



SRO BUILDING FOR SALE

BRONX NY 10458

\$600,000

BEDFORD PARK AREA

5x RENT ROLL

15 ROOMS + STUDIO

PARKING & LAUNDRY

25% of rooms are vacant

OMORRISON PROPERTIES

BUILDING DESCRIPTION

BUILT SIZE	21 x 79
LOT SIZE	25 x 133
STORIES	3
GROSS SQ FT	4,977
AIR RIGHTS	15,028
ROOMS	15 + Studio
YEAR BUILT	1927
TAX ASSESSMENT [14/15]	\$99,990
ZONING	R8

BUILDING FEATURES

- SPRINKLERS THROUGHOUT ENTIRE BUILDING
- 3 CAR PARKING
- LAUNDRY ROOM
- GAS WATER HEATER (135 GALLONS)
- GAS BOILER
- 2 BATHROOMS PER FLOOR
- LANDLORD PAYS COOKING GAS & ELECTRIC FOR ROOMS
 - STUDIO APARTMENT PAYS THEIR OWN GAS & ELECTRIC



INVESTMENT OVERVIEW

For sale in the Bedford Park section of the Bronx is a 15 room + studio SRO building. The building has 4 vacant apartments.

ROOM SIZES

There are 2 different room sizes

Medium: 90 sq ft 9 Rooms

Large: 135 sq ft 6 Rooms

Extra Large: Studio 1 Apartment

15 total rooms + studio apartment

LAYOUT

1ST FLOOR

- 1 Studio Apartment
- 3 Rooms/ Laundry Room/ Boiler Room

2ND FLOOR

- 6 Rooms / 2 Bathrooms/ Kitchen

3RD FLOOR

- 6 Rooms / 2 Bathrooms/ Kitchen

The laundry room contains 2 washers & 2 dryers.

It costs \$2 to wash & \$1 to dry

FINANCIALS

INCOME

GROSS INCOME	\$	118,200
VACANCY (5%)	\$	(5,910)
ADJUSTED GROSS INCOME	\$	112,290

EXPENSES

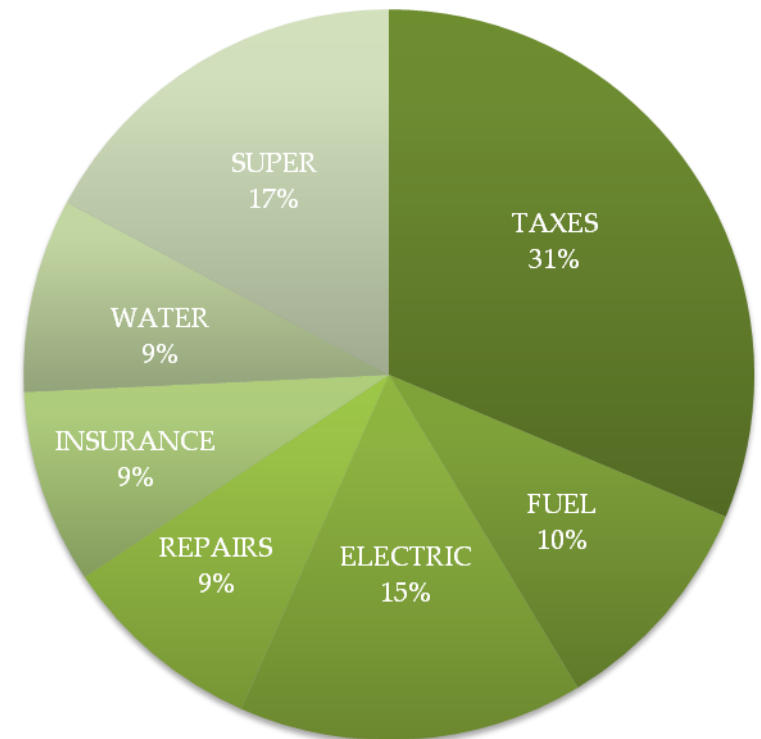
TAXES	\$	13,144
FUEL	\$	4,200
ELECTRIC	\$	6,400
REPAIRS	\$	3,792
INSURANCE	\$	3,600
WATER/SEWER	\$	3,597
SUPER	\$	7,200

TOTAL EXPENSES	\$	(41,933)
NOI	\$	70,357

Gross income does not include revenue from the laundry room & parking spaces

GRM	5.08x
CAP RATE	11.73%
PRICE/ROOM	\$ 37,500
AVG RENT/ROOM	\$ 142
PRICE/SQ FT	\$ 140
EXPENSE/ ADJ INCOME	37%

EXPENSE COMPOSITION



Let Us Do Business The Right Way!

OMORRISON PROPERTIES

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.