

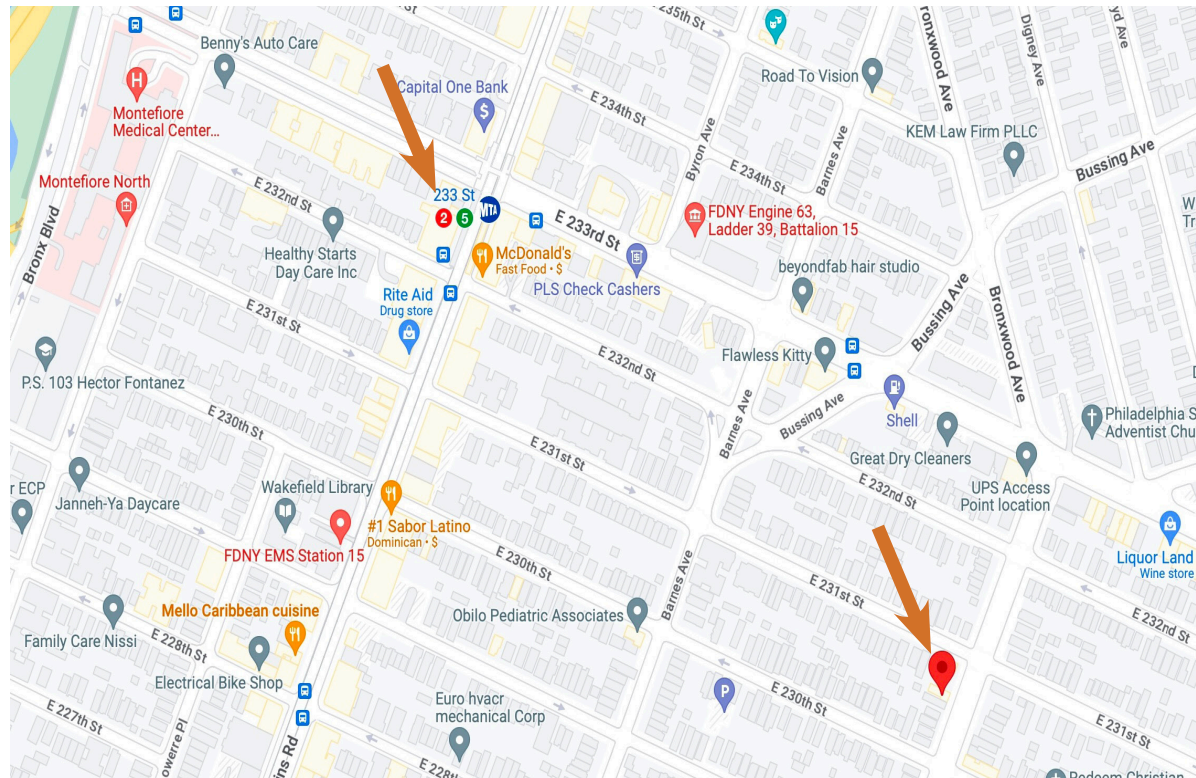


4139 BRONXWOOD AVE
BRONX NY 10466
2 APARTMENTS + 1 STORE
\$915,000

BLOCK & LOT:	4855 - 0004
SQ. FT:	2,936
STORIES:	2
APARTMENTS:	2
STORES:	1
BLDG. DIMENSIONS:	24.67 x 59.5
LOT DIMENSIONS:	25 x 76
YEAR BUILT:	1930
ZONING:	R5D
F.A.R:	2
AIR RIGHTS:	855
TAX CLASS:	1
LAYOUT:	[1] One Bedroom [1] Four Bedroom [1] Store

4139 BRONXWOOD HIGHLIGHTS

- The large 4 bedroom apartment takes up the entire top floor and has 2 entrances. Potential to convert the 4 bedroom into two apartments. Converting the 4 bedroom into 2 units is not included in the rental upside calculations.
- Increase the building's income by at least **\$1,173 per month/\$14,076 per year** by renting to Section 8.
- Seller has owned 4139 Bronxwood for 17 years.
- Very low taxes.
- Bricks pointed.
- Boiler is ~10 years old. #2 oil.
- All units have circuit breakers.
- Building has cameras.
- Clean building with excellent tenants.
- 0 HPD & DOB violations.
- The store has been at this location for ~18 years.
- Walk 2 blocks to trains and buses.
- Excellent residential neighborhood.
- Excellent rent collections.



4139 BRONXWOOD FINANCIALS

INCOME		
RESIDENTIAL:		\$ 46,140
STORE:		\$ 19,800
TOTAL GROSS:		\$ 65,940
VACANCY (5%)		\$ (3,297)
ADJUSTED INCOME		\$ 62,643
EXPENSES		
TAXES:		\$ 3,808
FUEL:		\$ 5,000
ELECTRIC:		\$ 1,969
REPAIRS:		\$ 1,000
INSURANCE:		\$ 2,200
WATER/SEWER:		\$ 2,290
<u>TOTAL EXPENSES:</u>		<u>\$ 16,267</u>
NOI:		\$ 46,376

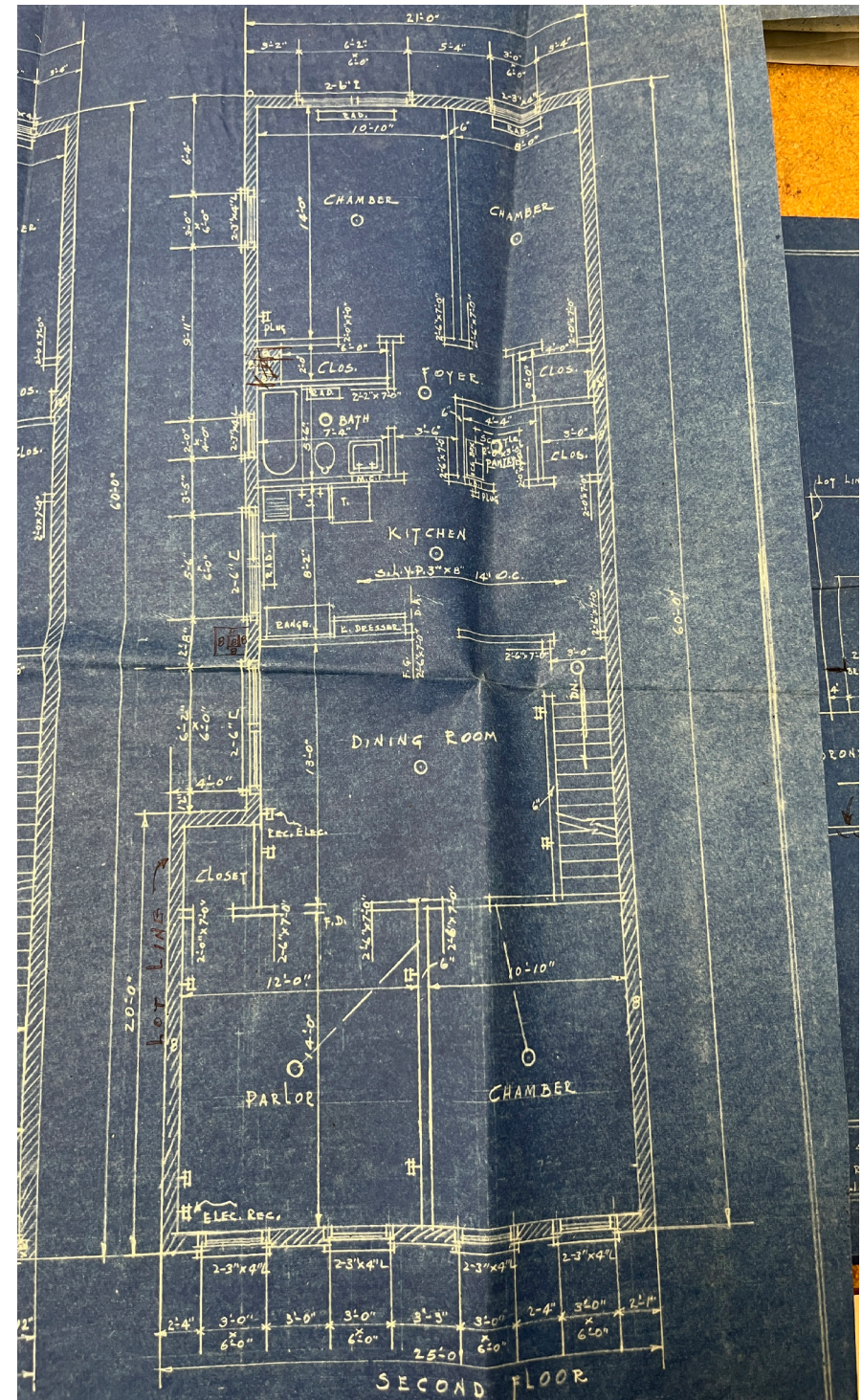
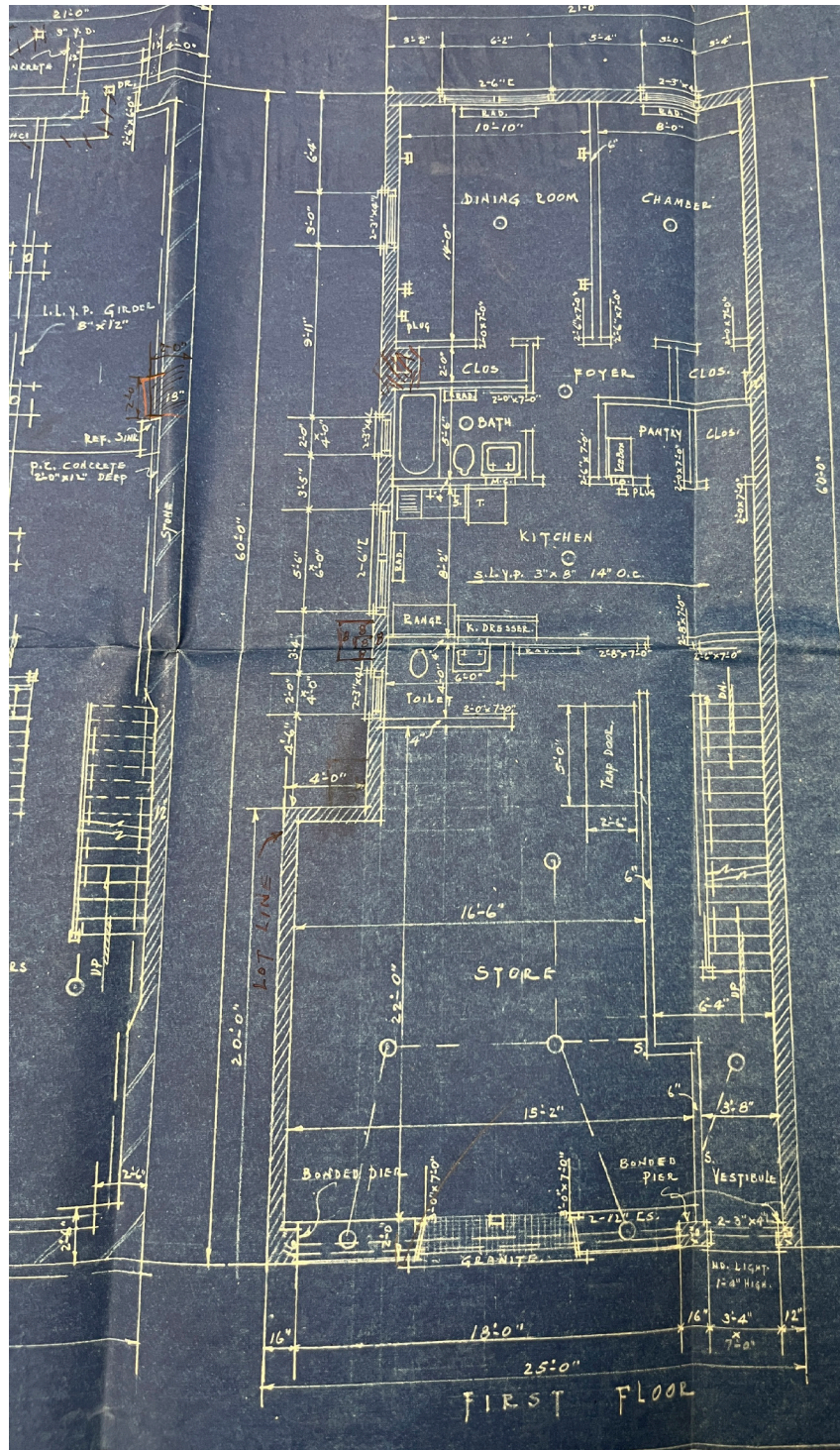
GRM:	13.88x
CAP RATE:	5.07%
PRICE/UNIT:	\$305,000
PRICE/ SQ FT:	\$312
RENT/UNIT:	\$1,923

APT	ROOMS	RENT	LEASE
1	3	\$ 1,150	
2	6	\$ 2,695	10/31/2025
Dominican Divas		\$ 1,650	
		\$ 5,495	
		MONTHLY	ANNUAL
APARTMENTS		\$ 3,845	\$ 46,140
STORE		\$ 1,650	\$ 19,800
		\$ 5,495	\$ 65,940

NOTES:

- Apt 2 is Section 8, and the tenant pays \$1,056 towards their share.
- Section 8 will pay **\$2,584** for 1 bedroom, **\$2,885** for 2 bedrooms, **\$3,606** for 3 bedrooms, and **\$3,868** for 4 bedrooms.
- The landlord pays the electric for Apt. 1. Programs will pay **\$2,668** for Apt. 1 since the electric is included.

4139 BRONXWOOD FLOOR FLOORPLAN



4139 BRONXWOOD COMPARABLE SALES



711 East 214th Street Bronx NY 10467

Sale Date:	5/18/2023
Sale Price:	\$1,250,000
Price/Unit:	\$416,667
Price/ Sq Ft:	\$ 372
Units:	2 Apts + 1 Store
Sq Ft:	3,360
Bldg Dimensions:	21 x 37
Lot Dimensions:	25 x 125
Zoning:	R7A

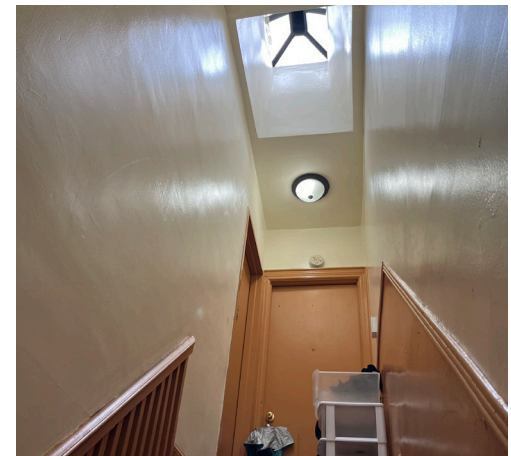
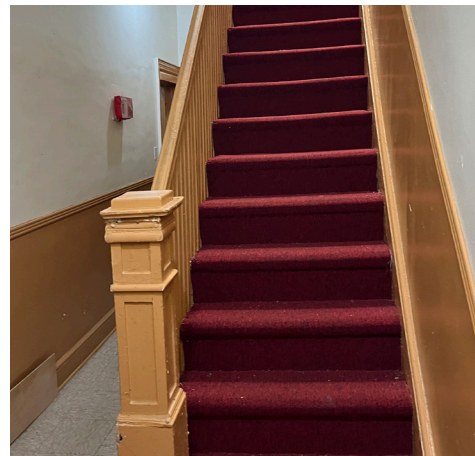
3667 White Plains Rd Bronx NY 10467

Sale Date:	7/6/2023
Sale Price:	\$1,271,075
Price/Unit:	\$ 423,692
Price/ Sq Ft:	\$ 636
Units:	1 Apts + 2 Store
Sq Ft:	2,000
Bldg Dimensions	25 x 40
Lot Dimensions:	25 X 68
Zoning:	R7A/C2-4

777 Burke Avenue Bronx NY 10467

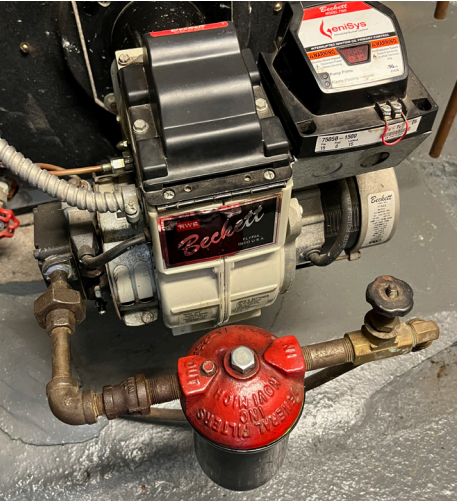
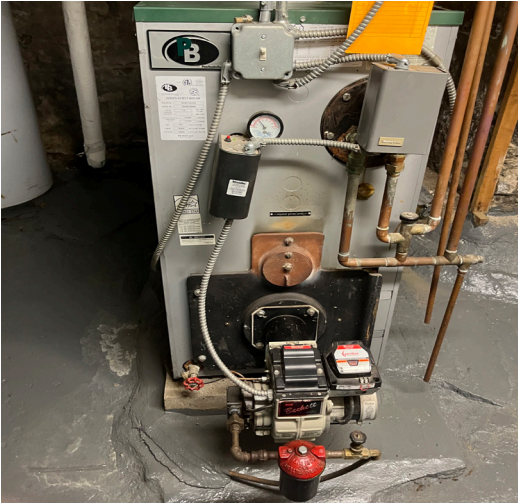
Sale Date:	10/26/2023
Sale Price:	\$950,000
Price/Unit:	\$ 316,667
Price/ Sq Ft:	\$ 243
Units:	2 Apts +1 Office
Sq Ft:	3,916
Bldg Dimensions	22.25 x 54
Lot Dimensions:	25 x 100
Zoning:	R6/C1-3

4139 BRONXWOOD PHOTOS





4 Bedroom apt. with 2 entrances.



Let Us Do Business The Right Way!

OMORRISON PROPERTIES

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