

# Pelham Portfolio For Sale

**214 5<sup>th</sup> Ave, Pelham NY 10803**

**231 6<sup>th</sup> Ave, Pelham NY 10803**

**225 6<sup>th</sup> Ave, Pelham NY 10803**

**Asking: ~~\$5,249,999~~**

**Asking: \$4,749,999**



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## Description

ERG Commercial Real Estate is pleased to present a Pelham Portfolio consisting of three properties. The apartment building is located right on 5<sup>th</sup> Ave, a high traffic area and a main road going through Pelham. Two of the properties consist of a 3 family and a vacant buildable lot on the corner of Sixth Ave and Lincoln Ave. All properties are highlighted in red. This portfolio has great cash flow with high value add potential.

## Property Highlights

- Free Market Apartments
- Upside In Rents
- Three Property Portfolio
- Across the Street from Pelham Fire Dept.
- 0.5 Mile from Pelham Train Station
- Right Near Pelham Municipal Parking
- Bordering Tenants such as Verizon, T-Mobile, TD Bank, and Trustco Bank.



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**214 5<sup>th</sup> Ave, Pelham NY 10803**

## RENT ROLL & FINANCIAL SUMMARY

Apartments	Bedrooms	Monthly Rent	Projected Rent	Annual Rent	Projected Annual Rent
1	2	\$ 1,650.00	\$ 2,100.00	\$ 18,600.00	\$ 25,200.00
2 (Sec 8)	2	\$ 2,100.00	\$ 2,100.00	\$ 25,200.00	\$ 25,200.00
3 (Sec 8)	2	\$ 2,100.00	\$ 2,100.00	\$ 25,200.00	\$ 25,200.00
4	2	\$ 2,000.00	\$ 2,100.00	\$ 24,000.00	\$ 25,200.00
5 (Sec 8)	1	\$ 1,650.00	\$ 1,750.00	\$ 19,800.00	\$ 21,000.00
6	2	\$ 1,650.00	\$ 2,100.00	\$ 19,800.00	\$ 25,200.00
7	2	\$ 1,950.00	\$ 2,100.00	\$ 23,400.00	\$ 25,200.00
8	2	\$ 2,100.00	\$ 2,100.00	\$ 25,200.00	\$ 25,200.00
9 (Sec 8)	2	\$ 1,850.00	\$ 2,100.00	\$ 20,400.00	\$ 25,200.00
10 (Sec 8)	2	\$ 1,950.00	\$ 2,100.00	\$ 23,400.00	\$ 25,200.00
11	2	\$ 2,000.00	\$ 2,100.00	\$ 24,000.00	\$ 25,200.00
12	2	\$ 2,000.00	\$ 2,100.00	\$ 24,000.00	\$ 25,200.00
14	1	\$ 1,545.00	\$ 1,750.00	\$ 18,540.00	\$ 21,000.00
15	1	\$ 1,550.00	\$ 1,750.00	\$ 18,600.00	\$ 21,000.00
Commercial		\$ 2,400.00	\$ 3,000.00	\$ 28,800.00	\$ 36,000.00
Commercial		\$ 2,200.00	\$ 3,000.00	\$ 26,400.00	\$ 36,000.00
<b>Gross Monthly Income</b>		<b>Gross Annual Income</b>		<b>Projected Gross Annual Income</b>	
<b>\$ 30,695.00</b>		<b>\$ 368,340.00</b>		<b>\$ 412,200.00</b>	
<b>Expenses</b>					
Taxes:				\$69,000	
Electricity:				\$2,400	
Water & Sewer:				\$6,000	
Repairs and Maintenance				\$10,000	
Oil:				\$24,000	
<b>Total Expenses:</b>				<b>\$111,400</b>	
<b>Actual Net Income</b>				<b>\$256,940</b>	
<b>Projected Net Income</b>				<b>\$300,800</b>	

# Pelham Portfolio For Sale



**231 6<sup>th</sup> Ave, 225 6<sup>th</sup> Ave, Pelham NY**

## RENT ROLL & FINANCIAL SUMMARY

Apartments	Bedrooms	Monthly Rent	Projected Rent	Annual Rent	Projected Annual Rent
1	1	\$ 1,600	\$ 1,725	\$ 19,200	\$ 20,700
2	2	\$ 1,750	\$ 2,000	\$ 21,000	\$ 24,000
3	1	\$ 1,725	\$ 1,725	\$ 20,700	\$ 20,700
<b>Gross Monthly Income</b>		<b>Gross Annual Income</b>		<b>Projected Gross Annual Income</b>	
<b>\$ 5,075.00</b>		<b>\$ 60,900.00</b>		<b>\$ 65,400</b>	
<b>Expenses</b>					
Taxes:				\$23,000	
Water/Sewer/Electric/Gas				\$7,200	
<b>Total Expenses:</b>				<b>\$30,200</b>	



## Description

**225 6<sup>th</sup> Ave** Consists of a 50 x 100 ft. Lot with a development opportunity of a single family house. The property is currently being used as parking. Taxes and Expenses include both 231 6<sup>th</sup> Ave and 225 6<sup>th</sup> Ave.

\* Projected Rent