

ASKING PRICE: \$975,000

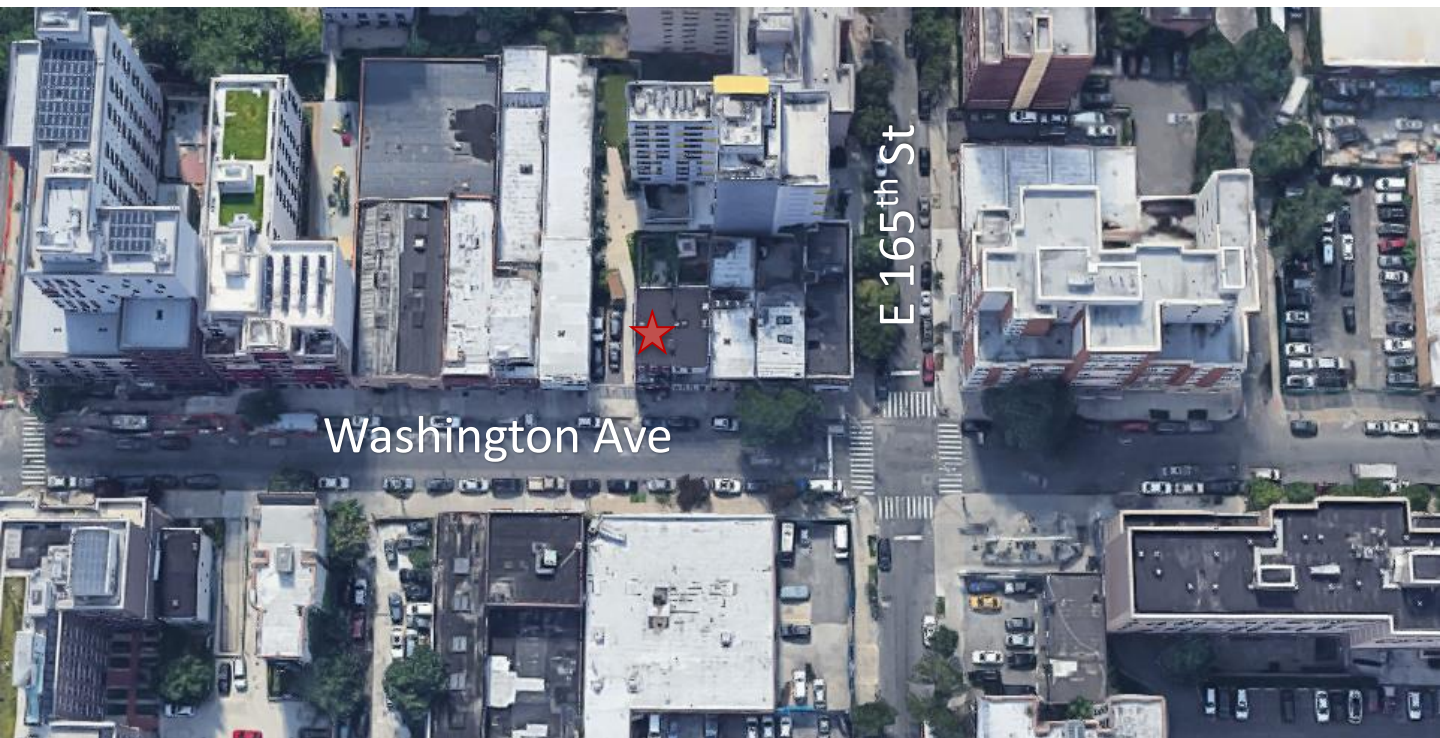


Mary Guarino
646.253.0984
mguarino@ergcre.com

PROPERTY NARRATIVE

As Exclusive Brokers, ERG Commercial Real Estate is pleased to present the subject property located on Washington Avenue in the Morrisania neighborhood in the Bronx. This is a legal, three story, 3-family building. The building is a total of 2,394 SF sitting on a 1,637 SF lot and consists of (3) 3 bedrooms and (3) 1 bathroom apartments.

This property is within close proximity of several bus and subway stations. There are also numerous public and private schools within walking distance.



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FINANCIAL SUMMARY

Gross Annual Income

Residential Rents:	\$74,988
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Total Gross Income:	\$74,988

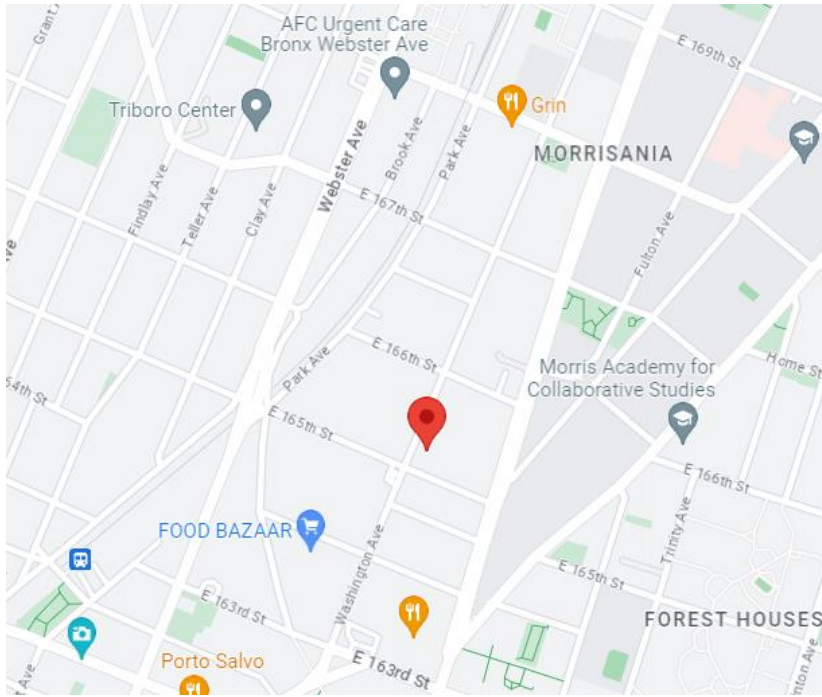
Expenses

RE Taxes:	\$2,110
Water/Sewer:	\$4,700
Insurance:	\$3,500
Common Area Electric:	\$500
Gas:	Tenant
Super:	\$2,400
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Total Annual Expenses:	\$13,210

Total NET Operating Income **\$61,778**



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Property Information

Block & Lot	02370-0005
Lot Dimensions	19.17' x 85.42'
Lot Size	1,637 SF
Building Size	2,394 SF
Year Built	1899
Zoning	M1-1/R7-2, MX-7
Stories	3
Taxes (20/21)	\$2,110

PROPERTY HIGHLIGHTS

- ◆ ALL APARTMENTS ARE FREE MARKET
- ◆ (3) 3 Bedrooms, (3) 1 Bathroom Apartments
 - ◆ Short Walk to the Melrose Train Station
- ◆ Within Close Proximity of Several Bus and Subway Stations
 - ◆ Located Near the 3rd Avenue Shopping District
 - ◆ Minutes Away from Manhattan and Yankee Stadium



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RENT ROLL

RESIDENTIAL

Units	Status	Bedrooms	Monthly Rent	Annual Rent
1	Occupied	3	\$2,197	\$26,364
2	Occupied	3	\$2,096	\$25,152
3	Occupied	3	\$1,956	\$23,472
Total			\$6,249	\$74,988



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