

FOR SALE

SPONSOR SALE

11 CONDOMINIUM UNITS

48-54 138th Street, Harlem, NY 10037

Saint Ann Court

(Between 5th Avenue and Lenox Avenue)

ARM REAL
ESTATE
GROUP



OVERVIEW

(11) Sponsor Condominium Units located within a recently converted, 6-story elevator building on West 138th Street between Lenox and 5th Avenue. The property consists of 4,484 SF spread over 11 units with a unit breakdown of (4) 1-bedroom units and (7) 2-bedroom units. The building has several amenities including a fitness center, private basement storage units, bicycle storage, laundry room, 24-hour security surveillance, live-in super and courtyard space.

Past sales in the building have exceeded \$1,000 PSF, this package provides an opportunity to unlock significant value on individual unit sales.

The property is located close to the Harlem Hospital and NYC Health and Hospitals of Harlem in addition to notable landmarks such as Fred Samuel Playground, historic Striver's Row and a plethora of retail and dining options along Lenox Avenue and West 135th Street.

48-54 West 138th Street is located 3 blocks away from the 2 and 3 express trains at the 135th Street station providing access to downtown Manhattan and the outer boroughs.

"All information is from sources deemed reliable but is subject to errors or omissions of any magnitude, withdrawal from market, or changes in terms, all without notice."

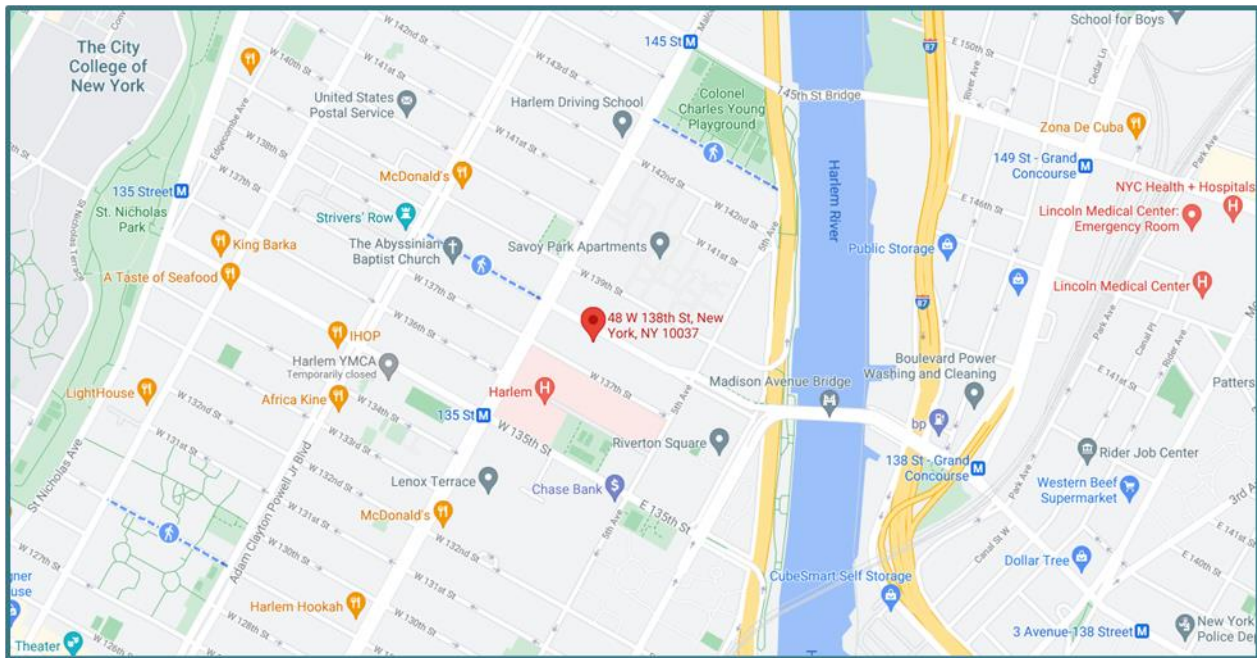
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PROPERTY DESCRIPTION

Address	11 Units at 48-54 W. 138th Street
Block/Lot	1735/1006,1013,1015,1032,1033,1052,1054,1055,1067,1073 & 1076
Stories	6
Unsold Units	11
Square Footage	4,484
Zoning	R7-2
FAR	3.44
Taxes	\$47,964

MAP



Price: \$1,800,000 (\$401 PSF - \$163k/unit)

Exclusive Agent:
 Anand Melwani
 ARM Real Estate Group LLC
 894 6th Avenue, 6th Floor
 New York, NY 10001
 (212)-464-8815
 realestate@armre.com
www.armre.com

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COMPARABLE RESIDENTIAL CONDO SALES

Building/Closing Date	Unit #	Size of Unit	Square Footage	Selling Price	PPSF
Saint Ann Court 48 West 138th Street					
2/26/2021	3G	Studio	310	\$325,000	\$1,048.39
1/29/2021	5I	1 Bedroom	500	\$450,000	\$900.00
12/11/2020	1F	Studio	330	\$327,500	\$992.42
9/29/2020	1B	1 Bedroom	470	\$429,000	\$912.77
The Savoy West 555 Lenox Avenue					
2/18/2021	3B	1 Bedroom	500	\$390,000	\$780.00
2/9/2021	3C	1 Bedroom	500	\$390,000	\$780.00
11/6/2020	PH D	3 Bedroom	1,425	\$1,025,000	\$719.30
10/30/2020	PH E	1 Bedroom	602	\$415,000	\$689.37
The Rennie 2351 Adam Clayton Powell Blvd.					
3/19/2021	316	1 Bedroom	635	\$640,000	\$1,007.87
2/18/2021	512	1 Bedroom	556	\$598,000	\$1,075.54
11/3/2020	202	1 bedroom	647	\$710,000	\$1,097.37
9/2/2020	406	1 Bedroom	650	\$776,620	\$1,194.80
7/29/2020	508	1 Bedroom	658	\$768,778	\$1,168.36
7/2/2020	402	1 Bedroom	647	\$771,883	\$1,193.02
6/30/2020	602	1 Bedroom	647	\$774,737	\$1,197.43
6/12/2020	309	2 Bedroom	1,057	\$1,150,000	\$1,087.98
6/2/2021	415	1 Bedroom	623	\$685,000	\$1,099.52
5/21/2020	613	2 Bedroom	905	\$960,000	\$1,060.77
The Langston - 58 Bradhurst Avenue					
5/25/2021	2R	2 Bedroom	961	\$749,000	\$779.40
5/2/2021	8S	2 Bedroom	915	\$705,000	\$770.49
4/22/2021	PH I/II	3 Bedroom	1,327	\$1,490,000	\$1,122.83
			14,865	\$14,530,518	
			\$977	Average Closed PPSF	

RENT ROLL WITH INCOME AND EXPENSES AVAILABLE FOR SERIOUS INQUIRIES

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