

811 Courtlandt Avenue, Bronx NY	2,450 SF	LOT SF	25x98	
3 Resi Units +1 Commercial Unit	3,185 SF	BUILT SF	23x55	
Two Story / Walk Up / Detached	3,185 SF	BUILDABLE SF	POSS NET SF	0 SF
Zoning	R7-2	FAR	1.3	Tax Class #1

Unit	Legal Status	Bed	Bath	SF	Lease Exp.	Current	Laundry/Storage Income	CITYFHEPS P.F.	Renovations	Notes
1	FM	2	1	N/A	7/31/25	\$2,484.00		\$2,762.00	YES	
2	FM	3	2	N/A	Vacant	\$3,464.00		\$3,464.00	YES	Rent is proposed. Unit is vacant.
3	FM	2	1	N/A	06/30/2025	\$2,425.00		\$2,762.00	YES	
Store	FM			N/A	07/31/2026	\$1,638.00		\$1,638.00	YES	2 yr lease with option to extend 1 yr. Starting 8/1/25 rent is \$1720.
25% of building expenses are covered by store- property tax and water										
3	7	4			67% Occupied	\$ 10,011	\$ -	\$ 10,626		

Building Cape Expenses:	None	RESI ONLY:	\$ 10,011	\$ -	\$ 10,626
Building Notes:	Renovated Tenants pay utilities (electric heat + hot water) Stainless steel appliances New plumbing and electric Basement laundry room Storage units in basement				

2024	
Property Expenses	
Property Tax	\$ 2,095
Insurance	\$ 3,000
Electric (PLP)	\$ 1,500
Water/Sewer	\$ 1,500
Gas (Heat)	
Maintenance	\$ 1,400
Total Operating Expenses	\$ 9,495
Net Operating Income	
Gross Revenue	\$ 120,132
Operating Expenses	\$ (9,495)
Net Operating Income	\$ 110,637

CITYFHEPS PRO FORMA	
Property Expenses	
Property Taxes	\$ 2,095
Insurance	\$ 3,000
Electric (PLP)	\$ 1,500
Water/Sewer	\$ 1,500
Gas (Heat)	
Maintenance	\$ 1,400
Total Operating Expenses	\$ 9,495
Net Operating Income	
Gross Revenue	\$ 127,512
Operating Expenses	\$ (9,495)
Net Operating Income	\$ 118,017