


ASKING PRICE: ~~\$2,499,999~~ \$2,200,000



386 E 139th St / 249 Willis Ave, Bronx, NY 10454



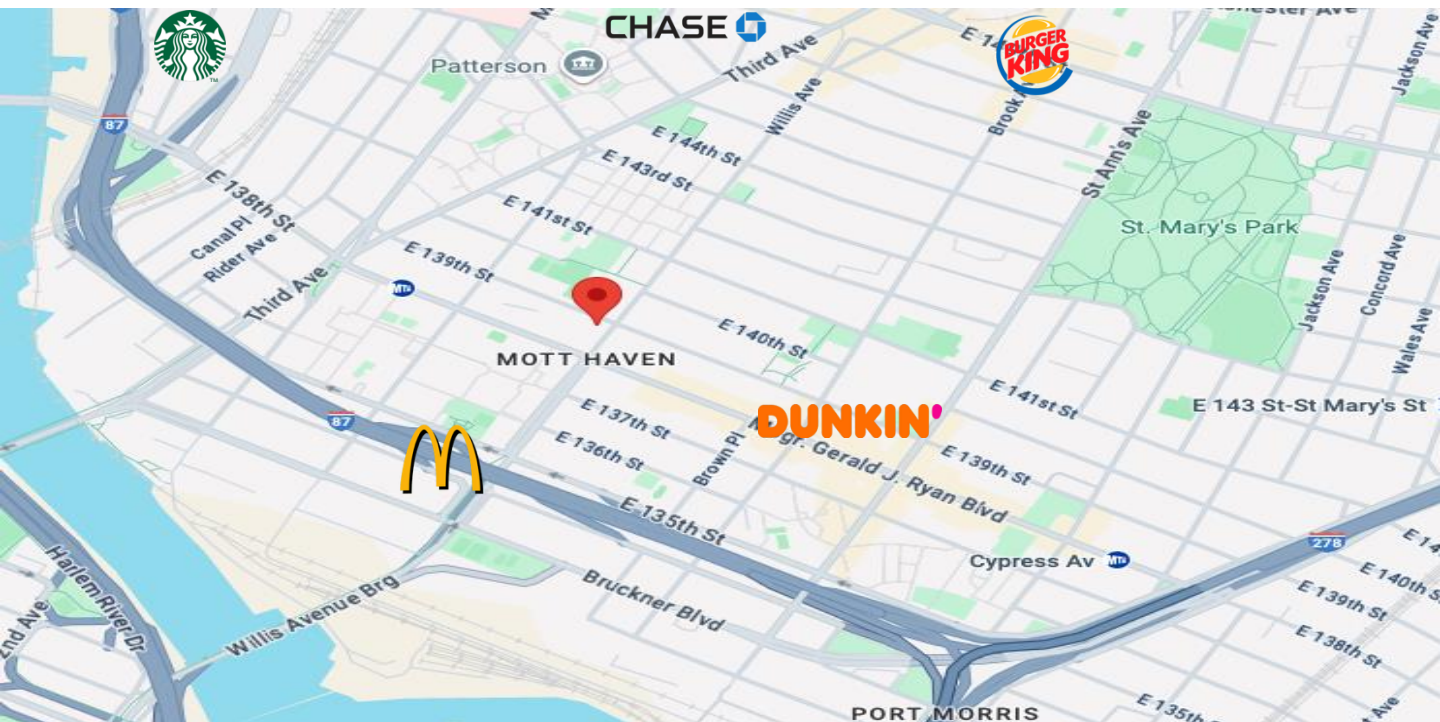
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PROPERTY NARRATIVE

ERG Commercial Real Estate is pleased to present the exclusive sale of 386 E 139th Street, also known as 249 Willis Avenue, a prime corner property located in the heart of Mott Haven, one of the Bronx's most rapidly transforming neighborhoods. It's a five-story walk-up building consisting of 18 apartments and 1 retail unit.

The property sits on a 2,500 SF lot and totals 11,550 SF. It benefits from excellent transit access, multiple bus routes, and immediate connectivity to the Major Deegan Expressway (I-87), the Bruckner Expressway (I-278), and the Willis Avenue Bridge into Manhattan. Surrounded by national retailers such as Target, Home Depot, Costco, and Starbucks, the property has strong foot traffic and consumer demand.

The area's growth is further supported by nearby schools including P.S. 18 John Peter Zenger Elementary, Mott Haven Academy Charter School, and Hostos Community College. In addition, the neighborhood has attracted large-scale residential developments such as Bankside by Brookfield, The Arches, and other new luxury rental projects, underscoring Mott Haven's evolution into a vibrant residential and commercial hub.



FINANCIAL SUMMARY

GROSS ANNUAL INCOME

Gross Annual Rents: \$332,434.00

ESTIMATED ANNUAL EXPENSES

Taxes: \$50,569.00

Water: \$23,100.00

Insurance: \$31,123.00

Fuel: \$20,213.00

Electric: \$8,700.00

Super (gets free apt): \$12,000.00

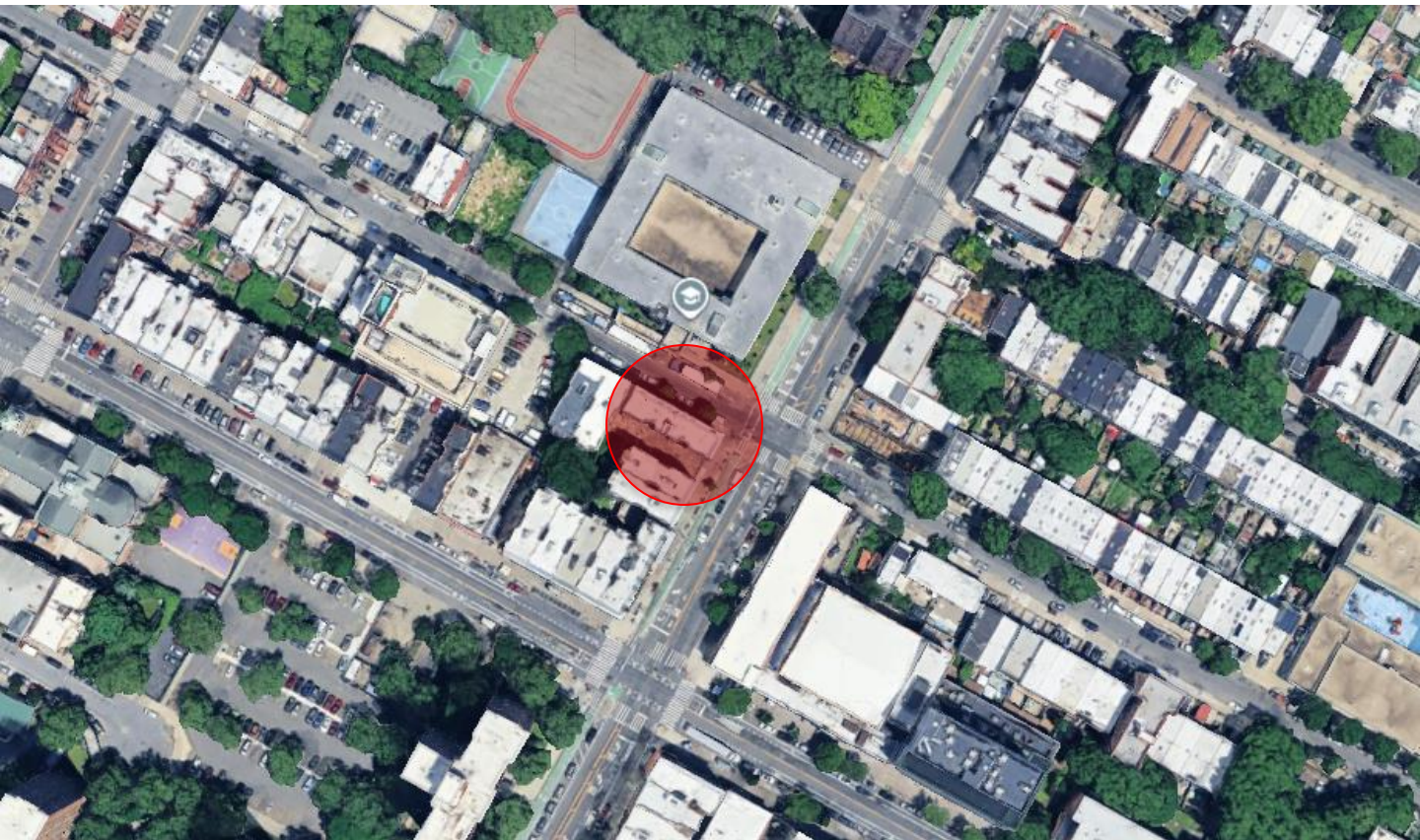
Repairs/Maintenance: \$9,000.00

Total Estimated Annual Expenses \$154,705.00

Net Operating Income \$177,729.00

PROPERTY INFORMATION

Block & Lot	2301-23	Building Size	11,550
Lot Dimensions	25' x 100'	Year Built	1905
Lot Size	2,500	Zoning	R6, C1-4
Building Dimensions	25' x 96'	Stories	5
Residential Units	18	Commercial Units	1
Taxes	\$50,569		




COMMERCIAL RENT ROLL

UNIT	MONTHLY LEASE RENT	ANNUAL LEASE RENT	LEASE DATES
Store	\$4,667.96	\$56,015.52	07/01/2019 – 06/30/2029
Total	\$4,667.96	\$56,015.52	

RESIDENTIAL RENT ROLL

UNIT	APT STATUS	LEGAL REG RENT	ANNUAL LEGAL REG RENT	MONTHLY LEASE RENT	ANNUAL LEASE RENT
A	RS	\$1,838.77	\$22,065.24	\$1,838.77	\$22,065.24
B	RS	\$987.90	\$11,854.80	\$987.90	\$11,854.80
2A	RS	\$1,841.69	\$22,100.28	\$1,841.69	\$22,100.28
2B	RS	\$1,541.25	\$18,495.00	\$1,541.25	\$18,495.00
2C	RS	\$698.74	\$8,384.88	\$698.74	\$8,384.88
2D	RS	\$1,945.90	\$23,350.80	\$1,945.90	\$23,350.80
3A	RS	\$1,800.00	\$21,600.00	Super	Super
3B	RS	\$660.36	\$7,924.32	\$660.36	\$7,924.32
3C	RS	\$587.34	\$7,048.08	\$587.34	\$7,048.08
3D	RS	\$802.83	\$9,633.96	\$802.83	\$9,633.96
4A	RS	\$1,734.07	\$20,808.84	\$1,734.07	\$20,808.84
4B	RS	\$1,636.34	\$19,636.08	\$1,636.34	\$19,636.08
4C	RS	\$1,473.27	\$17,679.24	\$1,433.84	\$17,206.08
4D	RS	\$869.24	\$10,430.88	\$869.24	\$10,430.88
5A	RS	\$794.11	\$9,529.32	\$794.11	\$9,529.32
5B	RS	\$1,497.15	\$17,965.80	\$1,500.00	\$18,000.00
5C	RS	\$1,542.06	\$18,504.72	\$1,542.06	\$18,504.72
5D	RS	\$783.88	\$9,406.56	\$783.88	\$9,406.56
Total		\$23,034.90	\$276,418.80	\$21,198.32	\$254,379.84
Grand Total		\$27,702.86	\$332,434.32	\$25,866.28	\$310,395.36

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