



Mixed Use Building for Sale

COMMERCIAL REAL ESTATE

3857 White Plains Rd Bronx, NY 10467

PRICE BREAK TO \$1,250,000



Building Notes	
Block & Lot	4656-45
Building Dimensions	20 ft x 68 ft
Building Square Feet	6,080 sf
Lot Dimensions	30.83 ft x 80 ft
Lot Square Feet	2,467 sf
Zoning	R6, C2-4
Year Built	1920
Neighborhood	Olinville

FINANCIAL SUMMARY

DESCRIPTION

The subject property is a mixed use building located on White Plains Road off of East 222nd Street and East 221st Street. Two blocks down from the property is the 2 and 5 train station. The building consists of six 3 bedroom apartments and an office that is currently owner occupied. The current owner is willing to do a sale and lease back for 10 years at \$4,000 a month.

INCOME

Residential Income(Actual)	\$ 84,374.72
Commercial Income (Actual)	\$ 48,000.00
Gross Income:	\$ 132,834.72

EXPENSES (Approx.)

Taxes:	\$ 29,242.00
Utilities (Gas & Electric):	\$ 10,020.00
Water/Sewer:	\$ 5,400.00
Insurance:	\$ 3,040.00
Repairs/Maintenance	\$ 3,000.00
Total Expense	\$ 50,460.00

NET OPERATING INCOME (Actual)

Net Income:	\$ 82,374.72
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RENT ROLL

Unit	Status	Bed Room Count	Current Rent (Monthly)	Current Rent (Annual)
Office	Owner Occupied	-	\$4,000.00	\$48,000.00
Apt 1	RS	3 BR	\$1,000.08	\$12,000.96
Apt 2	RS	3 BR	\$1,239.36	\$14,872.32
Apt 3	RS	3 BR	\$887.68	\$10,652.16
Apt 4	RS	3 BR	\$1,700.00	\$20,400.00
Apt 5	RS	3 BR	\$1,077.50	\$12,930.00
Apt 6	RS	3 BR	\$1,164.94	\$13,979.28
Totals:			\$11,069.56	\$132,834.72

