

FREE SAMPLE REPORT

NYC Multifamily Opportunity Preview

A one-page preview of the paid PropRadar Starter Plan for investors sourcing off-market NYC deal flow before it hits the broker blast circuit.

STARTER PLAN PREVIEW

3 sample opportunities from existing PropRadar NYC signals

Paid plan: 10/week

NYC DOB DATA

JAN 6–APR 5, 2026

DILIGENCE STARTING POINTS

PropRadar ranks permits, stop-work notices, active violations, and signal recency. These examples are not listings or recommendations; they are outreach hooks for investor diligence.

EXAMPLE 1

1215 Grand Concourse, Bronx

Score 300

Signal(s) detected

7 DOB violations in captured 90-day window; active failure-to-maintain + emergency work orders tied to fire damage, exterior masonry, stairs, and structural conditions.

Why it may trade

Heavy repair mandates can create capex pressure for the current owner. A multifamily/value-add buyer may be able to underwrite stabilization, code compliance, and a basis reset before any public listing.

EXAMPLE 2

866 51 Street, Brooklyn

Score 300

Signal(s) detected

7 DOB violations; stop-work orders; emergency demolition work flagged as contrary to accepted plans, with party-wall/site-protection issues noted.

Why it may trade

A stalled demolition/compliance situation increases carrying costs and execution risk. That pressure can motivate a sale, recap, or joint-venture conversation with a buyer who can solve the construction path.

EXAMPLE 3

29-38 Far Rockaway Boulevard, Queens

Score 240

Signal(s) detected

2 DOB violations plus an A1 major-alteration permit; DOB ordered work stopped and signaled intent to revoke permit approval/status for the same application.

Why it may trade

Interrupted repositioning creates a clean outreach hook: owner already showed intent to invest, but the project may need capital, compliance support, or an exit to keep momentum.

Get 10 curated opportunities per week — Starter Plan \$99/mo

Weekly NYC + Chicago off-market leads with address-level signal summaries built for investor outreach.

<https://checkout.nanocorp.so/cl/z2GsjQ52p2CqB7qscj7o>

Source: Existing PropRadar NYC distress tables used by the app/report flow. Verify ownership, zoning, rent regulation, and violations before outreach or acquisition decisions.
PropRadar