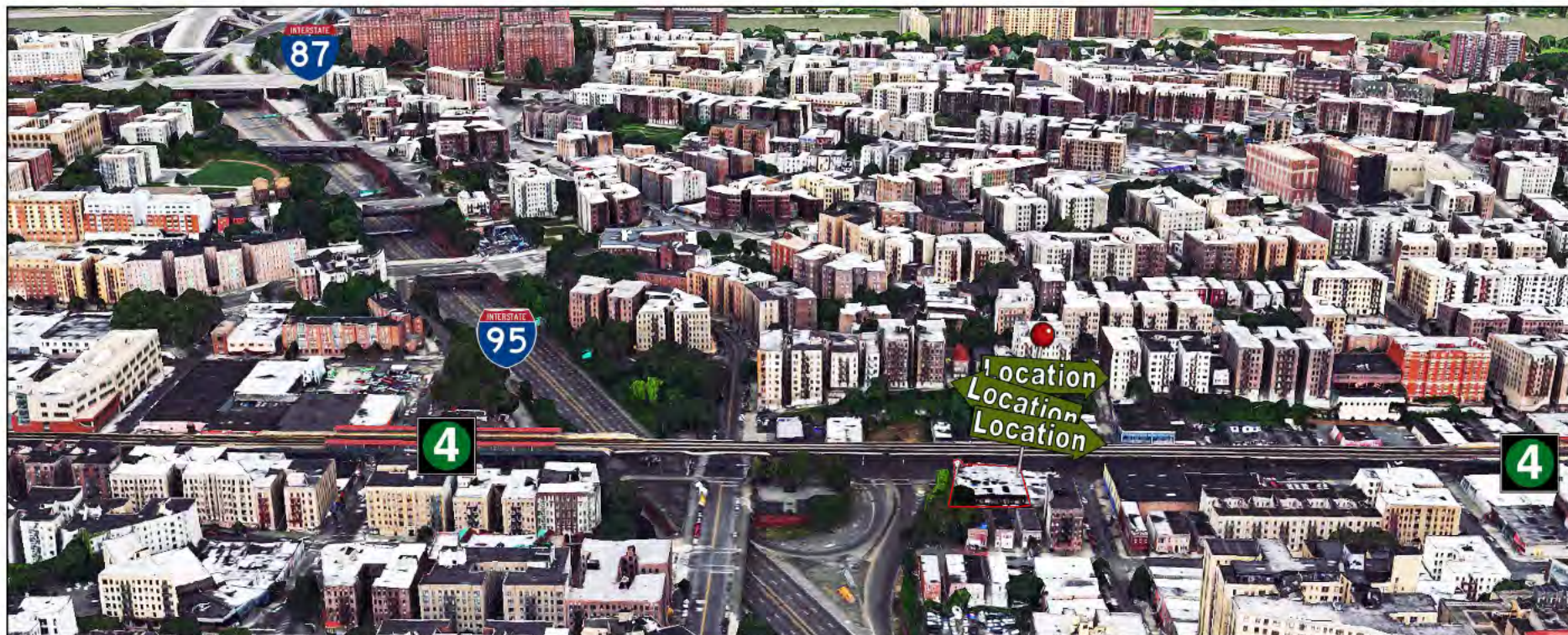


1680 Jerome Ave. Bronx, NY

FOR SALE



Location, location, location, 1680 Jerome Avenue is the picture perfect example to the meaning of this real estate truth. The structure is on the corner of Cross Bronx (I-95) and Jerome Ave. The easy access to I-95 will save you time and money. It will save money in men hours, tolls, fuel and access to customers and workers alike with the number 6 train just a block away from the building.

The average ground floor leasing rental rate are \$36.00 to \$48.00 PSF; Second floor \$18.00 to \$24.00 PSF. See Pro-Forma on the last page for more information.

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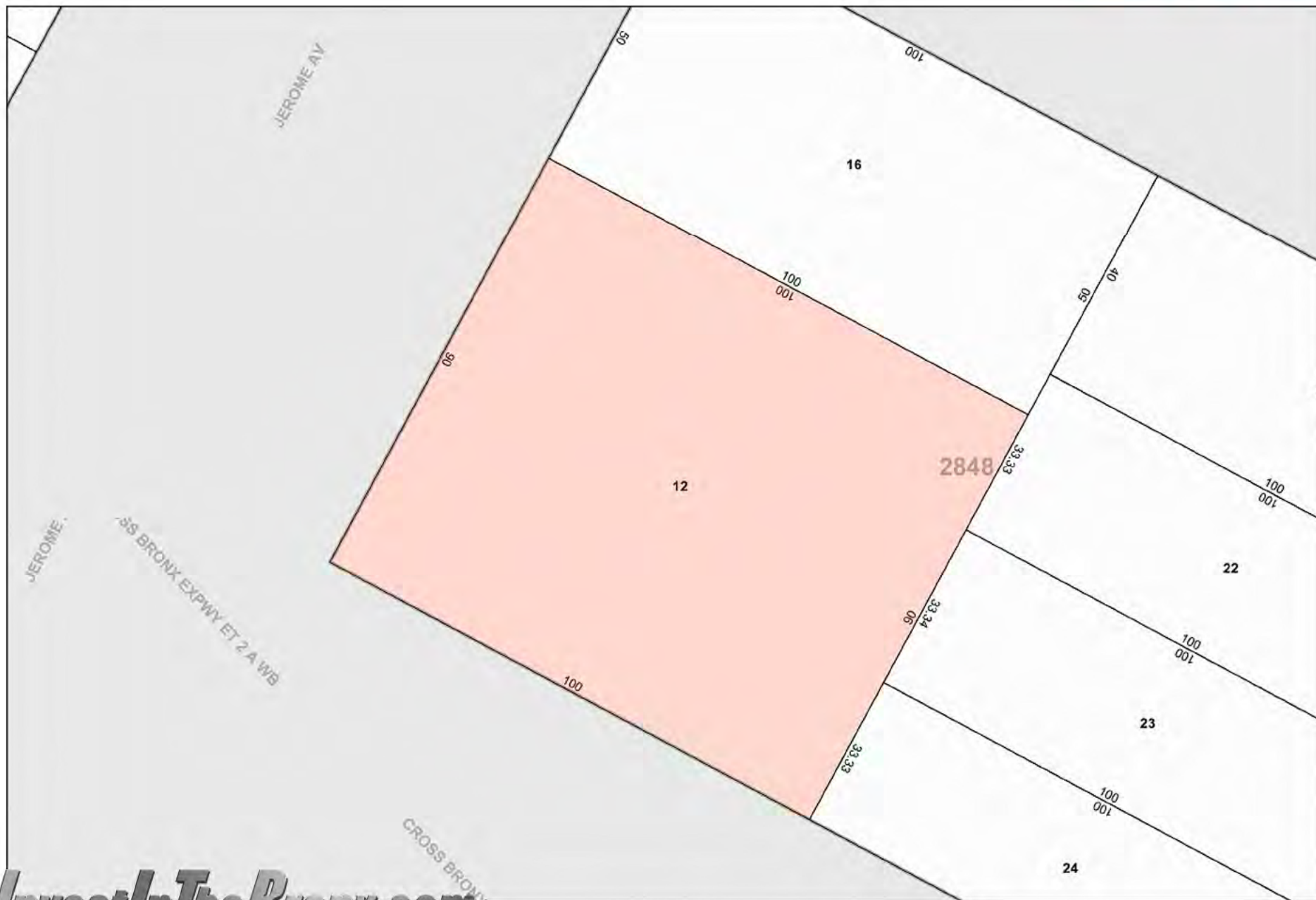
Commercial Site I-95 & Jerome Ave.

FOR SALE

Location: 1680 Jerome Ave. Bronx, NY 10453
Block & lot: 2848 - 12
Community: Board 5; City council: 14
Building dimensions: 90' x 90' (2 Floors)
Building SF: 17,000
Lot dimensions: 90' x 100'
Lot SF: 9,000
Zoning: C8-3
FAR: 2
Building class: Miscellaneous (G9)
RE Tax: \$42,248.56
Price: \$6 Million



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FOR SALE



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Area-Map

FOR SALE



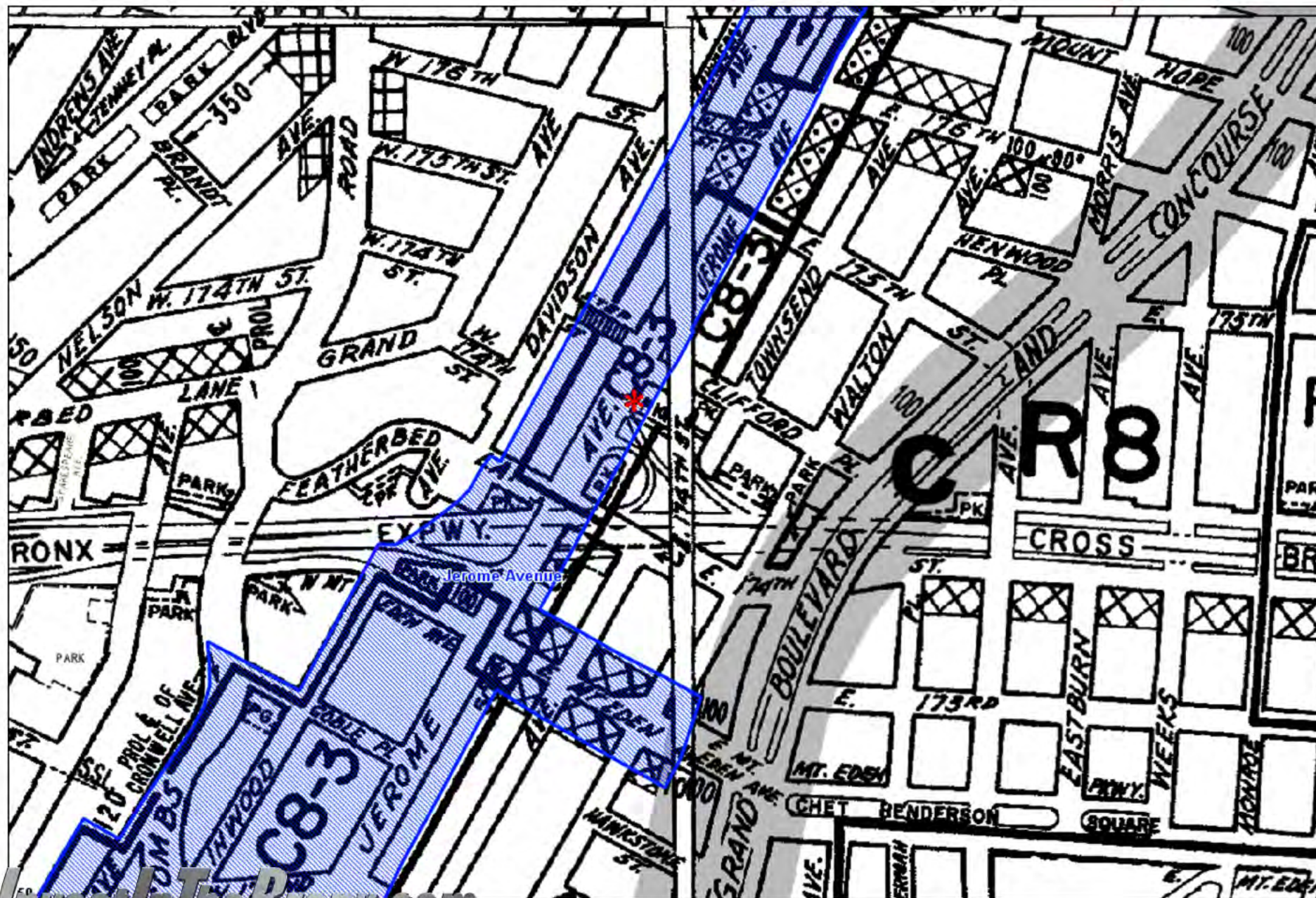
Area Building Class

FOR SALE



Zoning Map

FOR SALE



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Tract profile

Tract number	22701
Total population	2690

Race & Ethnicity

White	85%
Black or African American	3%
Hispanic and Latino	6%
Asian	7%
Others	2%

Education

High school graduates	9%
College graduates	18%

Other

Average age	35
Citizens	94%
English speakers	31%

Housing

Owners	48%
Average occupants per room	1
Average year structure built	1951
Average year moved in	1990
Average units in structure	4

Wealth

Median house value	\$579,400
Median rent	\$1,203
Renters spending <35% of income on housing	70%
Owners spending <50% of income on housing	87%
Population in poverty	4%

Economic/Employment

Median household income	\$78,267
Household income-Employed or retired	72%
Employment status-Employed	2%

Transportation

Commuting by own vehicle	68%
Average travel time to work (min)	35

Area Businesses

FOR SALE



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1680 Jerome Ave. (Pro-Forma)

FOR SALE

<u>Tenant</u>	<u>Space Size</u>	<u>Rental Rate</u>	<u>Rent Per Annum</u>
Ground Floor	9,000 SF	\$28.00 NNN	\$252,000
Second Floor	7,000 SF	\$18.00 NNN	\$126,000

<u>Items</u>	<u>Income</u>	<u>Expenses</u>	<u>Totals</u>
Rental Income:	\$378,000		
Real Estate Taxes		NA	
Total Expenses per Annum			
Net Operating Income			\$ 378,000
Sale Price			\$6,000,000
Cap Rate			6.3%

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