

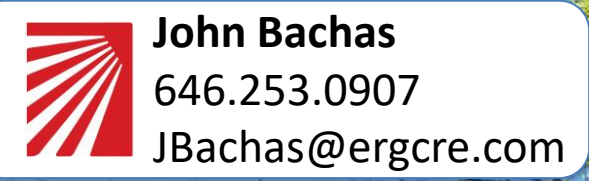
Pelham Portfolio For Sale


214 5th Ave, Pelham NY 10803

231 6th Ave, Pelham NY 10803

225 6th Ave, Pelham NY 10803

Asking: \$5,249,999



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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 5th 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.



Pelham Portfolio For Sale



214 5th 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
Gross Monthly Income		Gross Annual Income		Projected Gross Annual Income	
\$ 30,695.00		\$ 368,340.00		\$ 412,200.00	
Expenses					
Taxes:				\$69,000	
Electricity:				\$2,400	
Water & Sewer:				\$6,000	
Repairs and Maintenance				\$10,000	
Oil:				\$24,000	
Total Expenses:				\$111,400	
Actual Net Income				\$256,940	
Projected Net Income				\$300,800	

Pelham Portfolio For Sale



231 6th Ave, 225 6th 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
Gross Monthly Income		Gross Annual Income		Projected Gross Annual Income	
\$ 5,075.00		\$ 60,900.00		\$ 65,400	

Expenses

Taxes:	\$23,000
Water/Sewer/Electric/Gas	\$7,200
Total Expenses:	\$30,200

Description

225 6th 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 6th Ave and 225 6th Ave.

