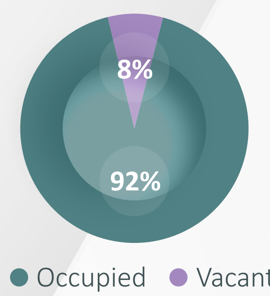
Unit Mix



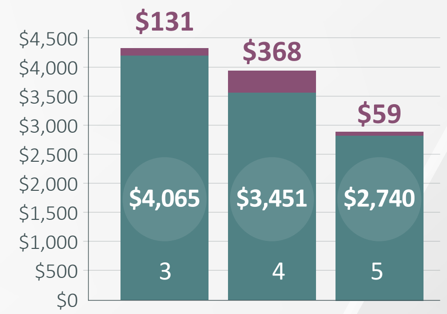
Status Mix



Occupancy



Rental Upside



Property Information

Property Information

Address	4-6 West 108th Street, New York, NY 10025	8-10 West 108th Street, New York, NY 10025	**4-10 West 108th Street, New York, NY 10025**
Submarket	Manhattan Valley	Manhattan Valley	**Manhattan Valley**
Block & Lot	1843 – 37	1843 – 40	**1843 – 37, 40**
Property Type	Walkup	Walkup	**Walkup**
Building Dimensions	50′ × 88′ irregular	50′ × 88′ irregular	**100′ × 88′ irregular**
Stories	6	6	**6**
Year Built	1929	1929	**1929**
Residential Units	25	25	**50**
Gross Residential SF (approx.)	20,970	20,970	**41,940**
Net Residential SF (approx.)	17,825	17,825	**35,649**
Avg. Net Unit SF (approx.)	713	713	**713**

Tax Information (2025/2026)

Total Assessment	$1,426,300	$1,138,950	**$2,565,250**
Annual Property Tax	$178,288	$142,369	**$320,656**
Tax Class	2	2	**2**
Tax Rate	12.5000%	12.5000%	**12.5000%**

Zoning & Lot Information

Lot Dimensions	50' × 101'	50' × 101'	**100' × 101'**
Lot SF	5,046	5,046	**10,092**
Zoning	R7-2	R7-2	**R7-2**
Residential FAR (As-of-Right)	3.44	3.44	**3.44**
Residential FAR (UAP)	5.01	5.01	**5.01**

4-10
West 108th Street
New York, NY, 10025

Financials

Residential Revenue

Unit	Beds	Baths	Status	Exp.	In-Place Monthly Rent	Pro Forma Monthly Rent
A	4	1	RS	Jun-25	$4,786	$4,917
G1	4	1.5	FM	Jul-25	$5,350	$6,300
G2	4	1.5	FM	Jun-25	$5,250	$6,300
1	3	1	RS	Jul-25	$858	$882
3	3	1	FM	Jul-25	$4,800	$5,300
4	4	1	RS	Jan-26	$754	$775
5	5	2	RS	Nov-25	$775	$796
6	5	2	FM	Jul-25	$6,500	$6,800
7	4	1	FM	Sep-25	$5,450	$6,300
8	4	1	FM	Aug-25	$5,350	$6,300
9	4	1	FM	Jun-25	$6,760	$6,760
10	5	2	RC	Dec-99	$701	$708
11	4	1	RS	Vacant	$2,612	$2,684
12	4	1	RS	Aug-26	$1,093	$1,123
13	5	2	FM	Jul-25	$6,700	$6,800
14	5	2	FM	Jul-25	$6,760	$6,800
15	4	1	RS	Dec-25	$2,253	$2,315
16	4	1	RC	Dec-25	$656	$663
17	5	2	RS	Dec-25	$1,037	$1,066
18	5	2	RS	Jan-27	$1,226	$1,260
19	3	1	FM	Vacant	$5,300	$5,300
20	4	1	FM	Aug-25	$5,450	$6,300
21	5	2	RS	Oct-25	$834	$857
22	5	2	RS	Jul-26	$947	$973
23	4	1	RS	Apr-26	$823	$846
24	4	1	RS	Apr-26	$861	$884
25	4	1	FM	Jul-25	$5,350	$6,300
26	4	1	RS	Sep-25	$2,637	$2,709
27	3	1	FM	Vacant	$5,300	$5,300
28	4	1	FM	Aug-25	$5,250	$6,300
29	5	2	RC	Jan-99	$719	$726
30	5	2	RS	Feb-26	$1,794	$1,844
31	4	1	RS	Jun-25	$2,766	$2,842
32	4	1	FM	Jul-25	$5,356	$6,300
33	4	1	FM	May-25	$6,050	$6,300
34	5	2	FM	Apr-26	$6,700	$6,800
35*	4	1	RC	Vacant	$6,300	$6,300
36	4	1	RS	Dec-25	$707	$726
37	5	2	RS	Aug-26	$1,776	$1,824
38	5	2	RS	Jun-25	$1,178	$1,210
39	4	1	FM	Jul-25	$5,350	$6,300
40	4	1	RS	Jul-25	$630	$647
41	5	2	FM	Apr-26	$6,700	$6,800
42	5	2	RS	Dec-25	$1,760	$1,808
43	4	1	RS	Jun-25	$994	$1,021
44	4	1	FM	Jul-25	$5,450	$6,300
45	5	2	RS	Jun-25	$1,596	$1,640
46	5	2	RS	Jun-25	$1,623	$1,668
47	4	1	RS	Jan-26	$809	$831
48	4	1	RS	Jan-26	$1,545	$1,588
Monthly Total	**214**	**69**			**$162,223**	**$174,091**
Annual Total					**$1,946,679**	**$2,089,098**
Rent Per Net SF					**$55**	**$59**
Average Rent					**$3,244**	**$3,482**

**Unit 35 is undergoing renovation that will allow for a first market rent reset*

Income & Expense Analysis

Residential Revenue	NSF	$ / Unit	$ / NSF	In-Place	Pro Forma
Gross Annual Income	35,649	$38,934	$54.61	$1,946,679	$2,089,098
Less General Vacancy / Credit Loss (3.0%)		$1,168	$1.64	$58,400	$62,673
Effective Gross Annual Income				**$1,888,279**	**$2,026,425**

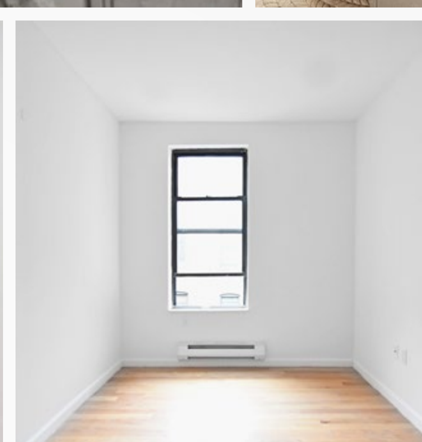
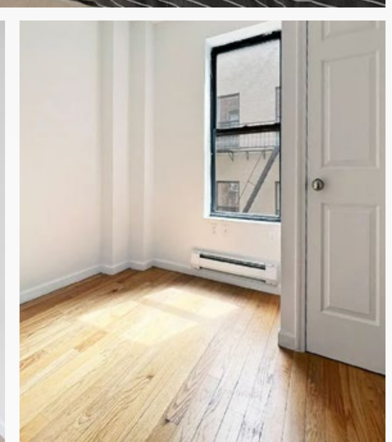
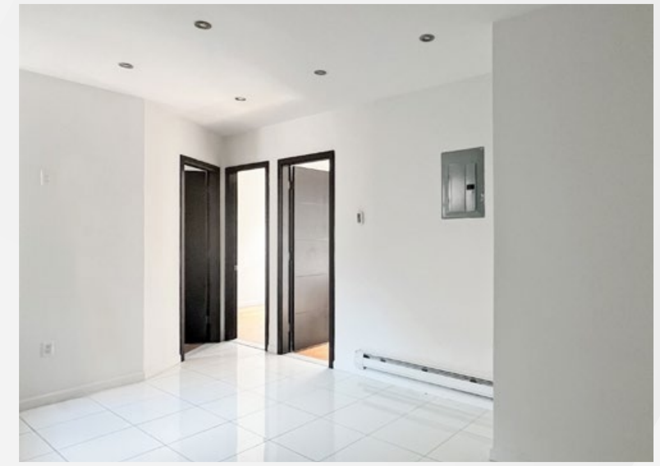
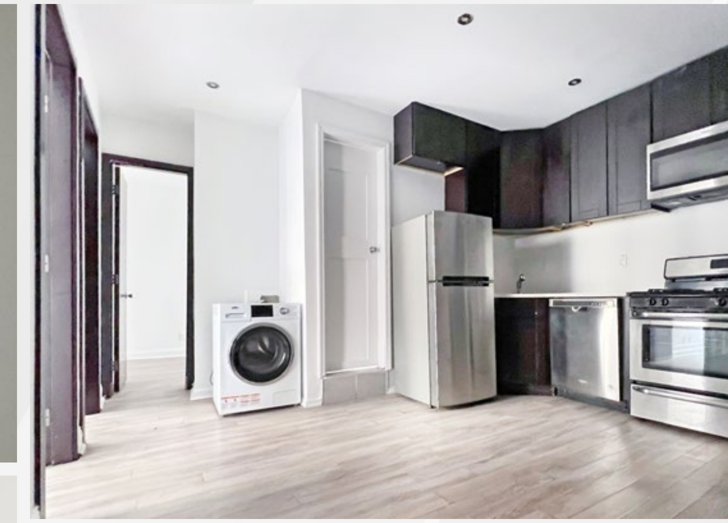
Projected Operating Expenses

Type	Projection	% of EGI	$ / Unit	$ / SF	In-Place	Pro Forma
Property Taxes	Actual	17.0%	$6,413	$7.65	$320,656	$320,656
Water and Sewer	T-12	1.1%	$425	$0.51	$21,252	$21,252
Insurance	$1,200 / Resi. Unit	3.2%	$1,200	$1.43	$60,000	$60,000
Fuel	T-12	2.8%	$1,039	$1.24	$51,930	$51,930
Electric (Common Areas)	T-12	0.5%	$205	$0.24	$10,242	$10,242
Repairs & Maintenance	$750 / Resi. Unit	2.0%	$750	$0.89	$37,500	$37,500
General & Administrative	$250 / Resi. Unit	0.7%	$250	$0.30	$12,500	$12,500
Super / Payroll	$2,000 / Month	1.3%	$480	$0.57	$24,000	$24,000
Management Fee	3.0% of EGI	3.0%	$1,133	$1.35	$56,648	$60,793
Total Expences		**31.5%**	**$11,895**	**$14.18**	**$594,728**	**$598,873**
Net Operating Income					**$1,293,551**	**$1,427,552**

Property Photos









Neighborhood Overview

The Upper West Side (UWS) neighborhood of Manhattan Valley is a charming and historic area located between **West 59th Street** and **West 110th Street**, and between **Central Park** and the **Hudson River**. The neighborhood is known for its pre-war buildings, tree-lined streets, and picturesque brownstones. **Manhattan Valley** is a quieter and more residential area compared to the rest of the **Upper West Side**, with a strong sense of community and a mix of young professionals, families, and long-time residents.

Manhattan Valley is home to several parks and green spaces, including the **Hudson River Greenway**, which offers stunning views of the **Hudson River** and **New Jersey Palisades**. The neighborhood is also close to **Central Park**, which provides endless opportunities for outdoor recreation, relaxation, and entertainment. **The American Museum of Natural History**, one of the city's most famous museums, is also located in **Manhattan Valley**, making it a popular destination for families and tourists.

The neighborhood has a diverse range of restaurants, cafes, and shops, with a mix of high-end boutiques, independent eateries, and ethnic markets. The UWS is known for its vibrant cultural scene, and **Manhattan Valley** is no exception, with a variety of cultural events, festivals, and performances taking place throughout the year. The neighborhood is also home to several schools, including the prestigious Columbia University, which is located just a short walk away. In fact, Manhattan Valley is one of the most popular neighborhoods for Columbia students and faculty, offering a convenient and charming place to live and study. The neighborhood's proximity to **Columbia University** adds to its academic and intellectual atmosphere, making it an attractive option for students, faculty, and professionals alike.

Overall, **Manhattan Valley** is a desirable and laid-back neighborhood that offers a unique blend of history, culture, and natural beauty, making it an attractive option for those looking to live in a charming and convenient neighborhood in **Manhattan**. The neighborhood's proximity to **Central Park**, its diverse range of amenities, and its relatively affordable prices make it a popular choice for young professionals, families, and long-time.

Central Park
Attractions

42 MILLION

Average of 42 Million visitors per year

HOTELS CLUBS

Numerous hotels and prestigious clubs that line Central Park, such as **The Plaza**, **The Pierre**, and **The Metropolitan Club**

CENTRAL PARK

is an outstanding **wellness amenity** available to nearby tenants and residents

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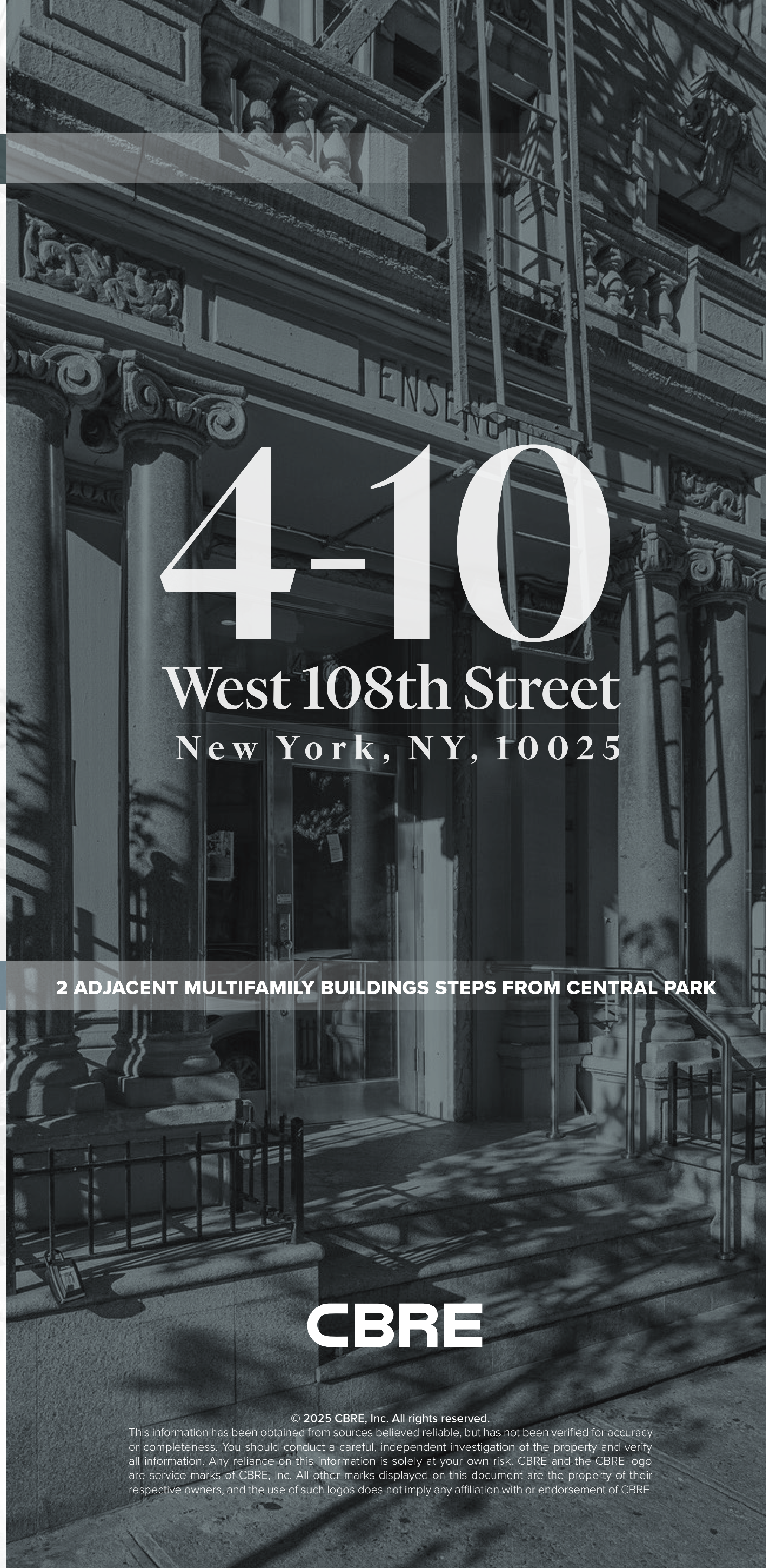

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