

FOR SALE

# THREE BUILDING MULTIFAMILY PORTFOLIO IN BRONX



- Package of three (3) walk-up buildings located in the northeast section of the Bronx
- Consists of 32 apartments and 2 commercial units and totals 23,952 gross square feet
- Buildings were renovated in 2003
- Unit Breakdown is comprised of seven (7) 1-bedroom apartments, twenty one (21) 2-bedroom apartments, four (4) 3-bedroom apartments, and two (2) commercial units
- All three buildings are conveniently located near the 2 & 5 trains and various buses

## PROPERTIES SUMMARY

Address	719 East 213th Street	4006 Paulding Avenue	4008 Paulding Avenue	3940 Barnes Avenue
Block / Lot	4661/27	4873/37	4873/38	4848/39
Stories	4	3	3	3
Total Units	16	6	5	7
Zoning	R7A	R4	R4	R5
Lot Dimensions	50 ft x 100 ft	25 ft x 109.75 ft	25 ft x 108.5 ft	23.67 ft x 105.25 ft
Lot Size	5,000 SF	2,744 SF	2,713 SF	2,491 SF
Building Dimensions	50.83 ft x 75.83 ft	25 ft x 75 ft	25 ft x 75 ft	23.5 ft x 77 ft
Building Size	13,044 SF	5,625 SF	3,750 SF	5,451 SF
Assessment (23/24)	\$324,500	\$149,712	\$149,712	\$340,704
Taxes Before Abatement	\$40,574	-	-	\$5,166
J51 Abatement	\$18,757	-	-	\$5,166
Tax Rate	-	12.502%	12.502%	-
Taxes (23/24)	\$21,816	\$18,717	\$18,717	\$0

Asking Price

**\$4,000,000**

Price Per Unit

**\$118,000**

Price Per SF

**\$167**

Cap Rate

**7.14%**



**DAVID SIMONE**

Company Broker

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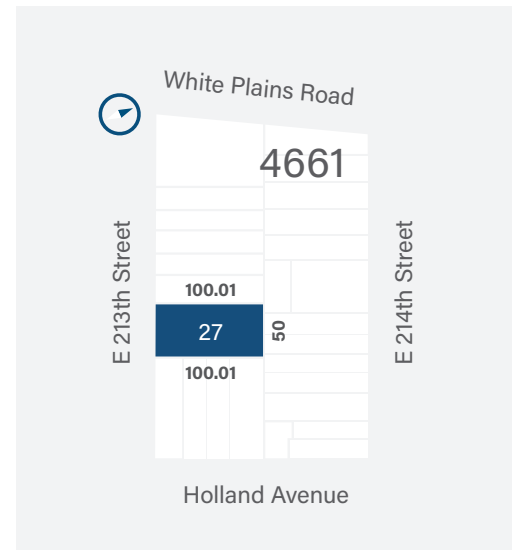
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# THREE BUILDING MULTIFAMILY PORTFOLIO IN BRONX

719 EAST 213<sup>TH</sup> STREET, BRONX NY 10467



## EXPENSES & INVESTMENT VALUE

UNIT	MONTHLY COLLECTED	ANNUAL COLLECTED RENT
Residential	\$17,792	\$213,504
Commercial	\$2,131	\$25,570
<b>Total</b>	<b>\$19,923</b>	<b>\$239,074</b>

### ESTIMATED EXPENSES

Real Estate Taxes	\$21,816
Insurance	\$12,800
Fuel	\$19,200
Water/Sewer	\$14,400
Common Electric	\$2,609
Repairs & Maintenance	\$8,800
Payroll	\$12,800
Legal, Reserves & Misc.	\$2,343
Property Management	\$7,029
<b>Total Expenses</b>	<b>\$101,797</b>

### ESTIMATED RENT ROLL

Effective Gross Revenue	\$234,293
Less Expenses	\$101,797
<b>Net Operating Income</b>	<b>\$132,496</b>



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719 EAST 213<sup>TH</sup> STREET, BRONX NY 10467

## RENT ROLL

UNIT	STATUS	TOTAL # OF ROOMS	BEDROOMS	SCHEDULED MONTHLY RENT	ANNUAL COLLECTED RENT
1A	Occupied	4	2	\$850	\$10,208
1B	Occupied	4	2	\$1,826	\$21,915
2A	Occupied	2	2	\$1,064	\$12,769
2B	Occupied	4	2	\$1,770	\$21,242
2C	Occupied	5	3	\$1,386	\$16,635
2D	Occupied	2	2	\$1,054	\$12,652
3A	Occupied	4	2	\$1,642	\$19,714
3B	Occupied	4	2	\$1,519	\$18,234
3C	Occupied	5	3	\$1,116	\$13,396
3D	Occupied	4	2	\$1,156	\$13,873
4A	Occupied	4	2	\$1,123	\$13,483
4B	Occupied	5	3	\$1,310	\$15,722
4C	Occupied	2	3	\$778	\$9,344
4D	Occupied	4	2	\$1,193	\$14,317
COMM #1	Occupied			\$1,000	\$12,000
COMM #2	Occupied			\$1,130	\$13,570
<b>TOTAL</b>		<b>53</b>		<b>\$19,922</b>	<b>\$239,074</b>



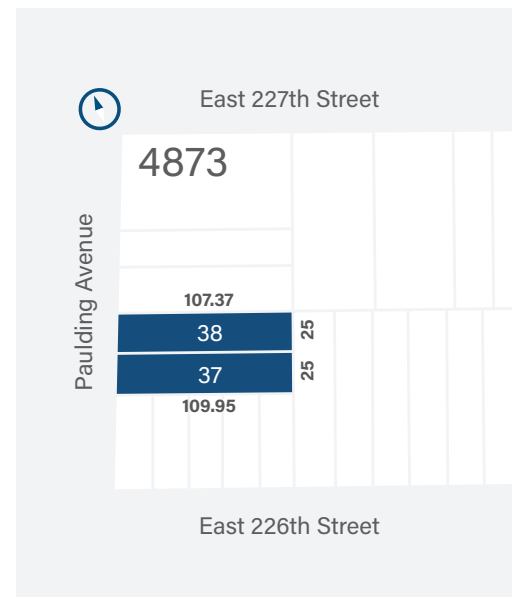
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# THREE BUILDING MULTIFAMILY PORTFOLIO IN BRONX

4006 & 4008 PAULDING AVENUE, BRONX NY 10466



## EXPENSES & INVESTMENT VALUE

UNIT	MONTHLY COLLECTED	ANNUAL COLLECTED RENT
4006 Paulding Avenue	\$5,728	\$68,741
4008 Paulding Avenue	\$6,002	\$72,024
<b>Total</b>	<b>\$11,730</b>	<b>\$140,765</b>

## ESTIMATED EXPENSES

Real Estate Taxes	\$37,434
Insurance	\$8,800
Fuel	\$13,200
Water/Sewer	\$9,900
Common Electric	\$1,875
Repairs & Maintenance	\$6,050
Payroll	\$6,600
Legal, Reserves & Misc.	\$1,379
Property Management	\$4,138
<b>Total Expenses</b>	<b>\$89,376</b>

## ESTIMATED RENT ROLL

Effective Gross Revenue	\$137,949
Less Expenses	\$89,376
<b>Net Operating Income</b>	<b>\$48,573</b>



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# THREE BUILDING MULTIFAMILY PORTFOLIO IN BRONX

4006 & 4008 PAULDING AVENUE, BRONX NY 10466

## RENT ROLL

### 4006 Paulding Avenue

UNIT	STATUS	TOTAL # OF ROOMS	BEDROOMS	SCHEDULED MONTHLY RENT	ANNUAL COLLECTED RENT
1F	Occupied	3	1	\$1,210	\$14,532
1R	Vacant	3	1	\$638	\$7,656
2F	Occupied	4	2	\$718	\$8,625
2R	Occupied	3	1	\$1,247	\$14,971
3F	Occupied	4	2	\$1,314	\$15,778
3R	Occupied	3	1	\$598	\$7,179
<b>TOTAL</b>		<b>20</b>		<b>\$5,728</b>	<b>\$68,741</b>

### 4008 Paulding Avenue

UNIT	STATUS	TOTAL # OF ROOMS	BEDROOMS	SCHEDULED MONTHLY RENT	ANNUAL COLLECTED RENT
1F	Occupied	4	2	\$1,000	\$12,011
2F	Occupied	4	2	\$1,447	\$17,364
2R	Occupied	3	1	\$1,002	\$12,035
3F	Occupied	4	2	\$1,544	\$18,534
3R	Occupied	3	1	\$1,006	\$12,079
<b>TOTAL</b>		<b>18</b>		<b>\$6,001</b>	<b>\$72,024</b>
<b>TOTAL (Both Properties)</b>		<b>38</b>		<b>\$11,730</b>	<b>\$140,765</b>



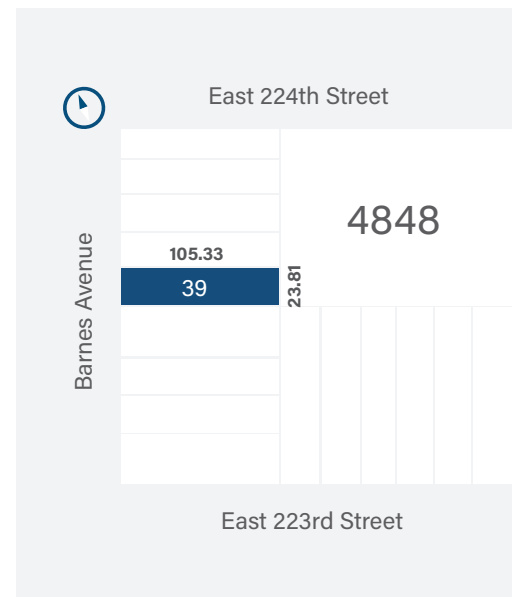
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# THREE BUILDING MULTIFAMILY PORTFOLIO IN BRONX

3940 BARNES AVENUE, BRONX NY 10466



## EXPENSES & INVESTMENT VALUE

UNIT	MONTHLY COLLECTED	ANNUAL COLLECTED RENT
Residential	\$9,352	\$112,222
<b>Total</b>	<b>\$9,352</b>	<b>\$112,222</b>

ESTIMATED EXPENSES	
Insurance	\$5,600
Fuel	\$8,400
Water/Sewer	\$6,300
Common Electric	\$1,090
Repairs & Maintenance	\$3,850
Payroll	\$4,200
Legal, Reserves & Misc.	\$1,100
Property Management	\$3,299
<b>Total Expenses</b>	<b>\$33,839</b>

ESTIMATED RENT ROLL	
Effective Gross Revenue	\$109,977
Less Expenses	\$33,839
<b>Net Operating Income</b>	<b>\$76,138</b>



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3940 BARNES AVENUE, BRONX NY 10466

## RENT ROLL

UNIT	STATUS	TOTAL # OF ROOMS	BEDROOMS	SCHEDULED MONTHLY RENT	ANNUAL COLLECTED RENT
1F	Occupied	4	2	\$1,617	\$19,416
1R	Occupied	4	2	\$1,602	\$19,231
2F	Occupied	4	2	\$842	\$10,111
2R	Occupied	4	2	\$1,184	\$14,218
3F	Occupied	4	2	\$1,191	\$14,298
3R	Occupied	4	2	\$1,519	\$18,240
BSMT	Occupied	3	1	\$1,392	\$16,709
<b>TOTAL</b>		<b>27</b>		<b>\$9,351</b>	<b>\$112,222</b>



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