

FOR SALE

6

APARTMENTS

BEAUTIFUL NORTH BRONX NEIGHBORHOOD

IMMEDIATE
UPSIDE

EXCELLENT
CONDITION

Presented Exclusively By
OMORRISON PROPERTIES

WAKEFIELD AREA OF THE BRONX

4 ONE BEDROOMS

2 TWO BEDROOMS

3 GARAGES

0 VIOLATIONS

TENANTS PAY LOW
PREFERENTIAL RENTS
WITH EXPIRED LEASES

\$925,000



INVESTMENT OVERVIEW

- For sale in the Wakefield section of the North Bronx is a well maintained 6 unit building with 3 parking garages. The property is located in a beautiful, quiet residential neighborhood. Almost all the properties in the area are 1-3 family homes. Due to the high homeownership rate in the area, residents have a vested interest in this neighborhood and do everything they can to keep it nice and quiet.
- The property contains very nice 1 & 2 bedroom apartments (*not railroad style*)
- Close to transportation and shopping
- With an investment of **\$278k**, the purchaser can expect an initial cash return of **\$13,460** or **4.85%**

GROWTH POTENTIAL

- 4/6 of the tenants have an expired lease and are paying a low preferential rent. Their legal rents are also below market. There is an opportunity to immediately increase the income by providing the tenants with a new lease at their legal rent. If they decide to leave, the units can easily be re-rented at a significantly higher rate. The average rent in the building is **\$1,212**.

MARKET RENTS

1 BDRM: \$1,350 2 BDRM: \$1,650 - \$1,700

- The taxes are currently **\$18k**. Based on comparable 6 families in the area, they should be **\$13k - \$15k**. The Dept of Finance incorrectly has the property as **Class 2B (7-10 units)**. It should be **Class 2A (4-6 units)**. This error has lead to the building being assessed 45% higher than comparable 6 families in the immediate area. The owner was unaware of this error and missed the April deadline to rectify this issue. Opportunity to reduce taxes and increase the properties' NOI by early next year.

TENANTS

- The tenants have an excellent relationship with the landlord
- All tenants work
- 4/6 of the units are occupied by single adults which leads to a very low water bill
- Property has 2 working section 8 tenants

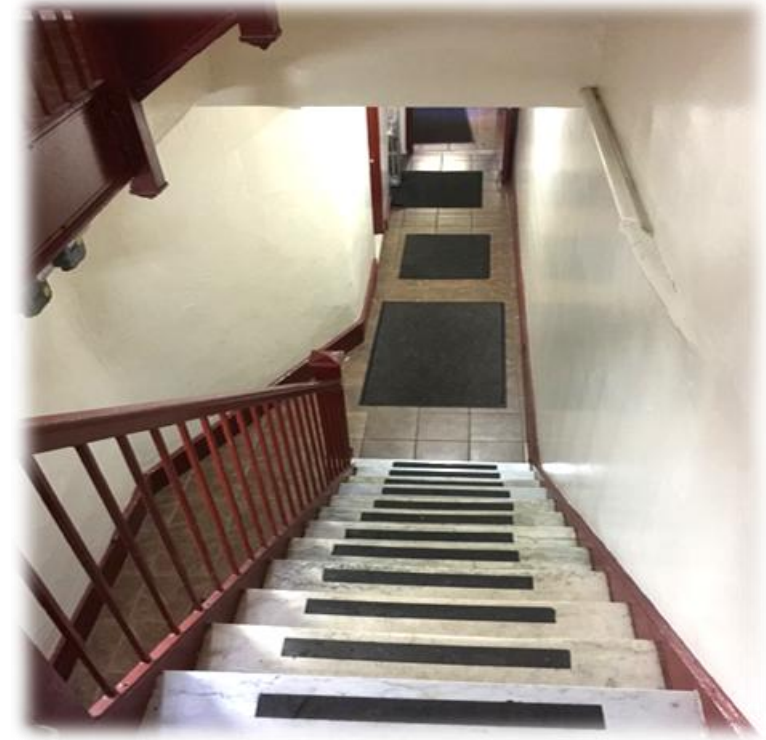
NOTES

- 1 of the garages is rented to a car collector. 2 of the garages are used by the owner. Possible to rent the garages to people who have construction vans that cannot be on the street overnight. Plenty of construction workers in the neighborhood
- 0 DOB & HPD violations
- DHCR's are up to date
- Seller bought the property in 2008 for \$547k.
- Owner is selling the property to reduce his workload

- **BUILDING IS BEING SOLD AS IS**
- **ABSOLUTELY NO MORTGAGE CONTINGENCY**

BUILDING DESCRIPTION

BUILT SIZE	25 x 70
LOT SIZE	33 x 109
STORIES	3
GROSS SQ FT	5,250
UNITS	6
YEAR BUILT	1931
ZONING	R4
LAYOUT	4 (3 ROOMS) 2 (4 ROOMS) 20 TOTAL ROOMS



FEATURES

- PEERLESS CAST IRON BOILER 13 YEARS
- 550 GALLON OIL TANK (#2 Oil)
- ROOF WITH ALARM 8 YEARS
- NEW PARAPET WALL
- BRICKS POINTED
- BRICKS WATERPROOFED 1 YEAR
- 5/6 OF APARTMENTS RENOVATED 2-5 YEARS
- CIRCUIT BREAKERS IN BSMT & APTS
- UPGRADED ELECTRIC 9 YEARS
- 3 GARAGES (REAR WALL REBUILT LAST YEAR)
- WORKING INTERCOM
- LOCKED FRONT DOORS
- CLEAN HALLWAYS

FINANCIALS

PURCHASE PRICE	\$ 925,000
DOWN PAYMENT (30%)	\$ 277,500
LOAN (70%)	\$ 647,500
INTEREST RATE	3.25%
AMORTIZATION (YEARS)	30
MONTHLY/ANNUAL MORTGAGE PAYMENT	\$2,818 / \$33,816
MONTHLY/ANNUAL CASH FLOW	\$1,122 / \$13,461
DEBT COVERAGE RATIO	1.40
RETURN ON CASH INVESTED	4.85%

GRM	10.18x
CAP RATE	5.11%
PRICE/UNIT	\$ 154,167
RENT/ROOM	\$ 364
PRICE/SQ FT	\$ 176
RENT/UNIT	\$ 1,212
EXPENSE/ ADJ INCOME	45%

INCOME	
RESIDENTIAL	\$ 87,271
GARAGES	\$ 3,600
TOTAL GROSS	\$ 90,871
VACANCY (5%)	\$ (4,544)
ADJUSTED GROSS INCOME	\$ 86,328
EXPENSES	
TAXES	\$ 18,270
FUEL	\$ 8,300
ELECTRIC	\$ 681
REPAIRS	\$ 2,700
INSURANCE	\$ 3,000
WATER/SEWER	\$ 2,200
SUPER	\$ 3,900
TOTAL EXPENSES	\$ (39,051)
NOI	\$ 47,277

Expenses are verifiable. Low water bill is due to building being occupied by working single tenants. Very few children are in the building

Let Us Do Business The Right Way!

FOR MORE INFORMATION CONTACT
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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.**