



FOR SALE: BRONX MULTI FAMILY



Asking: \$4,950,000

Opportunity Zone
32 YEAR TAX ABATEMENT

11 RESIDENTIAL UNITS

CURRENT Gross Annual

Income: \$376,737

Expenses : \$ 50,428.45

NOI: \$326,308.55

Cap Rate: 6.6%

872 Home street
Bronx, NY 10459

Tom Bouklis – (917) 559-3023
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872 HOME STREET

RENTROLL				
Apt #	# of Bedrooms	Preferential Rent		Actual Rent
1A	1	\$2,911.81		\$2,911.81
1B	1	\$2,911.81		\$2,911.81
2A	ST	\$2,762.98		\$2,762.98
2B	ST	\$2,762.98		\$2,762.98
2C	1	\$3,006.47		\$3,006.47
3A	ST	\$2,723.32		\$2,723.32
3B	ST	\$2,644.00		\$2,644.00
3C	1	\$2,827.00		\$2,827.00
4A	ST	\$2,638.63		\$2,638.63
4B	ST	\$2,723.32		\$2,723.32
4C	2	\$3,482.43		\$3,482.43
TOTAL MONTHLY Rent-Roll		\$31,394.75		\$31,394.75
ANNUAL Rent-Roll		\$376,737.00		\$376,737.00

EXPENSES		
Fire Alarm		\$2,811.38
Utilities		\$14,235.32
Real Estate Taxes		\$19,275.66
Management/Super		\$12,821.00
Water		\$1,285.09
TOTAL EXPENSES:		\$50,428.45
NOI		\$326,308.55
Cap Rate		6.6%

872 Home St

