

# FOR SALE

**490 SOUTH BROADWAY**

**YONKERS, NY 10705**

**22 RESIDENTIAL UNITS | 2 COMMERCIAL UNITS**

## SONIA VELASCO

LIC. REAL ESTATE ASSOCIATE BROKER

C: 914.433.8903

E: SV779@AOL.COM



# RENT ROLL

## RESIDENTIAL

Unit	Size	Monthly Rent	Yearly Rent	Status
2A	4BR	\$2,221	\$26,652	Rented
2B	4BR	\$3,200	\$38,400	Rented
2C	4BR	\$3,331	\$39,972	Rented
2D	4BR	\$4,200	\$50,400	Rented
3A	4BR	\$2,923	\$35,076	Rented
3B	4BR	\$2,665	\$31,980	Rented
3C	4BR	\$2,029	\$24,348	Rented
3E	1BR	\$1,875	\$22,500	Rented
3F	2BR	\$818	\$9,816	Rented
4A	4BR	\$2,123	\$25,476	Rented
4B	4BR	\$3,200	\$38,400	Rented
4C	4BR	\$3,200	\$38,400	Rented
4E	1BR	\$624	\$7,488	Rented
4F	2BR	\$2,000	\$24,000	Rented
5A	4BR	\$2,511	\$30,132	Rented
5B	4BR	\$3,100	\$37,200	Rented
5C	4BR	\$1,919	\$23,028	Rented
5D	4BR	\$3,100	\$37,200	Rented
6A	4BR	\$3,200	\$38,400	Rented
6B	4BR	\$3,400*	\$40,800	Vacant
6C	4BR	\$1,665	\$19,980	Rented
6D	4BR	\$2,382	\$28,584	Rented

\*PROJECTED RENT

## COMMERCIAL

NAME	MONTHLY RENT	YEARLY RENT	LEASE EXPIRATION
RENT-A-CENTER	\$6,835	\$82,020	6/1/2026
LITTLE CAESARS	\$3,290	\$39,480	5/31/2026

# INCOME & EXPENSES

490 SOUTH BROADWAY

YONKERS, NY 10705

22 RESIDENTIAL UNITS | 2 COMMERCIAL UNITS

Insurance	\$40,385
Taxes	\$69,498.40
Water	\$12,000
Utilities/Heat	\$20,200

**MONTHLY INCOME: \$65,813.41**

**YEARLY INCOME: \$789,760.92**

**YEARLY EXPENSES: \$142,093.24**