

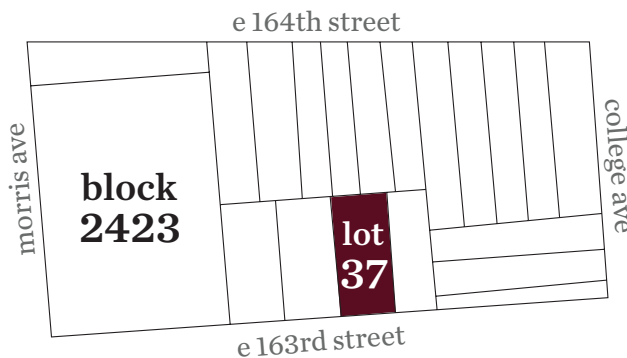
# 289 BONNER STREET



## Bronx, New York Residential Building for Sale

### property features

Block/Lot	2423/16
Lot Dimensions	33.25' x 75'
Building Dimensions	33.25' x 63'
Stories	4
Gross Square Feet	8,580 (Including Basement)
Residential Units	9
Zoning	R7-1
FAR	3.44
Assessment (17/18)	\$36,487
Tax Rate (Class 2B)	12.8920%
Real Estate Taxes (17/18)	\$4,704
GRM	11.61
Price Per Unit	\$216,667



**Concourse Realty Partners** has been retained on an exclusive basis to arrange for the sale of 289 Bonner Place, a 4-story brick walkup building located on the north side of Bonner Place off Morris Avenue in the Concourse Village neighborhood of the Bronx. The building contains 9 residential apartments, all of which are rent stabilized and 5 (Units 3, 5, 6, 7 & 8) of which have been renovated. Of the 9 apartments, only 1 is vacant.

**\$1,950,000**  
ASKING PRICE

**\$227**  
\$/ SF

**6.45%**  
CAP RATE

**11.61**  
GRM

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No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, Concourse Realty Partners LLC makes no representation as to the condition of the property (or properties) in question.

# Rent Roll

Unit	Tenant	Unit Status	Lease End	Bed/Bath	Monthly Rent
1	Almeda Blackwell	RS	07/31/18	2BR/1BTH	\$ 1,050.00
2	Patricia Vega	RS	10/31/18	3BR/1BTH	\$ 826.79
3	Ayanna Adams	RS	02/28/18	3BR/1BTH	\$ 1,550.00
4	Sarah Maxwell	RS	03/31/18	3BR/1BTH	\$ 1,279.83
5	Vanessa De La Cruz	RS	03/31/18	3BR/1BTH	\$ 1,515.00
6		RS	-	3BR/1BTH	\$ 2,270.00
7		RS	-	3BR/1BTH	\$ 1,956.00
8	E Williams, L Hunter	RS	02/28/18	3BR/1BTH	\$ 1,550.00
9	VACANT (PROJECTED RENT)	RS	-	3BR/1BTH	\$ 2,000.00
<b>Total Monthly</b>					<b>\$ 13,997.62</b>
<b>Total Annual</b>					<b>\$ 167,971.44</b>

# Income & Expenses

## Income

Gross Income	\$ 167,971.44
<b>Less Expenses</b>	<b>\$ 42,137.76</b>
Net Operating Income	\$ 125,833.68

## Expenses

Expenses	Metrics	Amount
Property Taxes	Actual	\$ 4,703.90
Water & Sewer	\$0.75/GSF	\$ 6,435.00
Insurance	Actual	\$ 4,700.00
Electric	\$0.25/GSF	\$ 2,145.00
Gas	Actual	\$ 8,000.00
Repairs & Maintenance	\$0.75/GSF	\$ 6,435.00
Super	\$250/Mo	\$ 3,000.00
Management	4% of EGI	\$ 6,718.86
<b>Total Expenses</b>		<b>\$ 42,137.76</b>

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