

FOR SALE

719 EAST 213TH STREET, BRONX NY 10467



Concourse Realty Partners has been retained as exclusive broker to arrange for the sale of 719 East 213th Street.

719 East 213th Street is a 4-story walk-up apartment building consisting of 14 residential units and 2 commercial units grossing 13,044 square feet. The property comprises ten (2) bedroom units and four (3) bedroom units and two ground floor retail units.

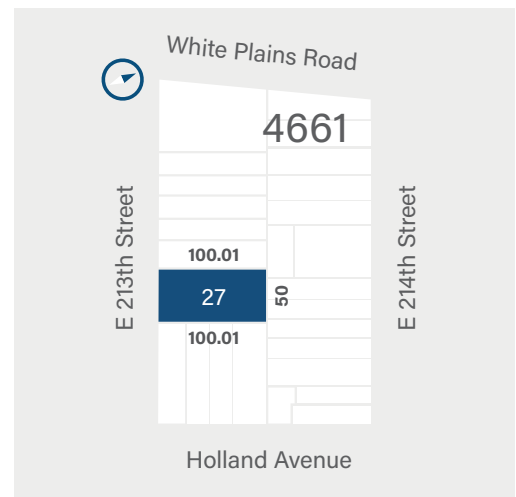
719 East 213th Street was renovated in 2003 making it a turnkey opportunity and features a J-51 abatement.

719 East 213th Street is conveniently located a few blocks from the Gun Hill Rd. Subway station offering the #2 & #5 trains. Nearby bus lines include BxM 11, 39, 41 SBS 41 & 8.

PROPERTY SUMMARY

Address	719 East 213th Street
Location	North side of East 213th Street between Holland Avenue and White Plains Road
Block / Lot	4661/27
Stories	4
Total Units	16
Zoning	R7A
Lot Dimensions	50 ft x 100 ft
Lot Size	5,000 SF
Building Dimensions	50.83 ft x 75.83 ft
Building Size	13,044 SF
Assessment (22/23)	\$300,150
Taxes Before Abatement	\$36,819
J51 Abatement	(\$35,000)
Real Estate Taxes (22/23)	\$1,819

For more information, please contact exclusive broker below.



Building Size	Total Units	Stories	Neighborhood	Asking Price
13,044 SF	16	4	Williamsbridge	\$2,250,000



DAVID SIMONE
Company Broker
Office: (212)207-2403 / Cell: (917)559-4584
dsimone@concoursealtypartners.com

2 Park Avenue, 20th Floor
New York, NY 10016
(212) 207-2400
info@concoursealtypartners.com

FOR SALE

719 EAST 213TH STREET, BRONX NY 10467

EXPENSES & INVESTMENT VALUE

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

ESTIMATED EXPENSES	
Real Estate Taxes	\$1,819
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
Total Expenses	\$81,800

ESTIMATED RENT ROLL	
Effective Gross Revenue	\$234,293
Less Expenses	\$81,800
Net Operating Income	\$152,493



DAVID SIMONE
Company Broker
Office: (212)207-2403 / Cell: (917)559-4584
dsimone@concoursealtypartners.com

2 Park Avenue, 20th Floor
New York, NY 10016
(212) 207-2400
info@concoursealtypartners.com

FOR SALE

719 EAST 213TH 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
TOTAL		53		\$19,922	\$239,074



DAVID SIMONE
Company Broker
Office: (212)207-2403 / Cell: (917)559-4584
dsimone@concoursealtypartners.com

2 Park Avenue, 20th Floor
New York, NY 10016
(212) 207-2400
info@concoursealtypartners.com