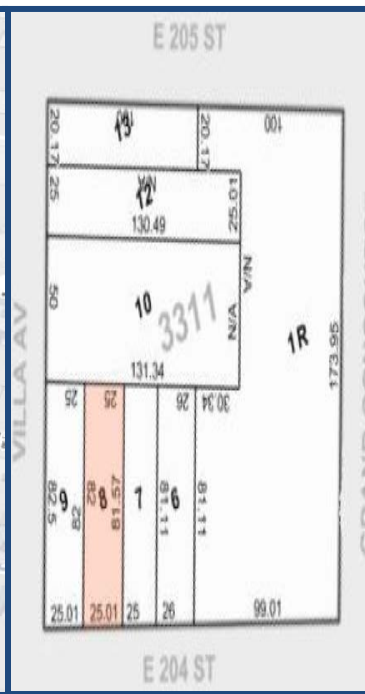
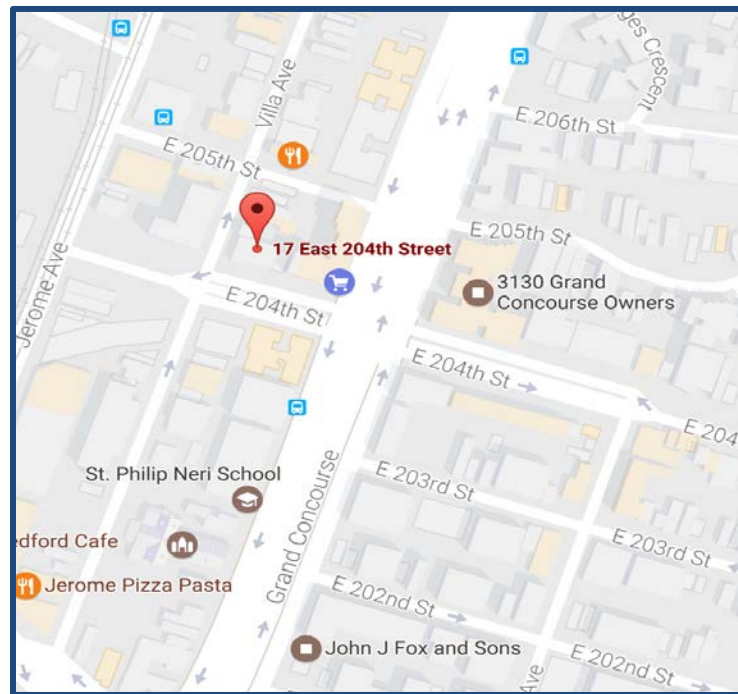


# BEDFORD PARK, BRONX | 6 UNIT BUILDING



## EXCLUSIVE LISTING

### 6 UNIT RESIDENTIAL BUILDING FOR SALE 17 EAST 204<sup>TH</sup> STREET, BRONX, NY 10468

BETWEEN VILLA AVENUE AND GRAND CONCOURSE

PRICE

**\$ 1,250,000**

**ALL CASH**

**DESCRIPTION:** A THREE-STORY, WALK-UP, RESIDENTIAL BUILDING, CONSISTING OF 6 UNITS.

**LOT SIZE:** 25' X 81.42'

**LOT AREA:** 2,035 SF

**BUILT SIZE:** 25' X 53'

**BUILT SF:** 3,975 SF

**ADD'L BUILDABLE SF:** 8,276 SF

**TOTAL BUILDABLE SF:** 12,251 SF

**ZONING:** R8

**F.A.R.:** 6.02

**ASSESSMENT:** \$ 46,816

**TAXES (16/17):** \$ 6,036

**BLOCK LOT:** 3311/8

**BUILDING CLASS:** C2

6 % CAP

12.5 GRM

\$ 314 PRICE PER SF

6 (2 BEDROOMS)

\$208,333 PRICE PER UNIT



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BROKER  
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# EXCLUSIVE LISTING

## FINANCIAL SUMMARY

### INCOME

(6) APARTMENTS RENT	\$99,540
<b>TOTAL INCOME</b>	<b>\$99,540</b>

### EXPENSES

RE TAXES	\$ 6,036
INSURANCE	\$ 3,000
WATER & SEWER	\$ 5,400
FUEL/GAS	\$ 5,600
ELECTRIC	\$ 1,000
REPAIRS & MAINT.	\$ 2,500
<b>TOTAL EXPENSES</b>	<b>\$ 23,536</b>

**PROJ. NOI      \$ 76,004**

### RENT ROLL:

APT	ROOMS	STATUS	LXP	LEGAL RENT	ACTUAL RENT	RENT/YR
1E	4	RS	4/30/2019*	\$950	\$950	\$11,400
1W	4	RS	4/30/2018**	\$1,515	\$1,515	\$18,180
2E	4	RS	VACANT***	\$1,763.78	\$1,515	\$18,180
2W	4	RS	4/30/2018	\$1,350	\$1,350	\$16,200
3E	4	RS	VACANT****	\$1,862.43	\$1,515	\$18,180
3W	4	RS	4/30/2018	\$1,563.80	\$1,450	\$17,400
<b>TOTAL</b>	<b>24</b>	<b>-</b>	<b>-</b>	<b>\$9,005.01</b>	<b>\$8,295</b>	<b>\$99,540</b>

### REMARKS:

\*SECTION 8 TENANT    \*\*LINC TENANT    \*\*\* CAN BE DELIVERED VACANT AT CLOSING

\*\*\*\*UNIT IS VACANT, CAN BE DELIVERED VACANT OR FILLED WITH A CITY FEPS TENANT

THE PROPERTY IS LOCATED STEPS AWAY FROM THE BEDFORD PARK BLVD [4, B, D] TRAIN STATION. THE TWO VACANT UNITS WILL BE DELIVERED FULLY RENOVATED. A BRAND NEW BOILER HAS BEEN INSTALLED AND ALL THE RADIATOR VALVES HAVE BEEN REPLACED. THE PROPERTY IS WITHIN WALKING DISTANCE OF LEHMAN COLLEGE AND THE NEW YORK BOTANICAL GARDENS.



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