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**NORTH BRONX WALK-UP APARTMENT BUILDING**UTI – East 199<sup>th</sup> Street Bronx , NY.

Financial Overview Annualized Operating Data

22 Units Apartment Building



|                                   | INCOME | %                     | Current                             |               |
|-----------------------------------|--------|-----------------------|-------------------------------------|---------------|
| Gross Potential Income            |        |                       | \$297,000.00                        |               |
| Actual Income                     |        |                       | \$297,000.00                        |               |
| Vacancy (Actual)                  |        | 5.00%                 | \$14,850.00                         |               |
| Potential Gross Income            |        |                       | \$282,150.00                        |               |
| Less: Expenses                    |        |                       | \$113,800.00                        |               |
| Net Operating Income              |        |                       | \$168,350.00                        |               |
| Debt Service                      |        |                       | \$84,449.15                         |               |
| Net Cash Flow After Debt Service  |        |                       | \$83,900.85                         |               |
| Total Return Cash on Cash Current |        | 10.91%                | \$83,900.85                         |               |
| OFFERING SUMMARY                  | %      | Price                 | EXPENSES                            | Current       |
| Price                             |        | \$2,050,000.00        | Real Estate Taxes                   | \$33,500.00   |
| Assumable Mortgage                | 62%    | <b>\$1,280,999.90</b> | Insurance                           | \$7,200.00    |
| Cash Down                         | 38%    | \$769,000.10          | Fuel & Gas (4)                      | \$34,000.00   |
| assumption at 5% interest         |        | Posed New             | Electricity (common area only)      | \$5,400.00    |
| Interest Rate/Amortization        | 5%     | \$7,037.43            | Water & Sewer                       | \$12,200.00   |
| Units Commercial                  |        | 0                     | Repairs & Maintenance projection    | 3% \$7,500.00 |
| Units Residential                 |        | 22                    | On-Site Payroll                     | \$6,000.00    |
| Price Per Unit                    |        | \$93,181.82           | Cleaning & Maintenance              | \$0.00        |
| Price Per SF                      |        | \$92.68               | Management (Effective Gross Income) | 3% \$8,000.00 |
| Year Built                        |        | 1915                  | Total Expenses                      | \$113,800.00  |
| Lot Size sf (48 x 102) Apprx      |        | 4,930                 | Expenses per Unit                   | \$5,172.73    |
| Building SF (GLA) (50 * 92)       |        | 22,118                | Expenses per SF                     | \$5.15        |
| Stories                           |        | 5                     |                                     |               |
| Cap Rate                          |        | 8.21%                 |                                     |               |
| GIM - Current                     |        | 6.90                  |                                     |               |
| Ownership                         |        | Fee simple            |                                     |               |

**\*\*Some Rent increase and the vacant Units in process to be rented will put the total income into \$297,000\*\***

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## NORTH BRONX WALK-UP APARTMENT BUILDING

**ADDRESS:** 199<sup>th</sup> Street, Bronx, NY  
**LOT SIZE:** 100 X 48, BUILT 92 X 48  
**DESCRIPTION:** 5 story walk-up apartment building  
1 1/2 BEDROOM, 10/3 BEDROOM + 1 BASEMENT UNIT  
TOTAL: 22 APARTMENTS 98 ROOMS

**TOTAL New INCOME:** **\$297,000**

**ESTIMATED EXPENSES:**

|                          |                |                  |
|--------------------------|----------------|------------------|
| Real Estate Taxes        | \$33,500       |                  |
| Water & Sewer            | \$12,200       |                  |
| Fuel Oil #4              | \$34,000       |                  |
| Help Non-Union           | \$6,000        |                  |
| Gas & Electric           | \$5,400        |                  |
| Insurance                | \$7,200        |                  |
| Repairs                  | <u>\$9,700</u> |                  |
| Management fee           | <b>\$8,000</b> |                  |
| Total Estimated Expenses |                | <b>\$113,800</b> |
| Net Operating Income:    |                | <b>\$183,200</b> |

**PRICE:** **\$2050,000** ALL CASH

**FEATURES:** Excellent condition, Building very well maintained

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