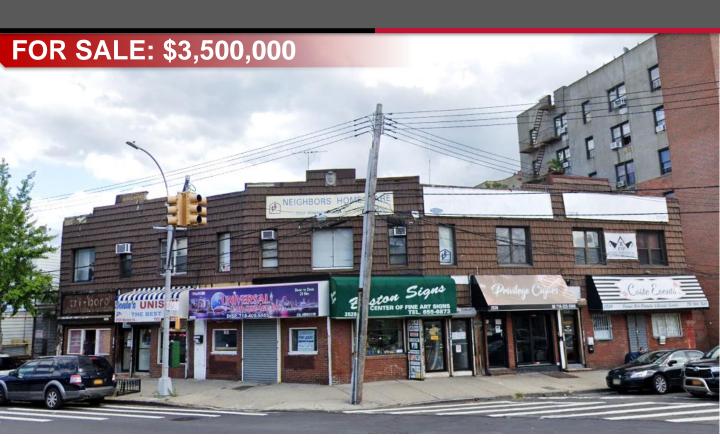


CORNER RETAIL/OFFICE

2530 Boston Rd, Bronx, NY 10467



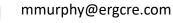
OVERVIEW

| Block & Lot | 4439-12 | Retail Units | 6 |
|----------------------|-------------------|--------------------|-----------|
| Lot Dimensions | 60.5' x 100' Irr. | Office Spaces | 3 |
| Lot Size | 7,023 SF | Stories | 2 Floors |
| Building Frontage | 110′ | Cap Rate | 6.5% |
| Building Size | 7,900 SF | Assessment (19/20) | \$657,000 |
| Zoning | C8-1 | Taxes (19/20) | \$52,485 |



Matthew Murphy

Senior Advisor 646.253.0962



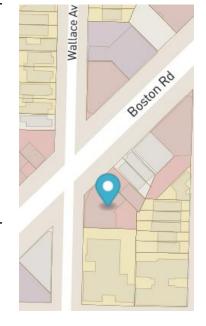


Jared Friedman

Associate Advisor 646.253.0966



jfriedman@ergcre.com





CORNER RETAIL/OFFICE

2530 Boston Rd, Bronx, NY 10467

RENT ROLL

| Tenant | SF | Rent/SF | Current Rent | Lease Exp. | Tax Reimbursement |
|------------------|--|--------------|-----------------------|--|---|
| Retail | | | | | |
| Gym | 1,080 | \$39 | \$3,500 | 8/2022 | |
| Cigar shop | 960 | \$32 | \$2,732 | 4/2022 | |
| Sign company | 384 | \$27 | \$850 | 9/2020 | \$2,099 |
| Transportation | 1,132 | \$27 | \$2,500 | 4/2024 | |
| Salon | 780 | \$41 | \$2,675 | 6/2020 | |
| Construction | 1,000 | \$37 | \$3,120 | MTM | |
| Subtotal | 5,336 | | \$15,377 | | \$2,099 |
| Offices | | | | | |
| Home Care | 2,500 | | \$5,900 | YTY | \$13,121 |
| Attorney | 840 | | \$2,300 | 9/2022 | \$4,723 |
| Social Program | 1,140 | | \$2,800 | MTM | . |
| Subtotal | 4,480 | | \$11,000 | | \$17,844 |
| Total Annual | | | \$26,377 \$316,524 | | \$19,943 |
| Allerton Ave | on Av M CVS | Mavis Di | Scount Tire | goston Rd Allerto | Va/III |
| | Onald's Congression on the congression of the congr | Quality Tile | 2530 Boston Road | e Fare Supermarkets When the second was a second with the second was a sec | Authorisbridge Rd Williamsbridge Rd Paulding Ave Colden Ave |
| NEIGHBORH | IOOD MA | P | 9 | Mace Ave | Mace Ave |

Public School 89



CORNER RETAIL/OFFICE

2530 Boston Rd, Bronx, NY 10467

FINANCIAL SUMMARY

ANNUAL INCOME

Schedule Gross Income \$316,524

Vacancy Rate (7.5%) (\$23,739)

Effective Gross Income \$292,785

PROJECTED EXPENSES

| Total Expenses | \$65,153 |
|---------------------------|------------|
| Management (4%) | \$11,711 |
| Legal | \$7,200 |
| Insurance | \$7,200 |
| Water & Sewer | \$6,500 |
| Tax Reimbursement | (\$19,943) |
| Real Estate Taxes (19/20) | \$52,485 |

NET OPERATING INCOME

| Effective Gr | \$292,785 | |
|--------------|-----------|--|
| | 4 | |

Less: Expenses (22%) (\$65,153)

Net Operating Income \$227,632

