

Wilson Ave Bronx NY, 10469

Financial Overview Annualized Operating Data

Offering Data



OFFERING SUMMARY	%	Price
Price		\$6,500,000.00
Mortgage assumption @7.5% 4 years left	60%	\$3,900,000.00
Cash Down	40%	\$2,600,000.00
Loan Type		Posed New
Interest Rate/Amortization	8%	\$323,700.00
Units Residential		75
Units Commercial		0
Price Per Unit		\$86,666.67
Price Per SF		\$80.65
Year Built		1942
Lot Size sf (291' x 313')		45,980
Building SF (142' x 160')		80,596
Stories		3
Cap Rate -Current		8.28%
Cap Rate -Pro Forma		8.95%

INCOME	%	Current
Actual income		\$800,996.87
Other Income Vacancy (3+1 super)	5%	\$43,491.00
Commercial Income (Stores)		\$0.00
Reimbursement income		\$0.00
Gross Potential Income		\$844,487.87
Less: Vacancy/Deductions (GPR)	5%	(\$43,491.00)
Effective Gross Income		\$800,996.87
Less: Expenses		\$262,500.00
Net Operating Income		\$538,496.87
Debt Service		\$323,700.00
Net Cash Flow After Debt Service		\$214,796.87
Total Return Cash on Cash	8.26%	\$214,796.87

EXPENSES	Current
Real Estate Taxes	\$98,000.00
Insurance	\$20,000.00
Fuel & Gas (3)	\$75,000.00
Electricity	\$6,500.00
Eviction	0% \$0.00
Water & Sewer	\$34,000.00
Repairs & Maintenance	0% \$0.00
On-Site Payroll (Super)	\$29,000.00
Total Expenses	\$262,500.00
Expenses per Unit	\$3,500.00
Expenses per SF	\$3.26
GIM-Current	7.7

1 Boiler

1 Hot Water Tank

Hallways freshly painted,

Apts; hardwood floors scraped /coated and painted as they change tenants,

Mechanicals are in excellent condition, clean, well maintained.

Lots of new pipes and elect wiring

Roof workable 20 years old with patches,

FAR as built	1.75
Max allowed FAR	2.43
SF under FAR	31,266
Usable floor area	80,465
Maximum usable floor area	111,731