

FOR SALE: \$699,999**Property Information**

Asset Class	Retail
Block & Lot	04802-0021
Lot Dimensions	50' x 115'
Lot Size	4,975 SF
Building Dimensions	17' x 25'
Retail Units	1
Year Built	1949
Zoning	R3-2
Taxes (19/20)	\$ 11,029

1667 E. Gun Hill Rd, Bronx, NY 10469**DESCRIPTION****Car Rental Lot**

The subject property is a rental car lot and a vacant single family house located on East Gun Hill Road. Both properties will be delivered vacant. Water line shared between 1667 & 1671 East Gun Hill Road and will be sold together. The lot is 4,975 square feet with a 425 square foot finished office. This property is the perfect opportunity for an owner/user. High car volume with demand for parking.

FINANCIAL SUMMARY**INCOME (Projected)**

Gross Income: **\$ 72,000**

EXPENSES (Approx.)

Taxes: \$ 11,029
Utilities (Gas & Electric): \$ 1,500
Water/Sewer: \$ 1,200
Insurance: \$ 2,000
Repairs/Maintenance \$ 1,200
Total Expense \$ 16,929

NET OPERATING INCOME (Projected)

Net Income: **\$ 55,071**

**Leor Fidler**

Associate Advisor



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FOR SALE: \$699,999

Property Information	
Asset Class	Residential
Block & Lot	04802-0020
Lot Dimensions	25' x 85'
Lot Size	1,909 SF
Building Dimensions	22' x 26'
Year Built	1932
Zoning	R3-2
Taxes (19/20)	\$ 3,722

1671 E. Gun Hill Rd, Bronx, NY 10469**DESCRIPTION**

The subject property is a single family which can be reconfigured, or gut renovated to a 2-family. This property is the perfect opportunity for an owner/user as the seller is selling the business/building right next door.

FINANCIAL SUMMARY**INCOME (Projected)**

Projected Monthly Rent:	\$ 2,000
Projected Gross Income:	\$ 24,000

EXPENSES (Approx.)

Taxes:	\$ 3,722
Utilities (Gas & Electric):	\$ 1,200
Water/Sewer:	\$ 700
Insurance:	\$ 1,500
Repairs/Maintenance	\$ 500
Total Expense	\$ 7,622

NET OPERATING INCOME (Projected)

Net Income:	\$ 16,378
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