



**Alpha Realty**

Investment Sales

Contact:

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**4206 Carpenter Avenue, Bronx, NY 10466**  
**627 East 233rd Street, Bronx, NY 10466**

*32 Apartments & 2 Commercial | 31,157 SF*

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### PROPERTY OVERVIEW

Address	4206 Carpenter Avenue	627 East 233rd Street
Neighborhood	Wakefield	Wakefield
Block/Lot	04994-0041	04994-0040
Lot Size	55' X 114.42'	25' X 114.42'
Building Size	54' X 104'	20' X 65'
Building SF	27,500 SF	3,657 SF
Building Type	6-Story/Walk-Up	3-Story/Walk-Up
Total Apartments	31	1
Layouts	1/2, 16/3, 13/4	N/A
Total Rooms	102	0
Total Commercial	1	1
Zoning	R6	R6
FAR (built/allowed)	4.37/2.43	1.28/2.43
Taxes (20/21)	\$86,679	\$6,004
HPD Violations	4/A, 15/B, 21/C	None

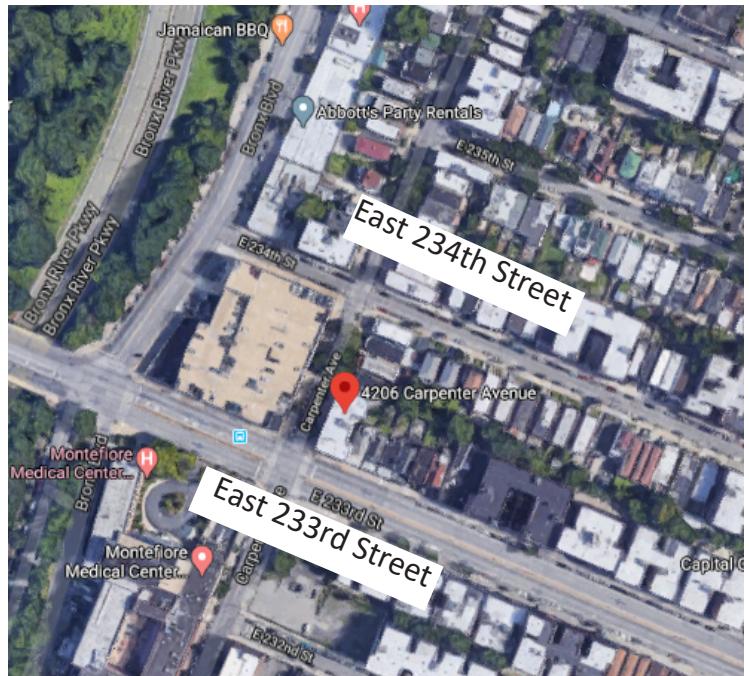
**\$5,575,000** | **\$179** | **9.7X** | **6.6%**

ASKING PRICE

\$/SF

GRM

CAP



Contact us for more information:  
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## FINANCIAL OVERVIEW

### INCOME:

APARTMENTS (31 Units)	\$ 488,908
COMMERCIAL (2 Offices)	\$ 76,800
LAUNDRY	\$ 2,100
GARAGE	\$ 6,000
<b>EFFECTIVE GROSS INCOME</b>	<b>\$ 573,808</b>

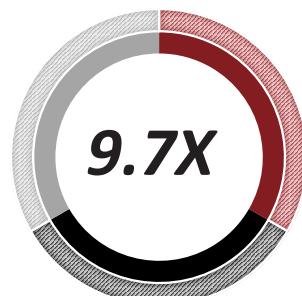
### EXPENSES:

TAXES (20/21)	\$ 92,683
WATER & SEWER	\$ 28,500
PAYROLL	\$ 12,000
HEATING	\$ 23,400
MANAGEMENT FEE (3%)	\$ 17,214
ELECTRIC	\$ 3,200
INSURANCE	\$ 18,250
REPAIRS, MAINTENANCE & MISC (\$400/UNIT)	\$ 12,000
<b>TOTAL EXPENSES</b>	<b>\$ 207,247</b>
<b>NET OPERATING INCOME</b>	<b>\$ 366,561</b>

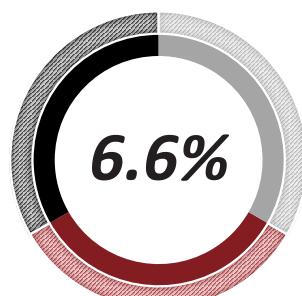
## METRICS



*PRICE/SF*



*GRM*



*CAP RATE*

## Investment Highlights

- 5-story mixed-use walk-up building with a total of 31 apartments & 2 offices
- The building is located on a quiet residential street near the Bronx River and the Montefiore Medical Center
- The building shares its gas boiler with the next door two-family house: 627 East 233 Street
- Within walking distance of the 233rd Street subway station (2 5 trains)

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## **RENT ROLL - 4206 Carpenter Avenue**

UNIT	TENANT NAME	RENT/MONTH	LEGAL RENT	ROOMS	LXP	STATUS
A1	TENANT 1	\$1,445	\$2,073	4	1/31/2021	RS/PREF RENT
A2	TENANT 2	\$1,465	\$1,754	3	7/31/2021	RS/PREF RENT
A3	TENANT 3	\$1,035	\$1,201	2	3/31/2021	RS/PREF RENT
A4	TENANT 4	\$1,228	\$1,631	3	12/31/2020	RS/PREF RENT
A5	TENANT 5	\$1,396	\$1,396	4	5/31/2021	RS
A6	TENANT 6	\$1,145	\$1,300	3	6/30/2021	RS/PREF RENT
B1	TENANT 7	\$1,294	\$1,294	4	4/30/2022	RS
B2	TENANT 8	\$1,410	\$2,540	4	7/31/2020	RS/PREF RENT
B3	TENANT 9	\$1,235	\$2,001	3	6/30/2021	RS/PREF RENT
B4	TENANT 10	\$1,279	\$2,641	3	4/30/2021	RS/PREF RENT
B5	TENANT 11	\$1,470	\$1,965	4	6/30/2020	RS/PREF RENT
B6	TENANT 12	\$1,200	\$1,414	3	6/30/2021	RS/PREF RENT
C1	TENANT 13	\$1,558	\$1,882	4	4/30/2022	RS/PREF RENT
C2	TENANT 14	\$1,410	\$1,715	4	4/30/2021	RS/PREF RENT
C3	TENANT 15	\$1,275	\$1,791	3	6/30/2021	RS/PREF RENT
C4	TENANT 16	\$1,265	\$1,628	3	6/30/2021	RS
C5	TENANT 17	\$1,450	\$2,237	3	11/30/2020	RS/PREF RENT
C6	TENANT 18	\$1,295	\$2,981	3	10/31/2020	FM
D1	TENANT 19	\$1,558	\$1,718	4	5/31/2021	FM
D2	TENANT 20	\$1,445	\$2,566	4	3/31/2021	FM
D3	TENANT 21	\$1,240	\$2,063	3	7/31/2021	RS/PREF RENT
D4	TENANT 22	\$1,284	\$2,705	3	5/31/2021	RS/PREF RENT
D5	TENANT 23	\$855	\$855	4	3/31/2022	RS
D6	TENANT 24	\$1,235	\$2,276	3	5/31/2021	RS
E1	TENANT 25	\$1,409	\$1,547	4	4/30/2022	RS/PREF RENT
E2	TENANT 26	\$1,380	\$2,407	4	2/28/2021	RS/PREF RENT
E3	TENANT 27	\$814	\$814	3	8/31/2021	RS
E4	TENANT 28	\$1,253	\$2,002	3	8/31/2020	RS/PREF RENT
E5	TENANT 29	\$1,445	\$2,060	4	2/28/2021	FM
E6	TENANT 30	\$1,285	\$2,082	3	2/28/2021	FM
BSMNT	SUPER	\$0				
OFFICE	BRONX OB-GYN Assoc.	\$3,700			8/31/2020	COMMERCIAL

**MONTHLY TOTAL** **\$42,757** **102**

**ANNUAL TOTAL** **\$513,084**

**\$5,575,000 | \$179 | 9.7X | 6.6%**  
**ASKING PRICE                    \$/SF                    GRM                    CAP**

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## ***RENT ROLL - 627 East 233rd Street***

UNIT	TENANT NAME	RENT/MONTH	COMMENTS
OFFICE	CONSTRUCTION COMPANY	\$2,700	WILL BE VACATING
APARTMENT	SIMONE BURTON	\$1,685	4 BEDROOMS/LXP: 3/31/2021
GARAGE STORAGE	GARAGE STORAGE	\$500	WILL BE VACATING
<b>MONTHLY TOTAL</b>		<b>\$4,885</b>	
<b>ANNUAL TOTAL</b>		<b>\$58,620</b>	

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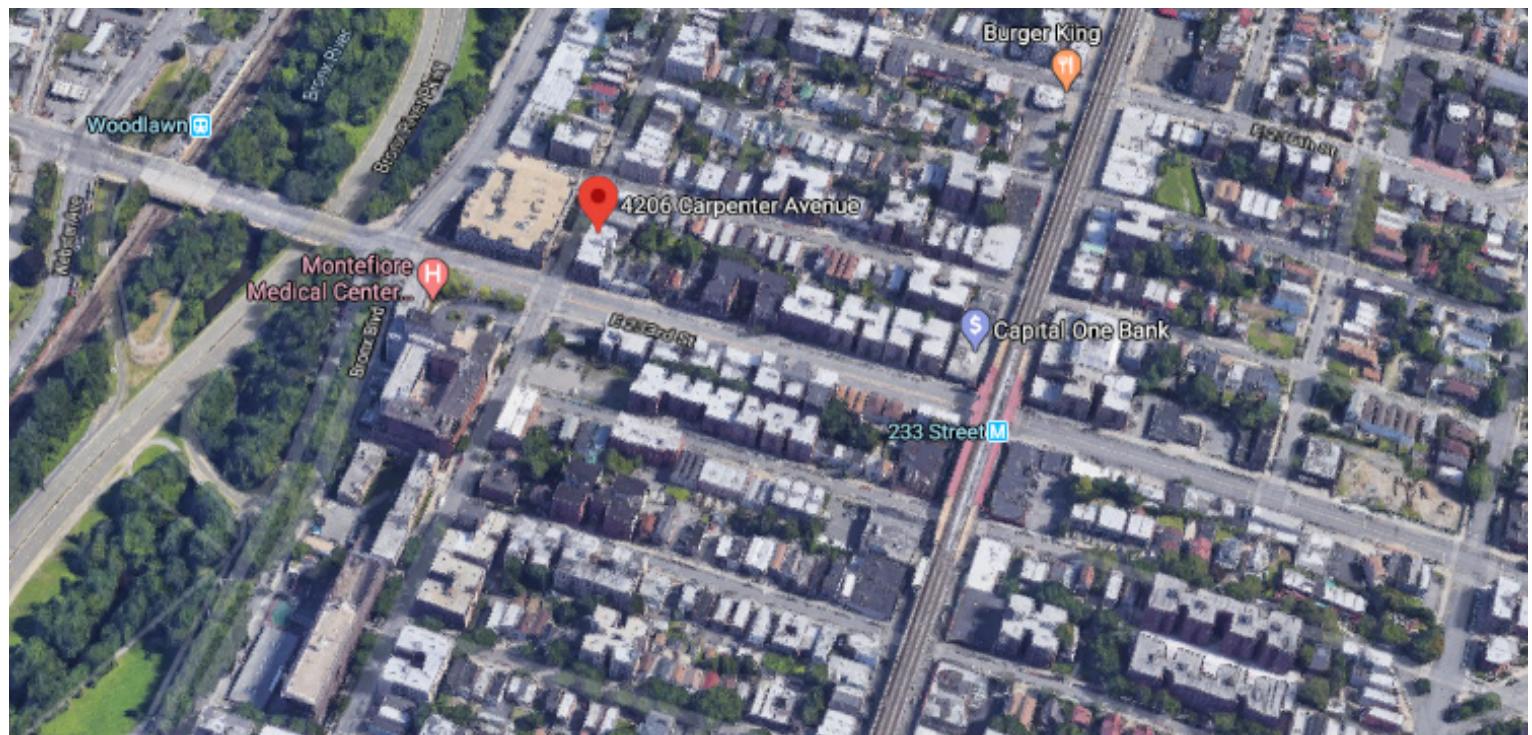
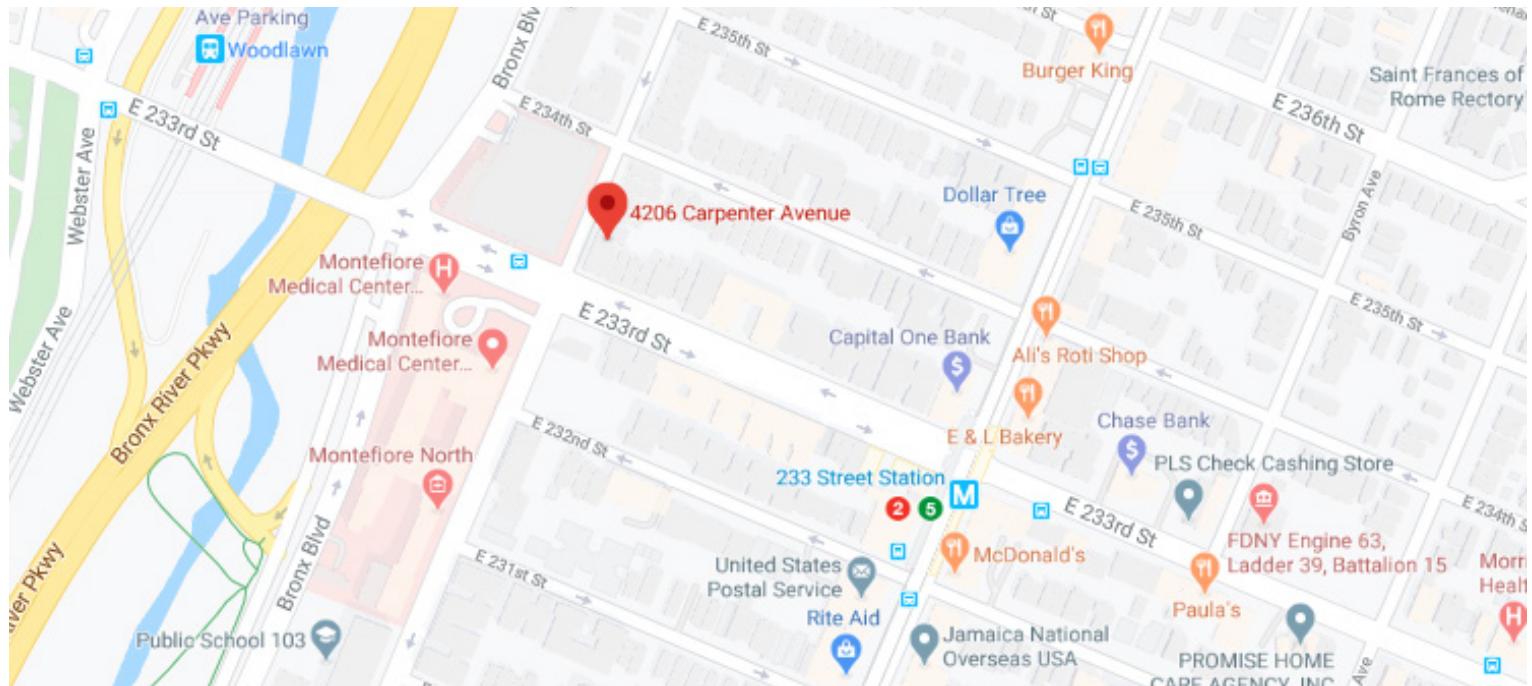
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## Aerial Views



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