# 3390-3392 E Tremont Ave, Bronx, NY

4 Unit Mixed Use Building in Pelham Bay

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SP Capital Group

Cavallo

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#### **PROPERTY INFORMATION**

ADDRESS	3390-3392 E Tremont Avenue	INCOME		
CITY	Bronx, NY 10461	Base Rent	\$250,968	
0111	210,, 1.1.10101	Tax Reimbursement	\$18,888	
NEIGHBORHOOD	Pelham Bay	Total Income	\$269,856	
BLOCK/LOT	05306-0028, 30	EXPENSES		
LOT SIZE	5,722 SF (42ft x 102ft irregular)	Real Estate Taxes	\$20,734	
		Water & Sewer	\$2,000	
<b>BUILDING SIZE</b>	6,139 SF (42ft x 84.5ft irregular)	Insurance	\$6,139	
ТҮРЕ	2-Story Walkup	Fuel	\$4,000	
		Maintenance & Management	\$7,738	
ZONING   FAR	R6A/C2-4   3.00 (1.07 Built)   17,166 BSF	<b>Total Expenses</b>	\$40,611	
UNITS	4 Units (2 Apartments & 2 Commercial)	NET OPERATING INCOME		
OCCUPANCY	Fully Occupied	Net Operating Income	\$229,245	

**INCOME & EXPENSES** 

#### **DESCRIPTION**

This 2-story walkup is located in the Pelham Bay neighborhood of the Bronx. The building is 6,139 square feet consisting of 2 apartments, a retail unit, and an office. The layouts include a three-bedroom and a four-bedroom unit. Located near the corner of E Tremont Ave and Bruckner Blvd, this property is only minutes away from restaurants, shops, markets, schools, parks, Hutchinson River Pkwy, I-95, I-695, and the 6 train. (RS)

# **ASKING PRICE**: \$2,990,000

For More Info Call: (212) 221-2456

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## **RENT ROLL**

UNIT	ТҮРЕ	NOTES	MONTHLY RENT	ANNUAL RENT
3390/3392 Retail	Restaurant	LXP: 11/2032 3,353 SF Pays \$1,574/month for taxes	\$13,000	\$156,000
3390	Office	LXP: 11/2032 670 SF	\$1,300	\$15,600
1	3 BR / 1 Bath	Section 8	\$3,188	\$38,256
2	4 BR / 1 Bath	Section 8	\$3,426	\$41,112
Total			\$20,914	\$250,968

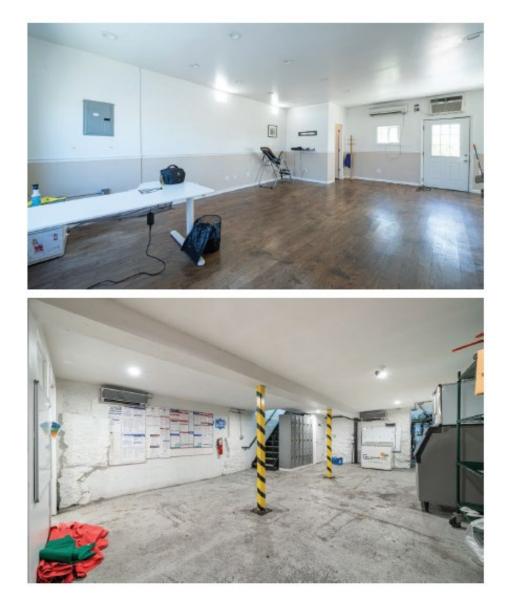
## **IMAGES**



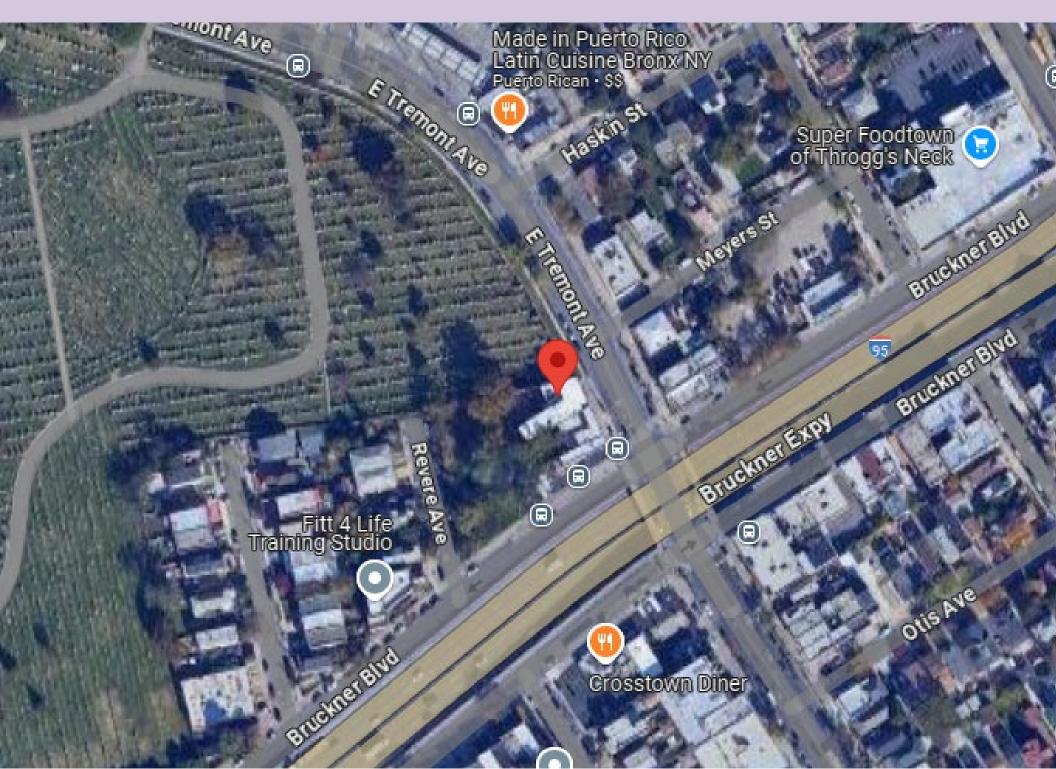


### **IMAGES**





#### **AERIAL MAP**



## AREA MAPS

