



OFFERING MEMORANDUM

104 BAYARD STREET

104 BAYARD STREET, NEW YORK, NY 10013

Marcus & Millichap
STEWART GROUP

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PROPERTY OVERVIEW

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OFFERING SUMMARY

104 BAYARD STREET

Marcus & Millichap is the exclusive sales broker for 104 Bayard Street ("Property"), a mixed-use offering comprising approximately 9,250 gross square feet across two walk-up buildings (front and rear) on a 25-foot x 100-foot lot.

The Property contains fourteen residential units and one ground-floor commercial unit with approximately 8,000 residential square feet and 1,250 commercial square feet. The buildings rise five stories with an estimated roof height of 49 feet and were constructed circa 1890. The Property presents an opportunity for continued income growth through active management and unit turnover.

The Property is located in Chinatown on Bayard Street, one of the neighborhood's primary retail corridors. The immediate area is characterized by dense residential population, strong retail tenancy, and consistent pedestrian traffic driven by both local residents and tourism.

The Property benefits from proximity to a wide range of retail, dining, and neighborhood-serving amenities, supporting stable residential occupancy and active ground-floor commercial use. Public transportation access is excellent with nearby service via the B, D, N, Q, R, W, J, Z, and 6 subway lines at Canal Street, as well as the F train at East Broadway, providing connectivity throughout Manhattan and the outer boroughs.

PROPERTY HIGHLIGHTS

104 BAYARD STREET

- Mixed-Use Property with Front & Rear Buildings
- 14 Residential Units & 1 Commercial Space
- New 10-Year Lease with Popular Bar/Restaurant
- High-Demand Rental and Retail Corridor
- Excellent Access to Public Transportation



OFFERING SUMMARY

104 BAYARD STREET



LIST PRICE
\$6,595,000



CAP RATE
7.07%



NOI
\$466,432

FINANCIAL

Listing Price	\$6,595,000
NOI	\$466,432
Cap Rate	7.07%

OPERATIONAL

Gross SF	9,250
# of Units	14 Residential Units
Lot Size	2,500
Year Built	1890 (est.)



PROPERTY DESCRIPTION

104 BAYARD STREET

ADDRESS	
Primary Address	104 Bayard Street
Zip Code	10013
Neighborhood	Chinatown
Block & Lot	199-32

LOT	
Lot Square Feet	2,500
Lot Dimensions	25 x 100
Corner Lot	No

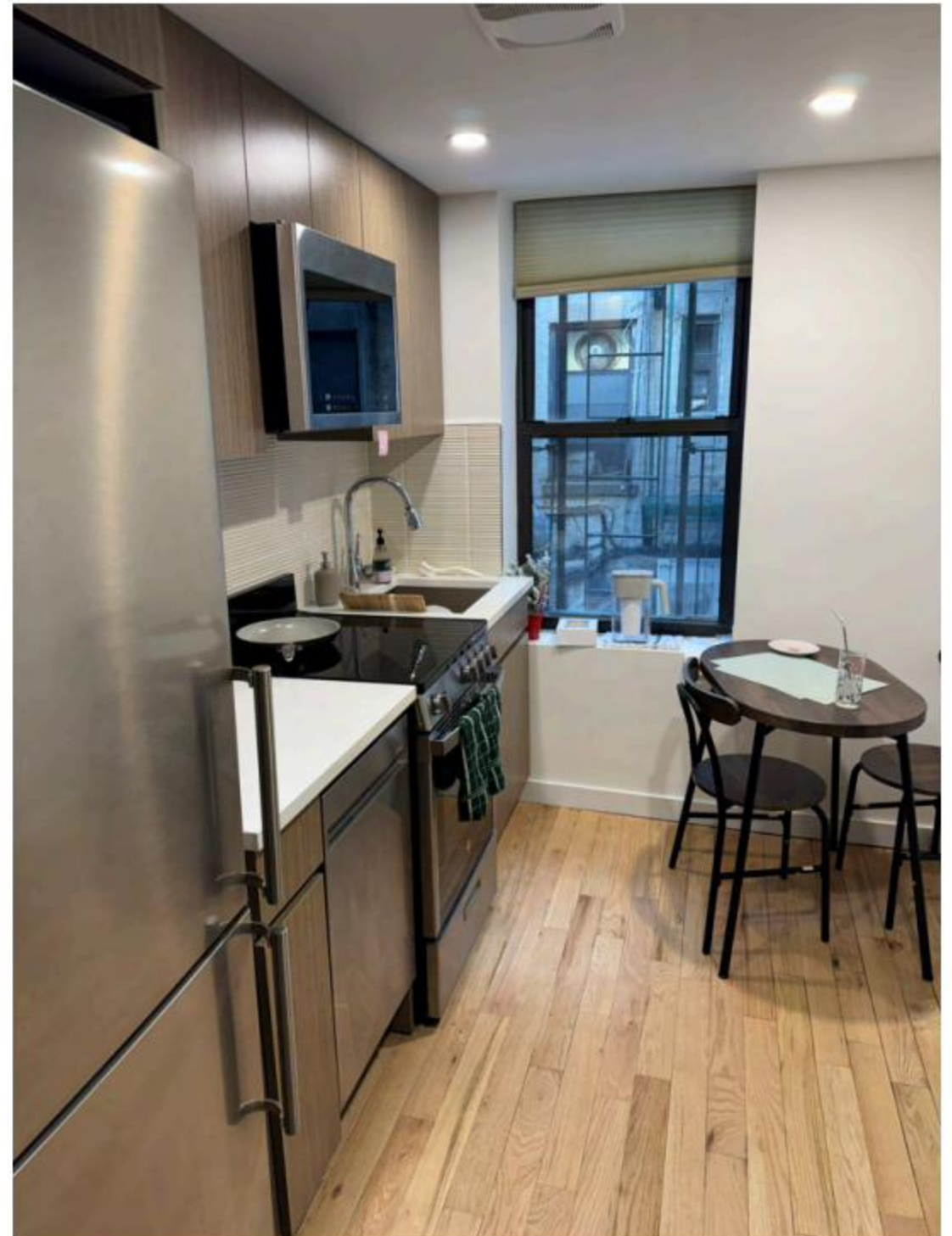
USE	
Residential Units	15
Residential SF	8000
Commercial Units	1
Commercial SF	1250

BUILDING	
Building Class	Walk-Up Apt - 6+ Families w Stores
Building Square Feet	9,250
Buildings on Lot	2
Building Size - Front (approx.)	25 x 50
Building Size - Rear (approx.)	25 x 25
Stories	5
Roof Height	49
Year Built (est.)	1890

ZONING & FLOOR AREA RATIO (FAR)	
Zoning Districts	C6-1 / R7-2
Residential FAR	3.44
Commercial FAR	6.00
FAR as Built	3.7
Unused Comm. Buildable SF	5,750

PROPERTY PHOTOS

104 BAYARD STREET



PROPERTY PHOTOS

104 BAYARD STREET



LOCAL MAP

NEW YORK, NY



NEW YORK, NY



02

FINANCIAL SUMMARY

Rent Roll

Income & Expenses

Pricing Summary

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RENT ROLL

104 BAYARD STREET

UNIT	UNIT TYPE	LEGAL STATUS	LEASE EXPIRATION	SF (EST.)	CURRENT RENT/SF	CURRENT RENT	PRO FORMA RENT/SF	PRO FORMA RENT
1	1BR/1Ba	RS	01/31/28	550	\$18.47	\$846	\$19.02	\$872
2	2BR/1Ba	FM	06/30/27	550	\$58.91	\$2,700	\$61.55	\$2,821
3	2BR/1Ba	RS	07/31/26	650	\$73.75	\$3,995	\$75.97	\$4,115
4	2BR/1Ba	FM	07/31/26	550	\$96.55	\$4,425	\$104.75	\$4,801
5	2BR/1Ba	FM	03/31/27	550	\$51.66	\$2,368	\$56.19	\$2,575
6	2BR/1Ba	RS	07/02/27	650	\$79.29	\$4,295	\$81.67	\$4,424
7	2BR/1Ba	FM	06/30/27	550	\$102.22	\$4,685	\$110.07	\$5,045
8	1BR/1Ba	RS	09/30/26	550	\$15.23	\$698	\$15.69	\$719
9	1BR/1Ba	RS	11/24/26	650	\$82.98	\$4,495	\$85.47	\$4,630
10	1BR/1Ba	RS	10/31/27	550	\$20.25	\$928	\$20.86	\$956
11	2BR/1Ba	RC		550	\$25.19	\$1,155	\$25.19	\$1,155
12	2BR/1Ba	FM	08/31/26	550	\$113.35	\$5,195	\$122.97	\$5,636
13	1BR/1Ba	RS	04/30/27	550	\$32.96	\$1,511	\$33.95	\$1,556
14	1BR/1Ba	RS	04/30/27	550	\$35.61	\$1,632	\$36.67	\$1,681
14						Monthly Residential Rent	\$38,927	\$40,985
						Annual Residential Rent	\$467,130	\$491,821

TENANT NAME	LEASE EXP.	ANNUAL INCREASES	NOTES	GROSS SF (EST)	RENT/SF	RENT	PRO FORMA RENT/SF	PRO FORMA RENT
Winnies NYC	03/31/36	15% after Year 5	Re Tax	1250	\$129.37	\$13,476	\$129.37	\$13,476
						Monthly Residential Rent	\$13,476	\$13,476
						Annual Residential Rent	\$161,708	\$161,712
						Total Monthly Rent	\$52,403	\$54,461
						Total Annual Rent	\$628,838	\$653,533

OPERATING STATEMENT

104 BAYARD STREET

INCOME	CURRENT	\$/UNIT	PRO FORMA	\$/UNIT
Gross Potential Rent	\$628,838	\$125,768	\$653,533	\$130,707
Comm. Tenant Reimbursement	\$8,555	\$1,711	\$8,983	\$1,797
Vacancy Deduction (1.5%)	\$(9,433)	\$(1,887)	\$(9,803)	\$(1,961)
Effective Gross Income	\$627,960	\$125,592	\$649,061	\$129,812
EXPENSES	CURRENT	\$/UNIT	PRO FORMA	\$/UNIT
Real Estate Taxes (2)	\$91,186	\$18,237	\$93,922	\$18,784
Insurance	\$18,069	\$3,614	\$18,611	\$3,722
Water & Sewer	\$19,989	\$3,998	\$20,589	\$4,118
Gas & Heat	\$15,785	\$3,157	\$16,258	\$3,252
Repairs & Maintenance	\$7,000	\$1,400	\$7,210	\$1,442
Management Fee (3)	\$9,500	\$1,900	\$9,785	\$1,957
TOTAL EXPENSES	\$161,529	\$32,306	\$166,375	\$33,275
EXPENSES AS % OF EGI	25.72%		25.63%	
NET OPERATING INCOME	\$466,432		\$482,686	

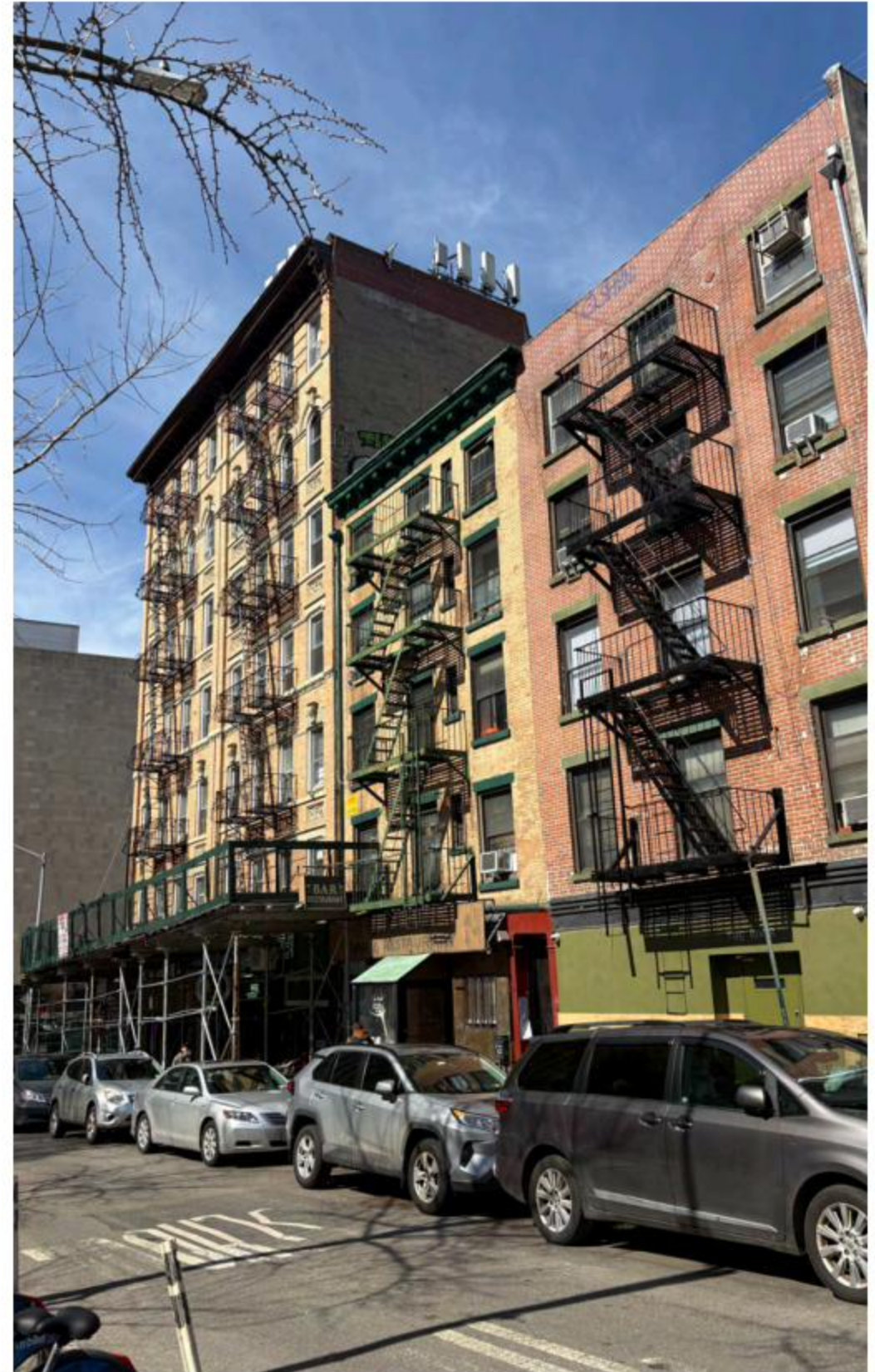
RE Tax Reimbursement Added to NOI.

OFFERING SUMMARY

104 BAYARD STREET

OFFERING SUMMARY

Price	\$6,595,000
Price per Square Foot	\$713
Cap Rate	7.07%
Gross SF	9,250
Total Commercial	1
Total Apartments	14
Free-Market	5
Rent Stabilized	8
Rent Controlled	1
Gross Rental Income - Current	\$628,838
Gross Rental Income - Pro Forma	\$653,533
Net Operating Income - Current	\$466,432
Net Operating Income - Pro Forma	\$482,686





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