

Price Break: ~~\$2,900,000~~-\$2,499,999



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PROPERTY NARRATIVE

As Exclusive Brokers, ERG Commercial Real Estate is pleased to present this 26 Unit multifamily building located on the corner of E 182nd Street and Walton Avenue in the heart of the Fordham section of the Bronx. This 20,400 sf 5 story building is consists of 13 one bedroom, 12 two, 1 three bedroom full stabilized apartments. The property sits right between the main corridors of Jerome Avenue and Grand Concourse with short walking distance to the B, D, and 4 train.



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Property Information

Block & Lot 03181-0019

Lot Dimensions 48' x 95'

Lot Size 4,560 SF

Building Dimensions 48' x 85'

Building Size 20,400 SF

Year Built 1925

Zoning R8

Stories 5

Taxes (20/21) \$71,002



PROPERTY HIGHLIGHTS

- 26 Residential Units
- Corner property located on Walton Ave & E 182nd Street
- Sits directly in between the main corridor of Jerome Ave and Grand Concourse
- Short walking distance from the B, D, and 4 Subway Trains



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Financial Summary

Gross Annual Income

Total Gross Income \$380,406.00

Expenses

Taxes \$71,002.00

Water \$24,500.00

Insurance \$26,662.71

Heat \$16,000.00

Electric \$10,000.00

Maintenance \$8,000.00

Super \$10,000.00

Total Annual Expenses \$167,241.71

Net Operating Income \$213,241.29



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RESIDENTIAL					
Units	Bedrooms	Lease expiration	Monthly Rent	Annual Rent	
A1	1	12/31/2024	\$1,176.00	\$	14,112.00
A2	3	3/31/2025	\$956.55	\$	11,478.60
A3	2	4/30/2025	\$1,330.35	\$	15,964.20
A4	2	8/31/2025	\$1,680.00	\$	20,160.00
B1	1	11/14/2023	\$1,342.00	\$	16,104.00
B2	2	1/31/2025	\$1,499.40	\$	17,992.80
B3	1	1/31/2025	\$982.80	\$	11,793.60
B4	2	5/31/2025	\$1,085.70	\$	13,028.40
B5	1	2/28/2025	\$512.40	\$	6,148.80
C1	1	3/31/2025	\$1,155.00	\$	13,860.00
C2	2	2/28/2025	\$1,270.50	\$	15,246.00
C3	1	6/30/2025	\$1,307.25	\$	15,687.00
C4	2	6/30/2025	\$1,432.20	\$	17,186.40
C5	1	2/29/2024	\$1,300.00	\$	15,600.00
D1	1	9/30/203	\$1,183.88	\$	14,206.56
D2	2	10/31/2024	\$2,047.50	\$	24,570.00
D3	1	6/30/2025	\$804.30	\$	9,651.60
D4	2	6/30/2025	\$1,231.65	\$	14,779.80
D5	1	10/31/2024	\$1,391.25	\$	16,695.00
E1	1	11/30/2023	\$1,100.00	\$	13,200.00
E2	2	11/30/2024	\$1,392.30	\$	16,707.60
E3	1	7/31/2023	\$1,200.00	\$	14,400.00
E4	2	9/30/2023	\$646.00	\$	7,752.00
E5	1	6/30/2025	\$1,260.00	\$	15,120.00
S1	2	2/28/2025	\$1,352.40	\$	16,228.80
AA	2	3/31/2024	\$1,061.07	\$	12,732.84
Total			\$ 31,700.50	\$	\$ 380,406.00



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