



Offering Memorandum

3160 Webster Avenue

Bronx, NY



Available Upon Request
Price



\$1,334
Avg Rent / Unit



60
Apartments



2015
Year Built

Property Summary

3160 Webster Avenue
Bronx, NY (Between East 204th Street & East Gun Hill Road)

Property Description	A (10) story elevator apartment building consisting of 60 apartments.
Block/Lot	3357/1001
Size	100' x 123.42'; Built 100' x 116'
Building SF	79,752 SF
Zoning	R7D, C2-4; FAR: 4.66
Year Built	2015
Layout	9/2; 19/3; 23/4; 9/5 = 212 Rooms
Assessment	\$2,746,600 (26/27 Tentative AV)
Loan Originator	Wells Fargo
Original Principal	\$5,400,000
Principal Balance	\$5,004,757
Current Interest Rate	4.71%
Origination Date	6/2019

Financial Summary

Available Upon Request

\$1,334

\$378

Asking Price

Avg Rent / Apartment

Avg Rent / Room

Income

Residential	\$898,760
Residential Vacant (4 Units)	\$61,707
Other Income*	\$10,495
Vacancy & Collection Loss (3%)	(\$29,129)
Total	\$941,833

Expenses

Real Estate Taxes (26/27)**	\$341,650
420C Exemption***	(\$341,650)
Water & Sewer (Estimated)	\$78,000
Fuel (Gas)*	\$83,060
Electric*	\$81,065
Insurance*	\$127,007
Payroll*	\$68,912
Management Fee (3%)	\$28,255
Repairs & Maintenance*	\$72,414
Total	\$538,713
NOI	\$403,120
Debt Service	\$315,152
NOI After Debt Service	\$87,969

*Derived from February 2026 T12 statement.

**Based on 26/27 tentative assessed value.

***420-C exemption will be in year 9 of 44 (expires 6/30/2061).

MK/ml-jn

Although information furnished is from sources deemed reliable, no representation is made as to the accuracy thereof.

Rent Roll

Unit	Tenant	Status	SF	Rooms	Monthly Rent	Annual Rent	RPSF	LXP
01-10A	Occupied	RS	1,094.21	5	\$ 2,006.31	\$ 24,075.72	\$ 22.00	11/30/2026
01-10B	Occupied	RS	549.41	2	\$ 1,280.02	\$ 15,360.24	\$ 27.96	6/30/2026
01-10C	Occupied	RS	656.36	3	\$ 1,458.67	\$ 17,504.04	\$ 26.67	11/30/2026
01-10D	Occupied	RS	674.47	3	\$ 1,468.07	\$ 17,616.84	\$ 26.12	11/30/2026
01-10E	Occupied	RS	931.86	2	\$ 1,261.12	\$ 15,133.44	\$ 16.24	1/31/2026
01-2A	Vacant	RS	821.01	4	\$ 1,584.19	\$ 19,010.28	\$ 23.15	
01-2B	Occupied	RS	1037.43	5	\$ 1,253.22	\$ 15,038.64	\$ 14.50	11/30/2026
01-2C	Occupied	RS	829.17	4	\$ 1,084.21	\$ 13,010.52	\$ 15.69	11/30/2026
01-2D	Vacant	RS	674.13	3	\$ 990.74	\$ 11,888.88	\$ 17.64	
01-2E	Occupied	RS	653.83	3	\$ 1,314.87	\$ 15,778.44	\$ 24.13	3/31/2026
01-2F	Occupied	RS	914.08	4	\$ 1,317.87	\$ 15,814.44	\$ 17.30	11/30/2027
01-3A	Occupied	RS	838.89	4	\$ 1,332.26	\$ 15,987.12	\$ 19.06	11/30/2026
01-3B	Occupied	RS	1037.43	5	\$ 1,248.34	\$ 14,980.08	\$ 14.44	11/30/2026
01-3C	Occupied	RS	829.21	4	\$ 1,097.85	\$ 13,174.20	\$ 15.89	11/30/2027
01-3D	Occupied	RS	535.38	2	\$ 839.75	\$ 10,077.00	\$ 18.82	12/31/2026
01-3E	Occupied	RS	674.13	3	\$ 882.06	\$ 10,584.72	\$ 15.70	5/31/2026
01-3F	Occupied	RS	653.83	3	\$ 1,097.85	\$ 13,174.20	\$ 20.15	11/30/2027
01-3G	Occupied	RS	930.78	4	\$ 1,295.10	\$ 15,541.20	\$ 16.70	11/30/2026
01-4A	Occupied	RS	829.23	4	\$ 1,584.19	\$ 19,010.28	\$ 22.93	3/31/2026
01-4B	Occupied	RS	1027.6	5	\$ 2,032.48	\$ 24,389.76	\$ 23.73	3/31/2026
01-4C	Occupied	RS	819.5	4	\$ 1,122.48	\$ 13,469.76	\$ 16.44	11/30/2027
01-4D	Occupied	RS	535.38	2	\$ 976.02	\$ 11,712.24	\$ 21.88	2/27/2026
01-4E	Occupied	RS	674.13	3	\$ 995.80	\$ 11,949.60	\$ 17.73	12/31/2023
01-4F	Occupied	RS	653.83	3	\$ 875.65	\$ 10,507.80	\$ 16.07	1/31/2026
01-4G	Occupied	RS	930.78	4	\$ 1,801.02	\$ 21,612.24	\$ 23.22	11/30/2027
01-5A	Occupied	RS	838.89	4	\$ 1,267.53	\$ 15,210.36	\$ 18.13	3/31/2026
01-5B	Occupied	RS	1037.43	5	\$ 2,008.70	\$ 24,104.40	\$ 23.23	3/31/2026
01-5C	Occupied	RS	846.94	4	\$ 1,317.87	\$ 15,814.44	\$ 18.67	11/30/2027
01-5D	Occupied	RS	549.41	2	\$ 980.38	\$ 11,764.56	\$ 21.41	1/31/2026
01-5E	Occupied	RS	674.47	3	\$ 1,274.36	\$ 15,292.32	\$ 22.67	6/30/2026
01-5F	Occupied	RS	656.36	3	\$ 1,097.85	\$ 13,174.20	\$ 20.07	12/31/2027
01-5G	Vacant	RS	931.86	4	\$ 1,215.98	\$ 14,591.76	\$ 15.66	
01-6A	Occupied	RS	838.89	4	\$ 1,552.80	\$ 18,633.60	\$ 22.21	3/31/2026
01-6B	Occupied	RS	1037.43	5	\$ 2,036.75	\$ 24,441.00	\$ 23.56	7/31/2026
01-6C	Occupied	RS	846.94	4	\$ 1,618.99	\$ 19,427.88	\$ 22.94	6/30/2027
01-6D	Occupied	RS	549.41	2	\$ 987.69	\$ 11,852.28	\$ 21.57	1/31/2026
01-6E	Occupied	RS	674.47	3	\$ 1,085.01	\$ 13,020.12	\$ 19.30	12/31/2027
01-6F	Occupied	RS	656.36	3	\$ 1,093.43	\$ 13,121.16	\$ 19.99	12/31/2026
01-6G	Occupied	RS	931.86	4	\$ 1,097.85	\$ 13,174.20	\$ 14.14	11/30/2027
01-7A	Occupied	RS	829.23	4	\$ 1,295.10	\$ 15,541.20	\$ 18.74	1/31/2027
01-7B	Occupied	RS	1027.6	5	\$ 1,522.76	\$ 18,273.12	\$ 17.78	12/31/2027
01-7C	Occupied	RS	837.28	3	\$ 1,679.20	\$ 20,150.40	\$ 24.07	11/30/2025
01-7D	Occupied	RS	549.41	2	\$ 1,032.20	\$ 12,386.40	\$ 22.54	11/30/2027
01-7E	Occupied	RS	674.47	3	\$ 1,050.57	\$ 12,606.84	\$ 18.69	3/31/2026
01-7F	Occupied	RS	656.36	3	\$ 1,050.57	\$ 12,606.84	\$ 19.21	1/31/2026
01-7G	Occupied	RS	931.86	4	\$ 1,719.82	\$ 20,637.84	\$ 22.15	11/30/2026
01-8A	Occupied	RS	839.21	4	\$ 1,771.57	\$ 21,258.84	\$ 25.33	12/31/2026
01-8B	Occupied	RS	1037.75	5	\$ 1,549.25	\$ 18,591.00	\$ 17.91	12/31/2027
01-8C	Occupied	RS	846.94	4	\$ 1,954.92	\$ 23,459.04	\$ 27.70	6/30/2026
01-8D	Occupied	RS	549.41	2	\$ 1,020.37	\$ 12,244.44	\$ 22.29	9/30/2026
01-8E	Occupied	RS	674.47	3	\$ 1,050.57	\$ 12,606.84	\$ 18.69	1/31/2026
01-8F	Occupied	RS	656.36	3	\$ 1,074.14	\$ 12,889.68	\$ 19.64	1/31/2026
01-8G	Occupied	RS	931.86	4	\$ 1,458.79	\$ 17,505.48	\$ 18.79	4/30/2027
01-9A	Occupied	RS	839.21	4	\$ 1,301.51	\$ 15,618.12	\$ 18.61	12/31/2026
01-9B	Occupied	RS	1037.75	5	\$ 2,043.29	\$ 24,519.48	\$ 23.63	11/30/2026
01-9C	Occupied	RS	846.94	4	\$ 1,261.12	\$ 15,133.44	\$ 17.87	1/31/2026
01-9D	Occupied	RS	549.41	2	\$ 1,282.47	\$ 15,389.64	\$ 28.01	8/31/2025
01-9E	Vacant	RS	674.47	3	\$ 1,351.33	\$ 16,215.96	\$ 24.04	
01-9F	Occupied	RS	656.36	3	\$ 1,416.18	\$ 16,994.16	\$ 25.89	11/30/2025
01-9G	Occupied	RS	931.86	4	\$ 1,317.87	\$ 15,814.44	\$ 16.97	12/31/2027
Total			47,454.99	212	\$ 80,038.93	\$ 960,467.16	\$ 20.24	

