



COMMERCIAL REAL ESTATE

3037-3039 Roberts Ave. Bronx, NY
10461

NON STABILIZED ACQUISITION

FOR SALE: \$1,500,000
(COMPLETELY UNSTABILIZED PROPERTIES)



PROPERTY DESCRIPTION

The subject property is comprised of (2) separate multifamily buildings- 3037 Roberts Avenue is a two story, two family property consisting of two separate (1) bedroom apartments and 3039 Roberts Avenue is a two story plus basement, four unit multifamily building. Both properties are free market, non-stabilized buildings. Clean neighborhood and located several blocks from subway and bus stations.



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PROPERTY HIGHLIGHTS

- ◆ ALL APARTMENTS ARE FREE MARKET RENT
- ◆ Two Adjacent Buildings Consisting of Four (1) bedroom apartments, one (2) bedroom apartment and one (3) bedroom apartment
- ◆ Located in heart of Pelham Bay Section of Bronx
- ◆ Two blocks from subway station 6 train
- ◆ One block from main retail corridor
- ◆ Easy access to Bruckner and the Hutchinson Parkway

PROPERTY INFORMATION

Block & Lot	04175-0032
Lot Dimensions (3039)	25' x 100'
Lot Dimensions (3037)	25' x 100'
Lot Size (3039)	2483 SF
Lot Size (3037)	2500 SF
Building Dimensions (3039)	20' x 84'
Building Dimensions (3037)	17' x 45'
Building Size (3039)	3360 SF
Building Size (3037)	1496 SF
Year Built	1927
Zoning	R5 A
Stories (3039)	2
Stories (3037)	2
Property Tax (3039)	\$13,300
Property Tax (3037)	\$6,064

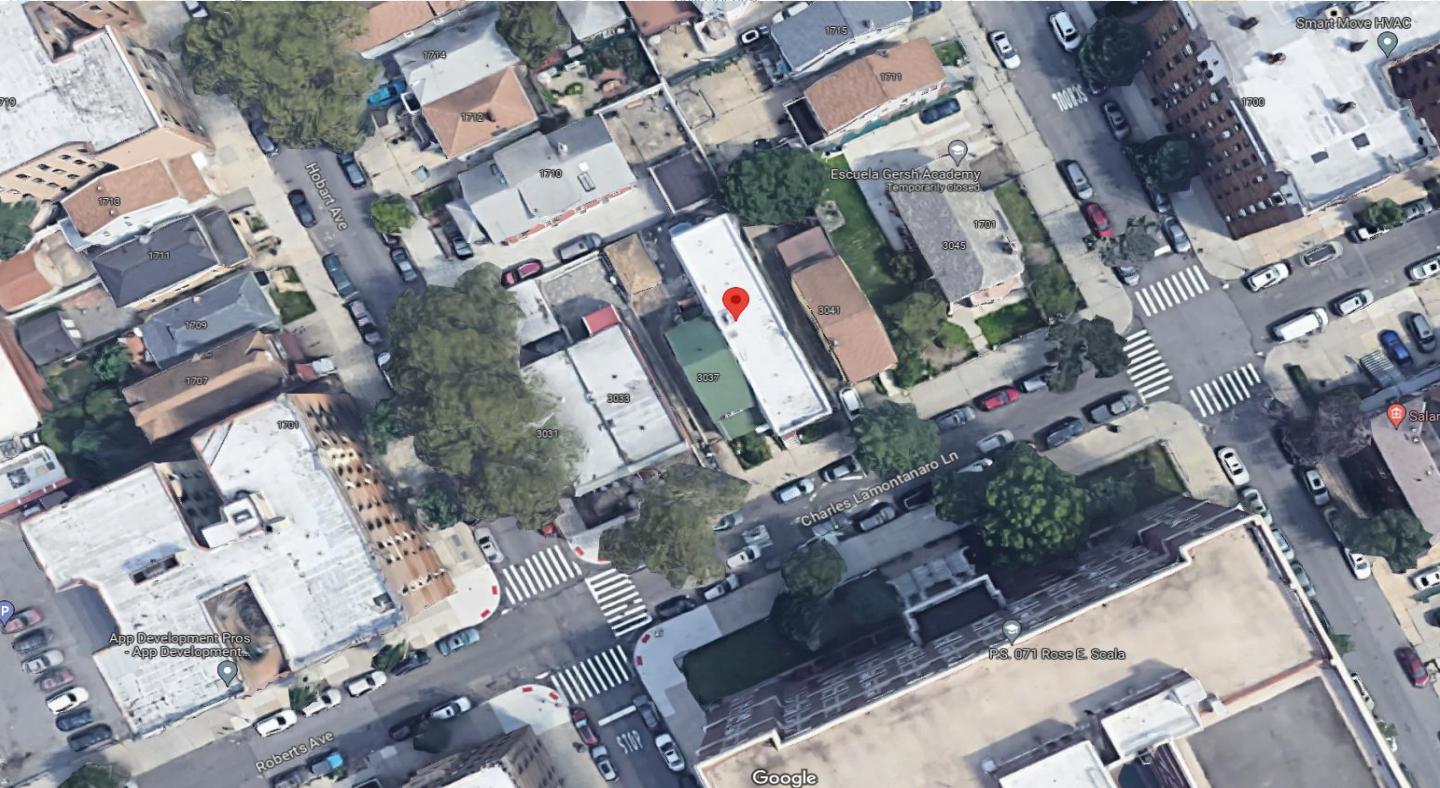
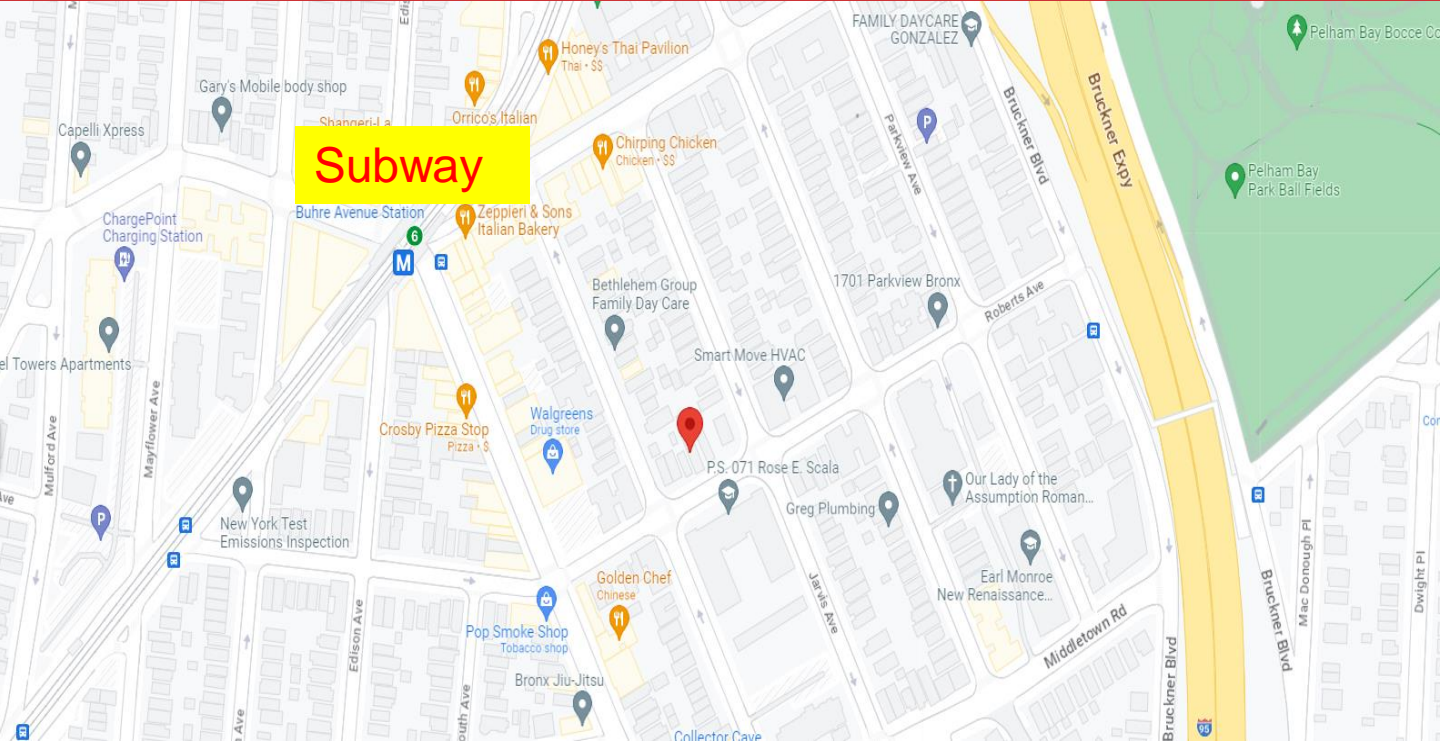


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LOCATION INFORMATION



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RENT SUMMARY

3039 ROBERTS AVENUE

UNITS	STATUS	TYPE	CURRENT RENT/MONTH	CURRENT RENT/ YEAR	PROJECTED RENT MONTHLY (Estimated)	PROJECTED RENT YEARLY (Estimated)
1	Occupied	3 BD	\$2200	\$26,400	\$2,800	\$33,600
2	Occupied	1 BD	\$1400	\$16,800	\$1,850	\$22,200
3	Occupied	1 BD	\$1650	\$19,800	\$1,850	\$22,200
4	Occupied	2 BD	\$2250	\$27,000	\$2,500	\$30,000

3037 ROBERTS AVENUE

UNITS	STATUS	TYPE	CURRENT RENT/MONTH	CURRENT RENT/ YEAR	PROJECTED RENT MONTHLY (Estimated)	PROJECTED RENT YEARLY (Estimated)
1	Occupied	1 BD	\$1100	\$13,200	\$2,000	\$24,000
2	Occupied	1 BD	\$1000	\$12,000	\$ 2,000	\$24,000



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PROFIT SUMMARY

GROSS ANNUAL INCOME	CURRENT	MARKET RENT (ESTIMATED)
Fully Occupied Residential		
Gross Annual Income:	\$115,200	\$155,400.00

TOTAL EXPENSES

Real Estate Taxes (2023)	\$19,364
Water	\$2,400
Insurance	\$8,200
Electric & Gas	\$16,996
Maintenance	\$3,000
TOTAL EXPENSES:	\$49,960

CURRENT NET OPERATING INCOME **\$65,240**

PROJECTED NET OPERATING INCOME **\$105,440**

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3037-3039 ROBERTS AVENUE (INTERIOR)



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