

1927 GILDERSLEEVE AVENUE, BRONX, NY 10473

EXCLUSIVE OFFERING MEMORANDUM

Long-Term Bess Lease W/ Additional Land Plus a Vacant Single-Family House



IPRG

1927 GILDERSLEEVE AVENUE, BRONX, NY 10473

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LEASE W/ ADDITIONAL LAND PLUS A VA

1927 GILDERSLEEVE AVENUE, BRONX, NY 10473

LONG-TERM BESS LEASE W/ ADDITIONAL LAND PLUS A VACANT SINGLE-FAMILY HOUSE FOR SALE

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FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

Jared Friedman

Senior Director

718.550.0087

jfriedman@iprg.com

David Roman

Associate

718.360.9609

droman@iprg.com

Daniel Morrison

Associate

718.360.0668

dmorrison@iprg.com

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INVESTMENT PRICING

1927 GILDERSLEEVE AVENUE





OFFERING PRICE

\$3,000,000

INVESTMENT HIGHLIGHTS

90 ft x 175 ft
Lot Dimensions

15,750 SF
Lot SF

\$191
Price/SF

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PROPERTY INFORMATION

1927 GILDERSLEEVE AVENUE



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INVESTMENT SUMMARY

LONG-TERM BESS LEASE W/ ADDITIONAL LAND PLUS A VACANT SINGLE-FAMILY HOUSE FOR SALE

Investment Property Realty Group (IPRG) has been exclusively retained to market for sale 1927 Gildersleeve Avenue, a unique mixed-use investment opportunity located at the intersection of Soundview Avenue and Rudd Place in the Clason Point section of The Bronx.

The property consists of a 23,642.5 square foot lot featuring a long-term Battery Energy Storage System (BESS) lease with Orenda, in addition to excess land improved with a detached single-family residence.

The BESS portion of the site occupies approximately 60' x 167' and is secured by a 25-year lease with scheduled 2% annual rent increases, providing stable long-term income through August 1, 2048.

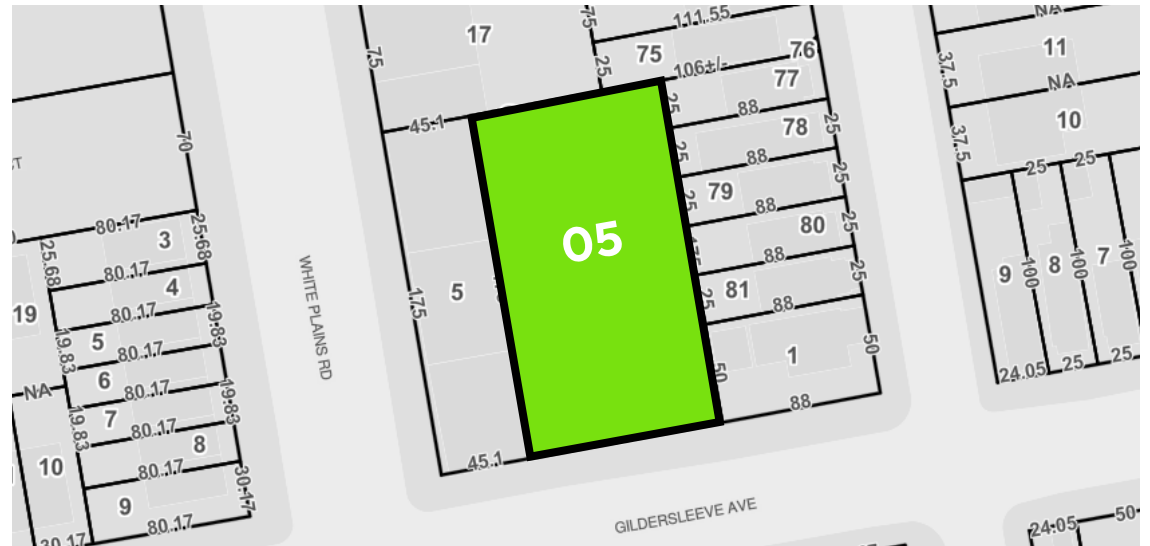
The remaining portion of the property consists of approximately 30' x 175' and is improved with a one-story single-family home containing 6 bedrooms and approximately 1,000 square feet.

1927 Gildersleeve Avenue is strategically positioned in the evolving Clason Point neighborhood and offers convenient access to major transportation corridors, as well as the 6, 2, and 5 subway lines. The property presents investors with a rare opportunity to acquire a stable cash-flowing asset with long-term leased infrastructure income and additional upside through the remaining excess land.

BUILDING INFORMATION

BLOCK & LOT:	3456-5
NEIGHBORHOOD:	Clason Point
CROSS STREETS:	Soundview Ave & Rudd Pl
LOT DIMENSIONS:	90 ft x 175 ft
TOTAL SQUARE FOOTAGE:	15,750 SF
ZONING:	R3-2,R3A,C1-1
FAR:	0.75
TAX CLASS / ANNUAL TAXES:	Class 1 / \$56,675
NOTES:	Battery Storage and Single Family Home

TAX MAP



BESS LEASE INCOME OVERVIEW

LEASE YEAR	MONTHLY RENT	ANNUAL RENT
Year 1	\$12,782.00	\$153,384.00
Year 2	\$13,037.64	\$156,451.68
Year 3	\$13,298.39	\$159,580.68
Year 4	\$13,564.36	\$162,772.32
Year 5	\$13,835.65	\$166,027.80
Year 6	\$14,112.36	\$169,348.32
Year 7	\$14,394.61	\$172,735.32
Year 8	\$14,682.50	\$176,190.00
Year 9	\$14,976.15	\$179,713.80
Year 10	\$15,275.67	\$183,308.04

LEASE HIGHLIGHTS

- 25-Year BESS Lease
- 2% Annual Rental Escalations
- Tenant utilizes Tesla battery storage equipment
- Long-term income stream through 2050 under revised amendment

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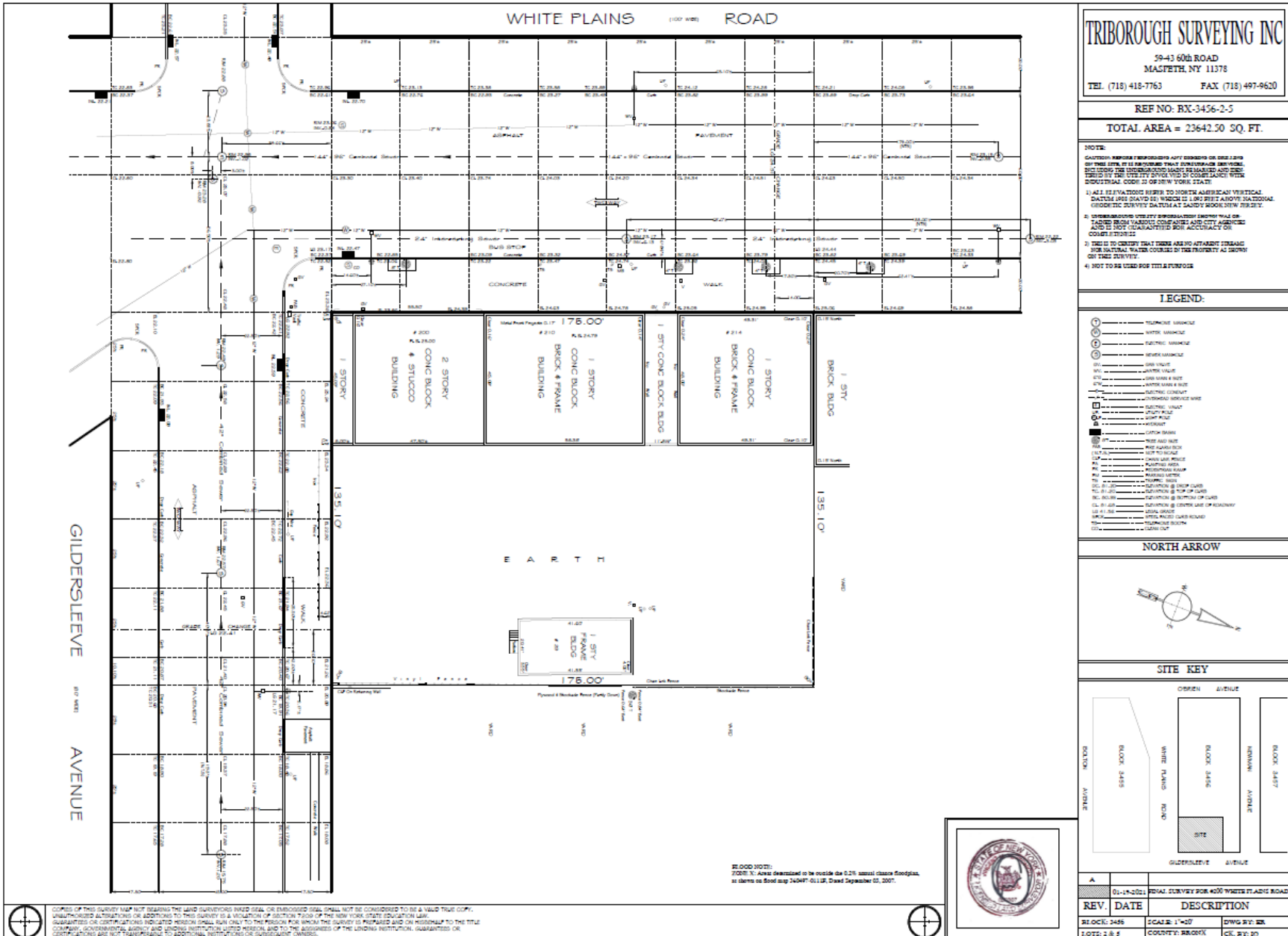
PROPERTY MAP



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SURVEY



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PROPERTY PHOTOS





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