CBRE

471-476

Central Park West

Manhattan Valley, New York

SIX CONTIGUOUS MULTIFAMILY BUILDINGS WITH CENTRAL PARK FRONTAGE

CBRE

471-476 Central Park West

Manhattan Valley, New York

Sale Information

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

IAN BROOKS
212.984.8107
ian.brooks@cbre.com

NICK KONTOS
212.984.6622
nick.kontos@cbre.com

DAVID GARCIA
212.984.6625
david.garcia3@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

SHLOMO WEISSBERG
212.984.8316
shlomo.weissberg@cbre.com

471-476
Central Park West
Manhattan Valley, New York

Executive Summary

The Offering

CBRE, as an exclusive agent, is pleased to offer for sale **471-476 Central Park West** ("the Property"), **four contiguous multifamily buildings** located on the west side of Central Park West between 107th and 108th Streets in **Manhattan Valley**, a highly sought after residential neighborhood within the Upper West Side.

The Property comprises six five-story walkup buildings, on four tax lots containing a total of **110 apartments and 3 community facility units** across a combined **66,275 gross square feet**. Of these, 71 apartments (65%) benefit from Free Market (FM) status, while the remaining 39 apartments (35%) are Rent Stabilized (RS). Each FM unit has undergone renovations to include top of the line finishes such as stone countertops, dishwashers, and in-unit washer/dryers. The residential mix includes 30 studio apartments, 42 1-bedrooms, 21 2-bedrooms, and 17 3-bedroom units with an average **monthly rent of $2,748 (~$70/SF)**.

The Property benefits from over **160 feet of direct frontage on Central Park West**, providing tenants with park views and immediate access to 843 acres of green space. The **110th Street B and C subway station** is located steps away, offering a **30-minute commute to Midtown**. In addition, the Manhattan Valley neighborhood is supported by a strong institutional presence, with **Columbia University located within a 15-minute walk**, along with several nearby schools and community resources.

The offering presents investors with a well-maintained, scale multifamily asset featuring significant Free Market exposure, stable Rent Stabilized income, and an irreplaceable location on Central Park West.

Tax Map

Financial Summary

Financial Summary	Annual
Gross Annual Revenue	$3,800,947
Vacancy Loss & Expenses	$1,741,208
Net Operating Income	$2,059,738

Highlights

- Six 5-Story Multifamily Buildings totaling ~66,000 GSF
- Over 160' of direct Central Park Frontage
- 15-Minute Walk from Columbia University
- Steps from B and C Train Entrance
- 30-Minute Commute to Midtown

Residential Revenue Summary

Unit Mix

Unit Type	Total	%	In-Place Revenue	$ / SF	$ / Unit
Studio	27	27%	$798,436	$56	$2,218
1	38	38%	$1,353,007	$67	$2,685
2	19	19%	$725,579	$72	$2,879
3	15	15%	$750,324	$92	$3,678
Total	**110**	**100%**	**$3,627,346**	**$69**	**$2,748**

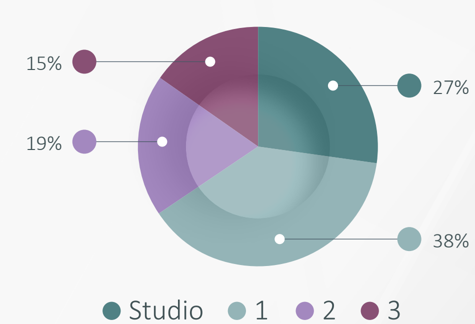
Status Mix

Unit Type	Total	%	In-Place Revenue	$ / SF	$ / Unit
FM	65	65%	$3,033,000	$89	$3,560
RS	28	28%	$496,831	$34	$1,336
RS / S8	2	2%	$38,558	$40	$1,607
SCRIE / DRIE	5	5%	$58,957	$25	$983
FM / Super	1	1%	-	-	-
Total	**110**	**100%**	**$3,627,346**	**$69**	**$2,748**

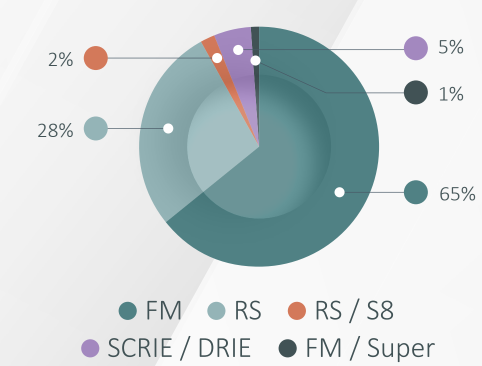
Occupancy

Unit Type	Total	%	In-Place Revenue	$ / SF	$ / Unit
Occupied	85	85%	$3,054,994	$69	$2,737
Vacant	15	15%	$572,351	$70	$2,806
Total	**110**	**100%**	**$3,627,346**	**$69**	**$2,748**

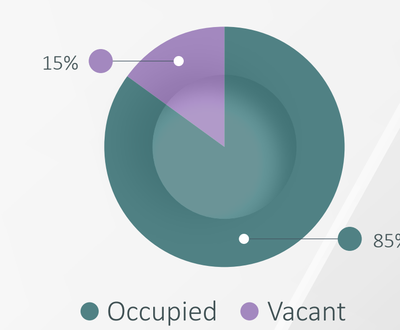
Unit Mix



Status Mix



Occupancy



Property Details

Property Information					
Address:	471 Central Park W New York, NY 10025	472 Central Park W New York, NY 10025	473 Central Park W New York, NY 10025	476 Central Park W New York, NY 10025	**471-476 Central Park W New York, NY 10025**
Block & Lot:	1843-29	1843-31	1843-32	1843-34	**1843 - 29, 31, 32, 34**
Lot Dimensions:	41' x 100'	24' x 100'	24' x 100'	72' x 100'	**161' x 100'**
Lot SF:	4,092	2,400	2,400	7,200	**16,092**
Property Type:	Walkup	Walkup	Walkup	Walkup	**Walkup**
Building Dimensions:	41' x 94'	24' x 100'	24' x 100'	72' x 100'	**Irregular**
Stories:	5	5	5	5	**5**
Above Grade Gross SF (approx.):	17,625	8,920	9,785	29,945	**66,275**
Residential Units:	35	15	15	45	**110**
Commercial Units:	0	0	1	2	**3**
Total Units:	35	15	16	47	**113**
Gross Residential SF (approx.):	17,625	8,920	8,685	26,645	**61,875**
Net Residential SF (15% Loss Factor)	14,981	7,582	7,382	22,648	**52,594**
Avg. Net Unit SF (approx.):	428	505	492	503	**478**
Above Grade Commercial SF (approx.):	0	0	1,100	3,300	**4,400**
Tax Information (25/26)					
Total Assessment:	$1,809,900	$978,750	$933,120	$3,023,280	**$6,745,050**
Annual Property Tax:	$226,238	$122,344	$116,640	$377,910	**$843,131**
Tax Class:	2	2	2	2	**2**
Tax Rate:	12.5000%	12.5000%	12.5000%	12.5000%	**12.5000%**
Zoning Information					
Zoning:	R7-2	R7-2	R7-2	R7-2	**R7-2**
Residential FAR (As-of-Right):	4.00	4.00	4.00	4.00	**4.00**
Total Buildable SF (As-of-Right):	16,368	9,600	9,600	28,800	**64,368**
Less Existing Structure:	17,625	8,920	9,785	29,945	**66,275**
Available Air Rights (As-of-Right):	Overbuilt	680	Overbuilt	Overbuilt	**Overbuilt**

Unit	Beds	Baths	Status	Exp.	Legal / Base Rent	Storage	Monthly Rent
471-A	1	1	FM	Jul-26	$2,950	-	$2,950
471-B*	2	1	RS	Vacant	$1,083	-	$1,083
471-C	2	1	FM	Jul-26	$3,900	-	$3,900
471-1A	1	1	FM	Oct-25	$3,400	$50	$3,450
471-1B	0	1	FM	Jul-26	$2,900	-	$2,900
471-1C	1	1	FM	Vacant	$3,000	-	$3,000
471-1D	1	1	FM	Vacant	$3,400	-	$3,400
471-1E	1	1	FM	Aug-26	$2,500	-	$2,500
471-1F	0	1	RS	Nov-24	$1,101	-	$1,101
471-1G	0	1	FM	Jun-26	$2,200	-	$2,200
471-1H	1	1	RS	May-27	$1,154	-	$1,154
471-2A	0	1	RS	Feb-26	$1,744	-	$1,744
471-2B	0	1	FM	Feb-26	$2,300	$50	$2,350
471-2C	2	1	RS	Aug-26	$1,546	-	$1,546
471-2D	1	1	FM / Super			-	
471-2E	2	1	FM	Jul-26	$4,100	-	$4,100
471-2F	1	1	FM	Dec-25	$3,400	$50	$3,450
471-3A	1	1	FM	Vacant	$3,600	-	$3,600
471-3B	0	1	FM	Apr-26	$2,800	-	$2,800
471-3C	3	1	FM	Vacant	$5,200	-	$5,200
471-3D	1	1	RS	Dec-26	$939	-	$939
471-3E	2	1	FM	Vacant	$4,500	-	$4,500
471-3F	1	1	FM	Vacant	$3,500	-	$3,500
471-4A*	1	1	RS	Jun-27	$899	-	$899
471-4B	0	1	FM	Vacant	$2,900	-	$2,900
471-4C	3	1	FM	Jul-26	$5,200	-	$5,200
471-4D	2	1	FM	Vacant	$4,400	-	$4,400
471-4E	1	1	RS	Apr-26	$2,046	-	$2,046
471-4F	0	1	FM	Vacant	$2,900	-	$2,900
471-5A	1	1	FM	Vacant	$3,600	-	$3,600
471-5B	0	1	FM	Jul-26	$2,800	-	$2,800
471-5C	2	1	RS	Sep-26	$1,344	-	$1,344
471-5D	1	1	RS	Mar-27	$1,452	-	$1,452
471-5E	1	1	FM	Mar-26	$3,100	-	$3,100
471-5F	0	1	FM	May-26	$2,300	-	$2,300
472-1A	1	1	FM	Jul-24	$3,200	-	$3,200
472-1B	0	1	RS	Oct-25	$1,488	-	$1,488
472-1C	2	1	FM	Jan-26	$4,200	-	$4,200
472-2A	0	1	RS	Mar-26	$1,450	-	$1,450
472-2B	1	1	FM	May-26	$3,700	-	$3,700
472-2C	2	1	FM	Aug-25	$2,050	-	$2,050
472-3A	0	1	FM	Jan-26	$2,600	-	$2,600
472-3B	1	1	FM	Apr-26	$3,750	-	$3,750
472-3C	2	1	RS	Aug-27	$908	-	$908
472-4A	0	1	SCRIE / DRIE	Jun-26	$1,121	-	$1,121
472-4B	1	1	RS / S8	Jan-26	$1,347	-	$1,347
472-4C	3	1	FM	Mar-26	$4,400	-	$4,400
472-5A	0	1	FM	Apr-26	$2,950	$50	$3,000
472-5B	1	1	RS	Vacant	$1,089	-	$1,089
472-5C	2	1	RS	Jul-26	$1,908	-	$1,908
473-1A	1	1	FM	May-26	$3,400	-	$3,400
473-1B	0	1	FM	May-26	$2,300	-	$2,300
473-1C	2	2	FM	May-26	$4,100	-	$4,100
473-2A	0	1	FM	Jan-26	$2,700	-	$2,700
473-2B	1	1	FM	Jul-26	$3,400	$50	$3,450
473-2C	2	1	RS / S8	Dec-25	$1,867	-	$1,867
473-3A	1	1	FM	Jul-26	$3,700	-	$3,700
473-3B	1	1	FM	Vacant	$3,800	-	$3,800
473-3C	2	2	FM	Jun-26	$4,600	$50	$4,650
473-4A	1	1	RS	Mar-26	$1,549	-	$1,549
473-4B	1	1	FM	Jul-26	$3,800	-	$3,800
473-4C	3	1	RS	Jun-26	$1,667	-	$1,667
473-5A	0	1	RS	Nov-25	$870	-	$870
473-5B	1	1	FM	Dec-25	$3,000	$50	$3,050
473-5C	2	2	FM	Jul-26	$4,400	-	$4,400
475-1A	0	1	SCRIE / DRIE	Sep-27	$1,144	-	$1,144
475-1B	1	1	SCRIE / DRIE	Jan-26	$872	-	$872
475-1C	2	1	FM	Nov-25	$4,150	-	$4,150
475-1D	0	1	FM	Aug-25	$2,800	-	$2,800
475-1E	0	1	FM	Feb-26	$2,450	-	$2,450
475-1F	3	1	FM	Jul-26	$5,500	-	$5,500
475-2A	0	1	FM	May-26	$2,600	-	$2,600
475-2B	1	1	FM	Jun-26	$3,300	-	$3,300
475-2C	3	1	RS	Feb-27	$1,828	$50	$1,878
475-2D	0	1	FM	Jun-26	$2,750	-	$2,750
475-2E	2	1	RS	Mar-27	$1,683	-	$1,683
475-2F	3	1	RS	Aug-26	$1,640	-	$1,640
475-3A	0	1	FM	Apr-26	$2,750	-	$2,750
475-3B	1	1	FM	Apr-26	$3,400	-	$3,400
475-3C	3	1	FM	Jun-26	$5,500	-	$5,500
475-3D	0	1	RS	Aug-26	$1,165	-	$1,165
475-3E	2	1	RS	Vacant	$1,231	-	$1,231
475-3F	3	1	RS	Vacant	$1,160	-	$1,160
475-4A	0	1	FM	Jun-26	$2,750	-	$2,750
475-4B	1	1	FM	Oct-25	$3,000	-	$3,000
475-4C	3	1	RS	Aug-27	$1,626	-	$1,626
475-4D	0	1	FM	Jan-26	$3,400	-	$3,400
475-4E	2	1	SCRIE / DRIE	Jun-26	$845	-	$845
475-4F	3	1	RS	May-26	$902	-	$902
475-5A	0	1	RS	Mar-27	$1,392	-	$1,271
475-5B	1	1	FM	May-26	$3,500	-	$3,500
475-5C	3	1	FM	Jun-26	$4,900	$50	$4,950
475-5D	0	1	RS	Feb-26	$1,231	-	$1,231
475-5E	2	1	FM	Mar-26	$3,500	-	$3,500
475-5F	3	1	FM	Jul-26	$5,500	-	$5,500
476-1A	1	1	RS	Vacant	$879	-	$879
476-1B	1	1	RS	Jun-27	$1,045	-	$1,045
476-1C	2	1	FM	May-26	$4,100	-	$4,100
476-2A	1	1	FM	May-26	$3,500	-	$3,500
476-2B	1	1	FM	Jul-26	$3,400	-	$3,400
476-2C	3	1	RS	Vacant	$1,454	-	$1,454
476-3A	1	1	SCRIE / DRIE	Jan-27	$931	-	$931
476-3B	1	1	FM	Jun-26	$3,500	-	$3,500
476-3C	3	1	FM	Jul-26	$5,700	-	$5,700
476-4A	0	1	FM	Apr-26	$2,700	-	$2,700
476-4B	1	1	FM	Jul-26	$3,800	-	$3,800
476-4C	3	1	FM	May-26	$5,050	-	$5,050
476-5A	1	1	FM	Mar-26	$3,400	-	$3,400
476-5B	1	1	FM	Jun-26	$3,350	-	$3,350
476-5C	3	1	FM	Apr-26	$5,200	-	$5,200
Monthly Total	**135**				**$301,950**	**$450**	**$302,279**
Annual Total					**$3,623,401**	**$5,400**	**$3,627,346**
Rent Per Net SF							**$69**

**471-B was employee occupied & exempt from 2000-2015 then remained vacant. Legal rent is a CBRE calculation & needs to be verified.*

Commercial Revenue

Unit	Tenant	SF	Lease Start	Lease Exp.	Base Rent (Monthly)	Total Annual Revenue	$ / SF
473-474 Comm		2,200		Vacant	$5,500	$66,000	$30
475 Comm		1,100		Vacant	$2,750	$33,000	$30
476 Comm		1,100		Vacant	$2,750	$33,000	**$30**
471-ROOF	RCG Tower Group I		Dec-22	Mar-27	$2,942	$35,301	
472-LAUNDRY	Hercules		Sep-16	Aug-24	$525	$6,300	
Total		**4,400**			**$14,467**	$173,601	**$39**

Income & Expense

Residential Revenue	% of EGI	$ / Unit	$ / NSF	Annual
Gross Annual Income		$32,100	$68.97	$3,627,346
Less General Vacancy / Credit Loss (3.0%)		$963	$2.07	$108,820
Effective Gross Annual Income	**95.4%**	**$31,137**	**$66.90**	**$3,518,526**

Commercial Revenue	% of EGI	$ / Unit	$ / NSF	Annual
Gross Annual Income			$39.45	$173,601
Less General Vacancy / Credit Loss (3.0%)			$1.18	$5,208
Effective Gross Annual Income	**4.6%**		**$38.27**	**$168,393**

Total Revenue	Annual
Gross Annual Income	$3,800,947
Less General Vacancy / Credit Loss	$114,028
Effective Gross Annual Income	**$3,686,918**

Projected Operating Expenses

Type	Projection	% of EGI	$ / Unit	$ / SF	Annual
Property Taxes	Actual	22.9%	$7,461	$12.72	$843,131
Water and Sewer	$1,000 / Resi. Unit	3.0%	$973	$1.66	$110,000
Insurance	$1,250 / Resi. Unit	3.7%	$1,217	$2.07	$137,500
Fuel	T-12 Actual*	2.8%	$918	$1.57	$103,754
Electric (Common Areas)	T-12 Actual*	1.1%	$347	$0.59	$39,248
Repairs & Maintenance	$750 / Resi. Unit	2.2%	$730	$1.24	$82,500
General & Administrative	$250 / Resi. Unit	0.7%	$243	$0.41	$27,500
Union Super (Local 670)	T-12 Actual*	4.7%	$1,530	$2.61	$172,940
Management Fee	3.0% of EGI	3.0%	$979	$1.67	$110,608
Total Expences		**44.1%**	**$14,400**	**$24.55**	**$1,627,180**

July 2024 - June 2025

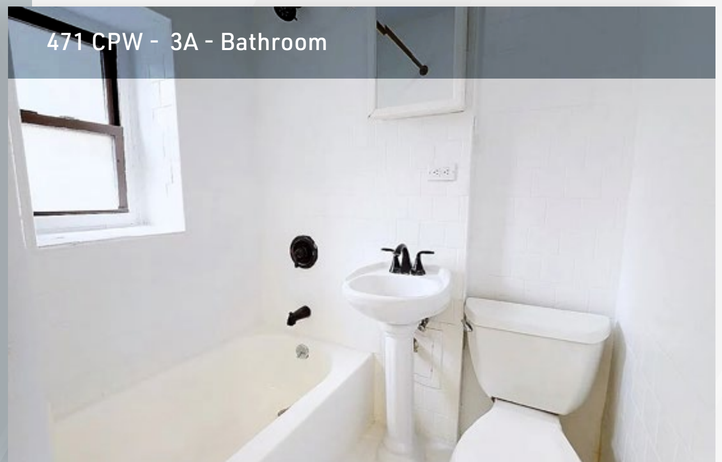
Net Operating Income	Annual
Net Operating Income	**$2,059,738**

471-476

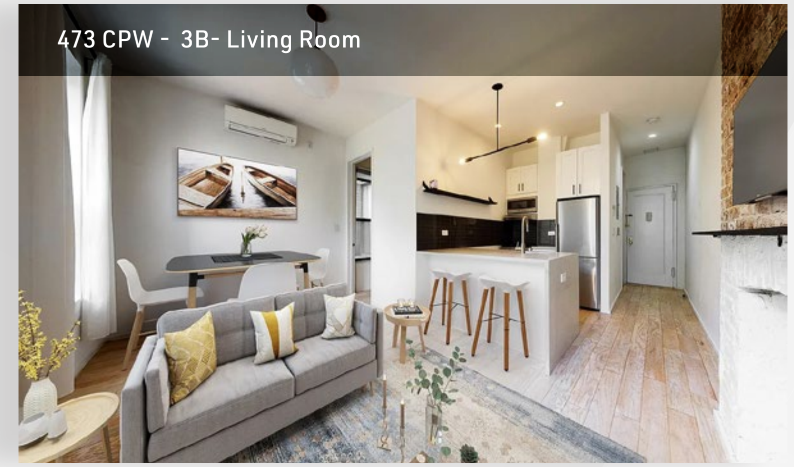
Central Park West

Manhattan Valley, New York

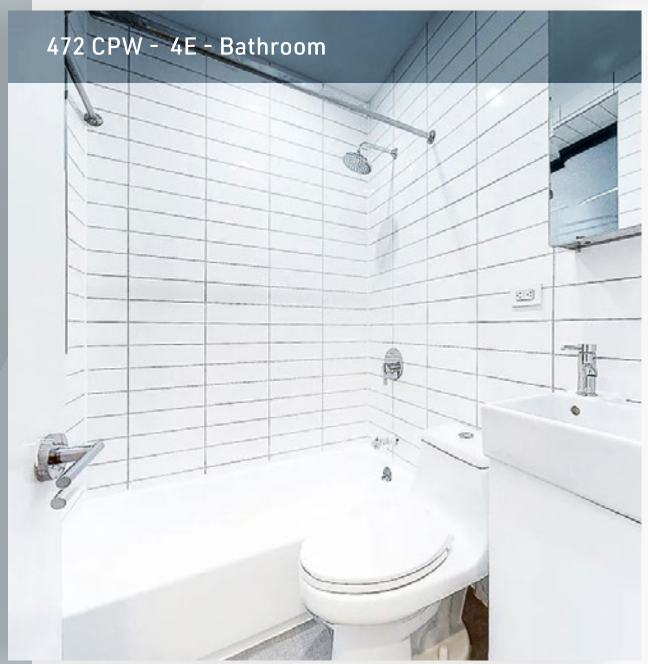
Interior Photos

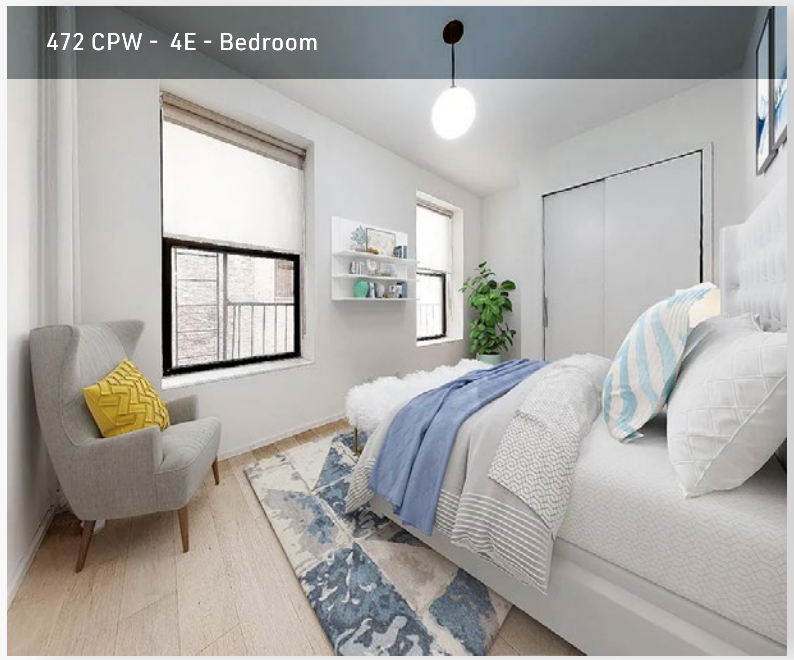

471 CPW - 3A - Bathroom

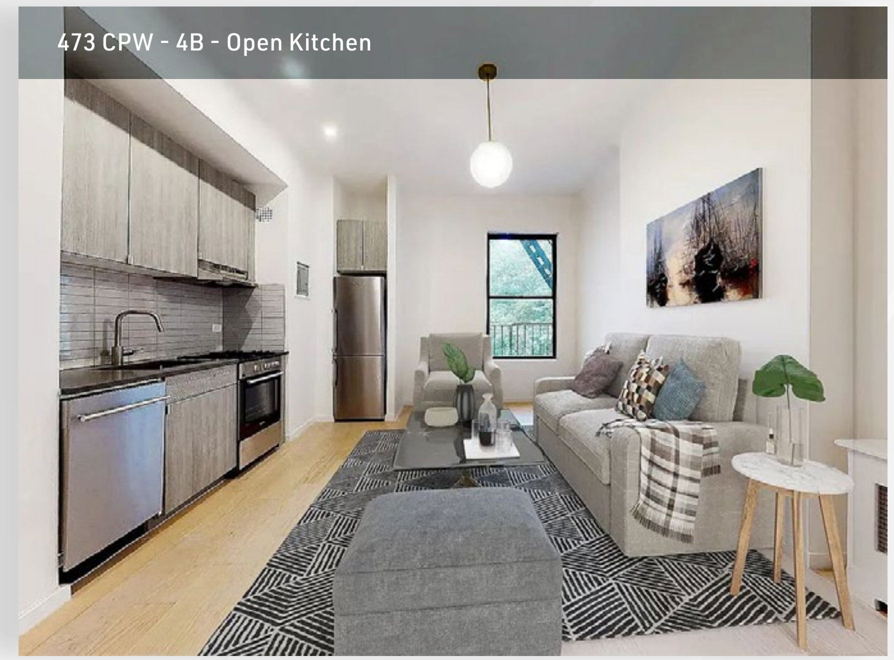

472 CPW - 1R - Living Room

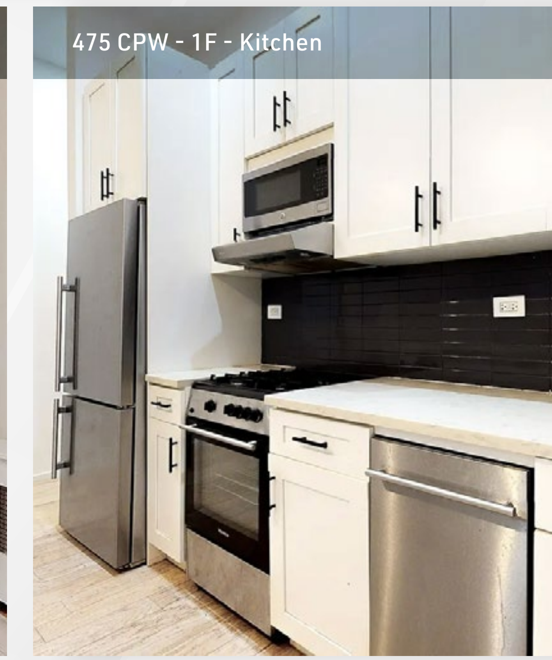

473 CPW - 3B- Living Room


473 CPW - 3B- Open Kitchen

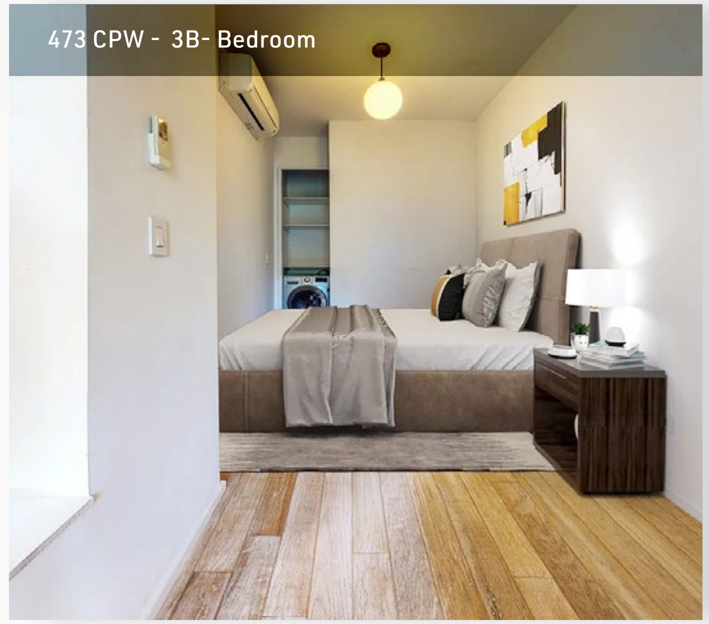

472 CPW - 4E - Bathroom

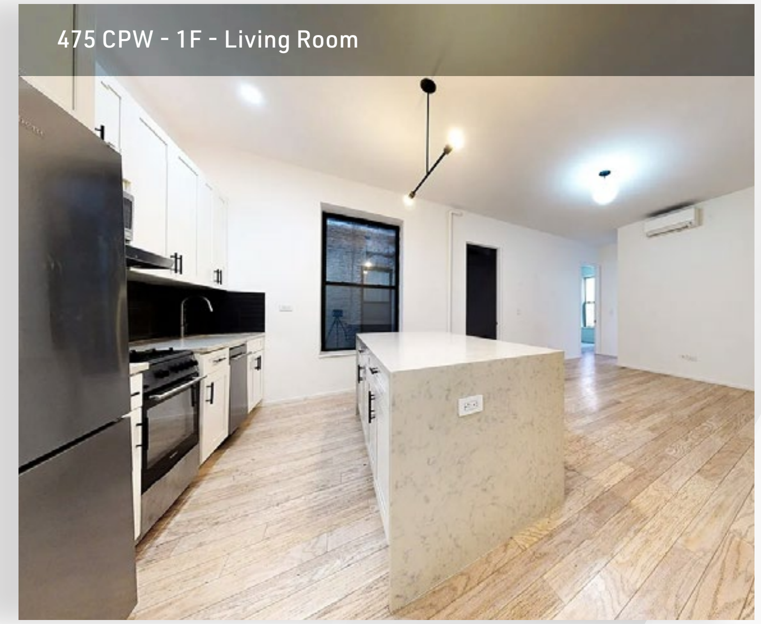

472 CPW - 4E - Bedroom


473 CPW - 4B - Open Kitchen


475 CPW - 1F - Kitchen


472 CPW - 4E - Living Room


473 CPW - 3B- Bedroom


475 CPW - 1F - Living Room


476 CPW - 5A - Living Room

Area Overview

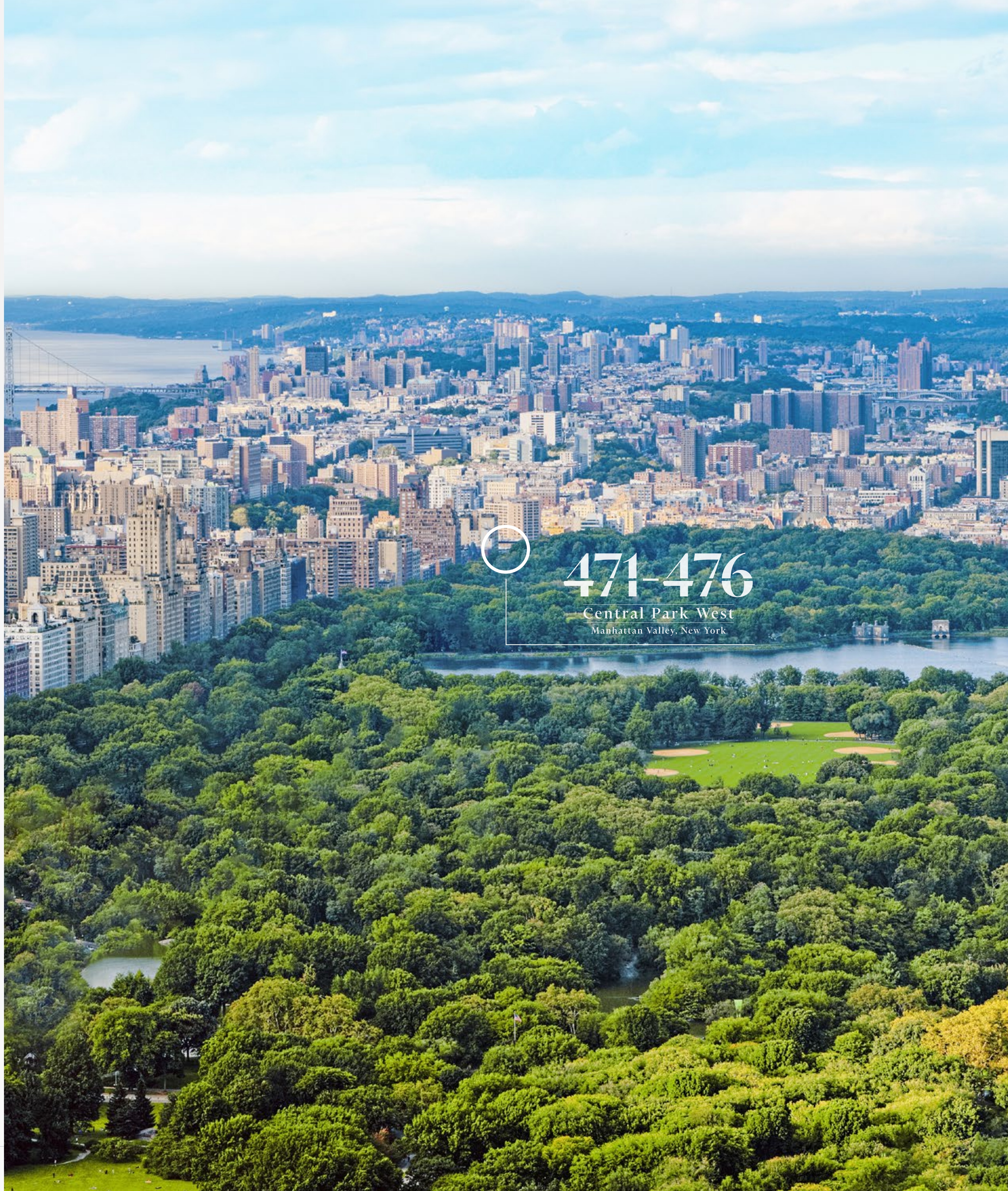
The Upper West Side (UWS) neighborhood of Manhattan Valley is a charming and historic area located between **West 59th Street** and **West 110th Street**, and between **Central Park** and the **Hudson River**. The neighborhood is known for its pre-war buildings, tree-lined streets, and picturesque brownstones. **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.

Upper West Side



471-476
Central Park West
Manhattan Valley, New York

SIX CONTIGUOUS MULTIFAMILY BUILDINGS WITH CENTRAL PARK FRONTAGE

SALE INFORMATION

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

IAN BROOKS
212.984.8107
ian.brooks@cbre.com

NICK KONTOS
212.984.6622
nick.kontos@cbre.com

DAVID GARCIA
212.984.6625
david.garcia3@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

SHLOMO WEISSBERG
212.984.8316
shlomo.weissberg@cbre.com

CBRE