



ASKING PRICE **\$7,850,000**

30,008 Total SF Mixed-Use Buildings for Sale

3190 Riverdale Avenue
Riverdale, NY 10463

Corner of W232nd Street & Riverdale Avenue



FINANCIALS



LAL W232 MANAGEMENT CO., LLC - 3190 RIVERDALE AVENUE BRONX, NY 10463

Unit	Rent Income	Lease Start	Lease End	Option To Extend	Pet fee	Parking	Property Tax
B1 - Free Market	\$3,623.21	03/01/2025	02/28/2026			\$250.00	
2A	\$2,970.85	08/01/2025	07/31/2026				
2B- Free Market	\$2,860.00	02/01/2025	01/31/2026		\$25.00		
2C	\$2,137.31	08/01/2025	07/31/2027				
3A	\$2,999.43	06/01/2025	05/31/2026				
3B	\$2,960.18	08/01/2025	07/31/2026			\$250.00	
3C	\$2,123.96	02/01/2025	01/31/2026				
4A	\$3,033.86	06/01/2024	05/31/2026				
4B	\$2,912.81	10/01/2023	09/30/2025				
4C	\$2,128.08	06/01/2024	05/31/2026				
5A - Free Market	\$3,600.00	08/01/2025	07/31/2026				
5B	\$3,003.61	07/01/2024	06/30/2026			\$125.00	
5C	\$2,128.08	04/01/2024	03/31/2026				
Suite 1 & 2	\$8,421.00	3/1/2019	3/31/2028	YES		\$500.00	\$70.12
Suite 3	\$6,554.33	6/1/2018	3/31/2026	YES		\$200.00	
Suite 4 & 5	\$8,408.93	5/1/2018	8/31/2026	YES		\$250.00	\$384.83
TOTAL	\$59,865.64				\$25.00	\$1,325.00	\$454.95

Rent Income	\$59,865.64
Pet Fee	\$25.00
Parking	\$1,825.00
Prop Tax (Month)	\$454.95
TOTAL	\$62,170.59

All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.

3190 RIVERDALE AVENUE – FINANCIAL OVERVIEW

Residential (13 Units)	
Annual	\$437,777
Monthly	\$36,481.42
Commercial (5 Suites)	
Annual	\$280,611
Monthly	\$23,384.25
Other Income	
Parking	\$21,900 / yr → \$1,825.00 / mo
Pet Fee	\$300 / yr → \$25.00 / mo
Pro Tax Reimbursement	\$5,459.40 / yr → \$454.95 / mo
Total Gross Income	
Annual	\$746,047.40
Monthly	\$62,170.59

INVESTMENT METRICS

Asking Price	\$7,850,000
Total Units	18 (13 Residential + 5 Commercial)
Price per Unit	\$436,111
Cap Rate	~7.63%

3190 RIVERDALE AVENUE – OPERATING EXPENSES

Annual	
Real Estate Taxes	\$50,752
Insurance	\$40,000
Management (3%)	\$20,700
Utilities	\$20,800
Repairs & Maintenance / CAM	\$7,800
Payroll	\$6,500
Administrative / G&A	\$3,250
Security / Alarm Monitoring	\$2,500
Total	
Total Annual Expenses	\$147,302
Monthly Equivalent	\$12,275.17

NET OPERATING INCOME (NOI)

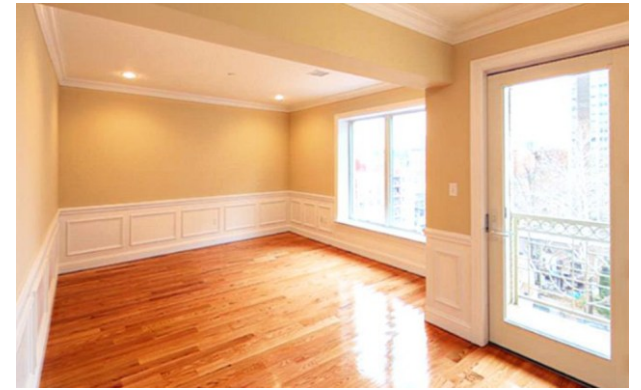
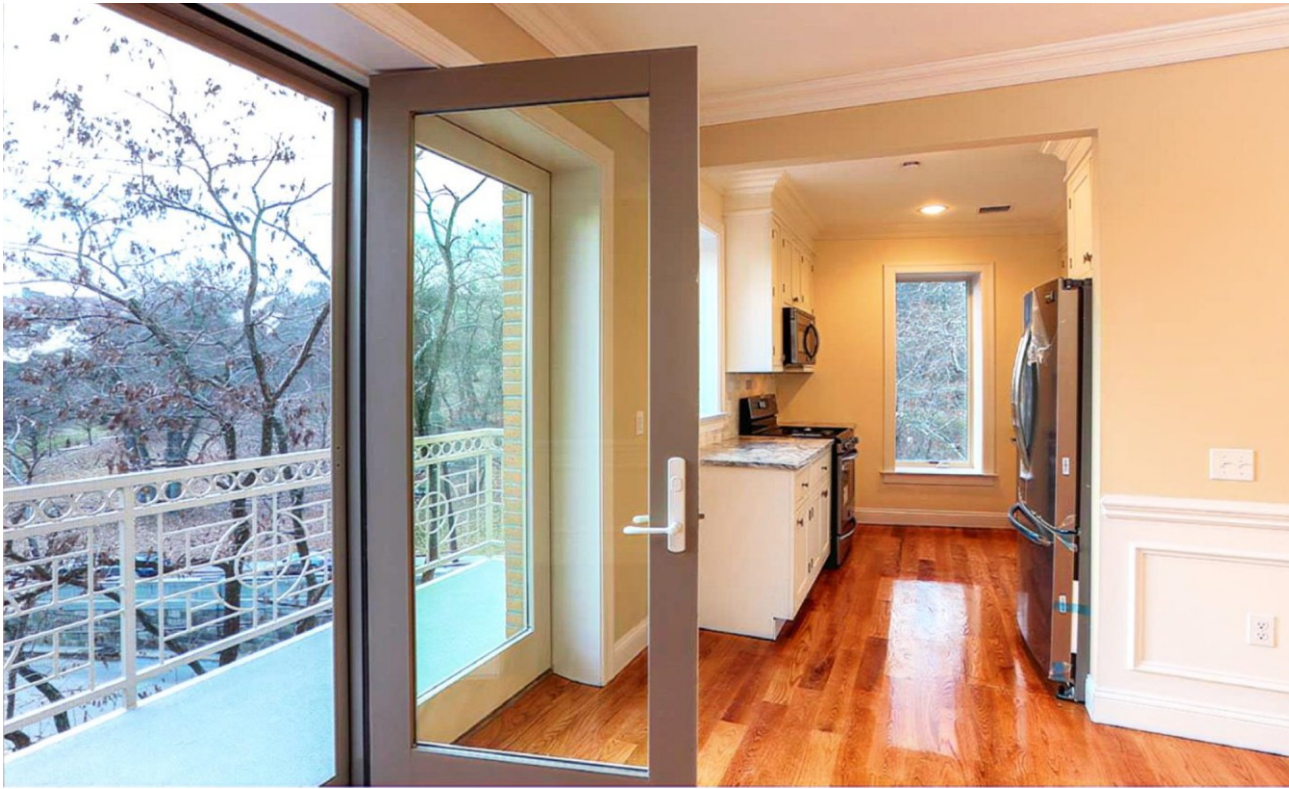
Total	
Monthly NOI	\$49,895.42
Annual NOI	\$598,745.04

OUTDOOR SPACES, PARKING & ROOF



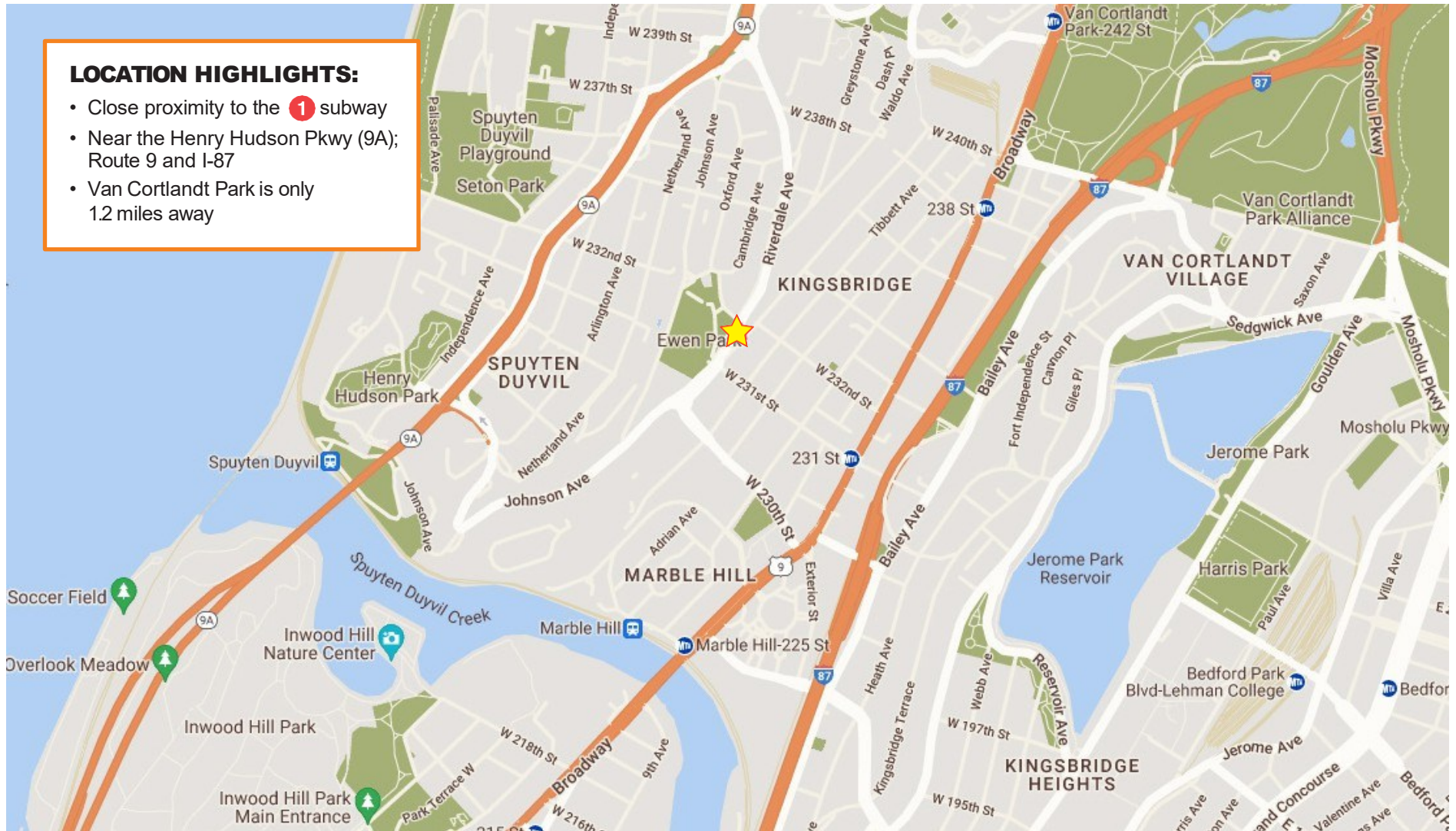
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LIVING, KITCHEN & BATHROOM SPACES



LOCATION HIGHLIGHTS:

- Close proximity to the **1** subway
- Near the Henry Hudson Pkwy (9A); Route 9 and I-87
- Van Cortlandt Park is only 1.2 miles away



FOR MORE INFORMATION, PLEASE CONTACT:

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