



Alpha Realty

Investment Sales

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

32 Apartments & 2 Commercial | 31,157 SF

Contact:

Lev Mavashev

Principal

(212) 658-0979

lev@alpharealty.com

Yehuda Leser

Associate

(212) 658-0826

yehuda@alpharealty.com

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

32 Apartments & 2 Commercial | 31,157 SF

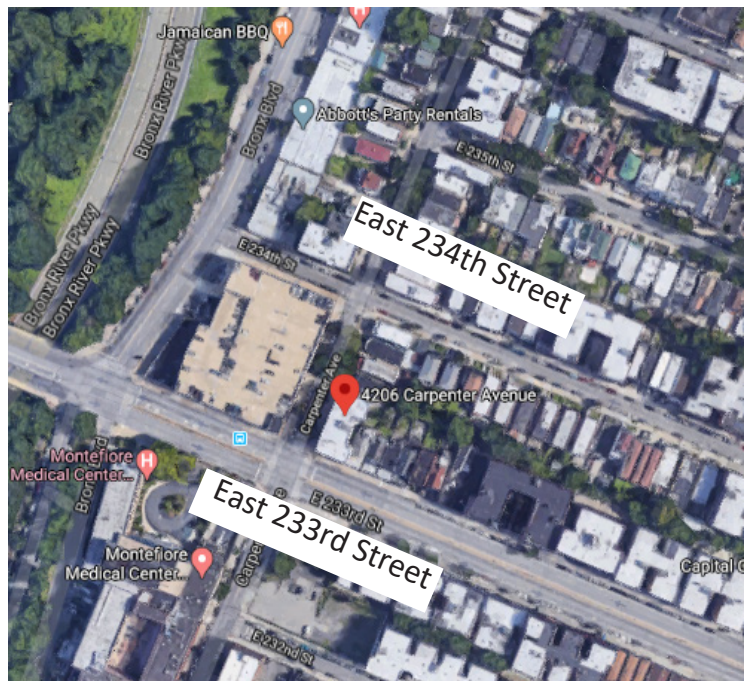
Alpha Realty

Investment Sales

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:
www.alpharealtyny.com | (212)658-0955

Alpha
Realty

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied.

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

32 Apartments & 2 Commercial | 31,157 SF

Alpha Realty

Investment Sales

FINANCIAL OVERVIEW

INCOME:

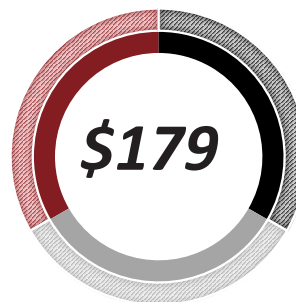
APARTMENTS (31 Units)	\$	488,908
COMMERCIAL (2 Offices)	\$	76,800
LAUNDRY	\$	2,100
GARAGE	\$	6,000
EFFECTIVE GROSS INCOME	\$	573,808

EXPENSES:

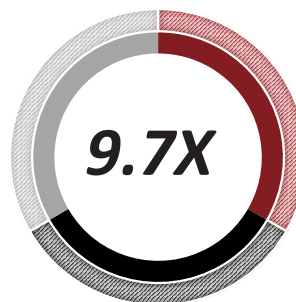
TAXES (20/21)	\$	92,683
WATER & SEWER	\$	28,500
PAYROLL	\$	12,000
HEATING	\$	23,400
MANAGEMENT FEE (3%)	\$	17,214
ELECTRIC	\$	3,200
INSURANCE	\$	18,250
REPAIRS, MAINTENANCE & MISC (\$400/UNIT)	\$	12,000
TOTAL EXPENSES	\$	207,247

NET OPERATING INCOME **\$ 366,561**

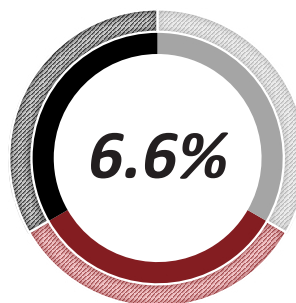
METRICS



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)

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

Alpha
Realty

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied.

www.alpharealtyny.com | (212)658-0955

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

32 Apartments & 2 Commercial | 31,157 SF

Alpha Realty

Investment Sales

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**



Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied.

www.alpharealtyny.com | (212)658-0955

4206 Carpenter Avenue, Bronx, NY 10466
 627 East 233rd Street, Bronx, NY 10466
 32 Apartments & 2 Commercial | 31,157 SF

Alpha Realty
 Investment Sales

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
MONTHLY TOTAL		\$4,885	
ANNUAL TOTAL		\$58,620	

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



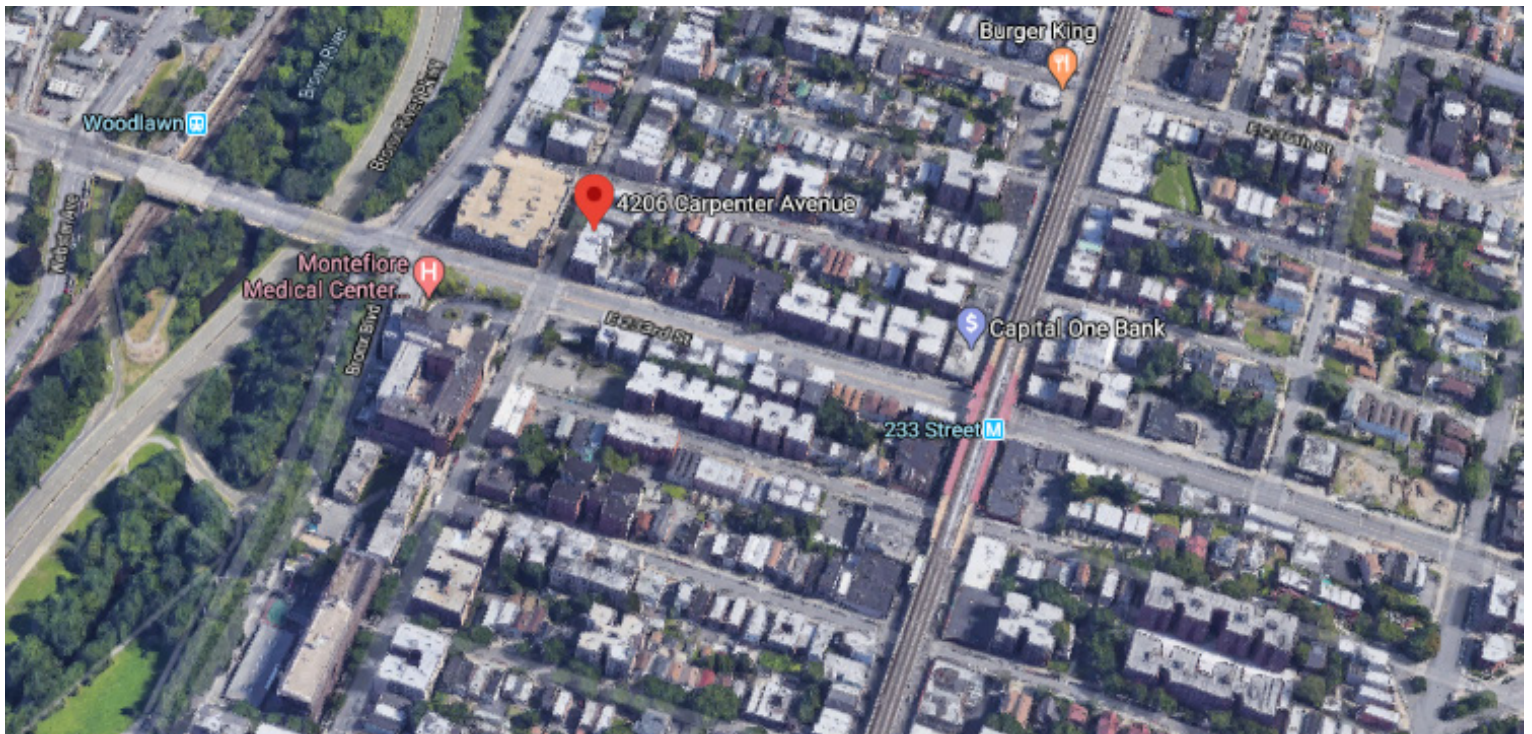
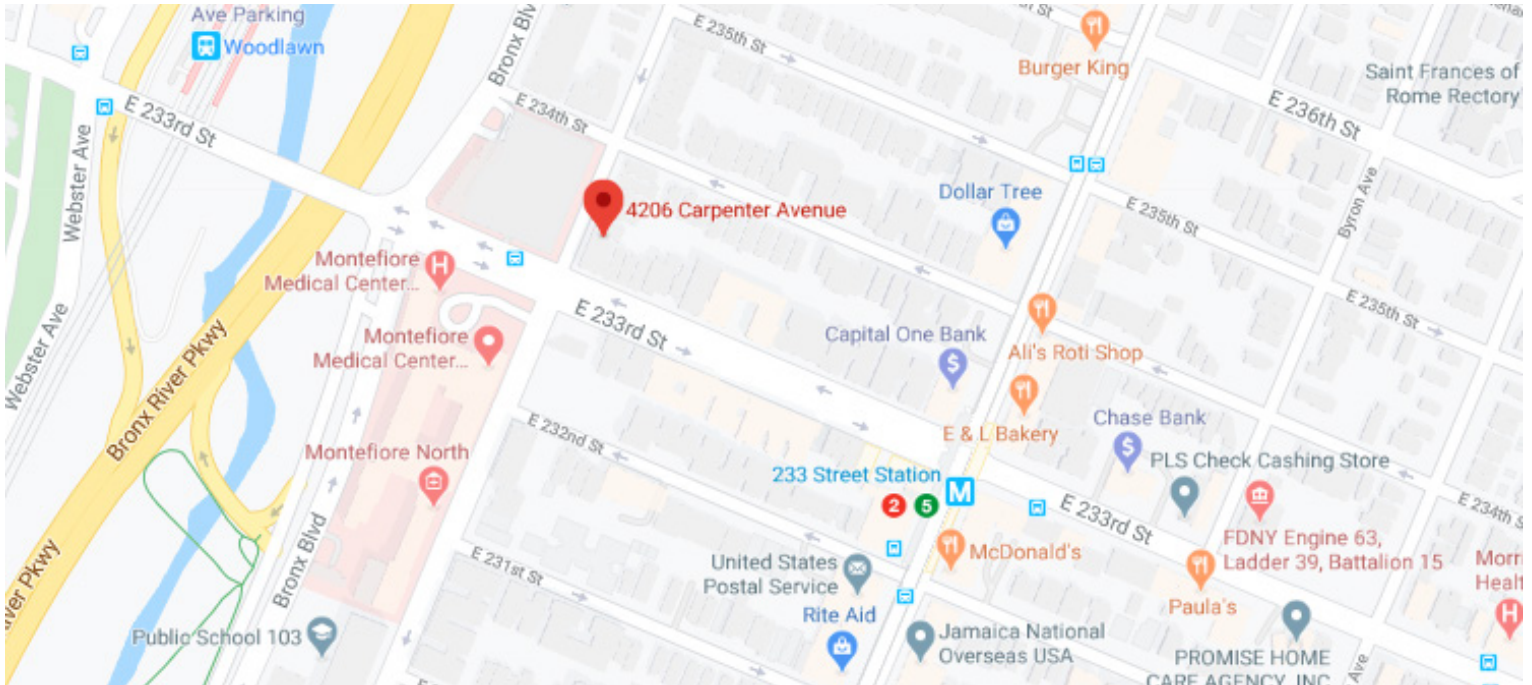
Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied.

www.alpharealtyny.com | (212)658-0955

4206 Carpenter Avenue, Bronx, NY 10466
627 East 233rd Street, Bronx, NY 10466
32 Apartments & 2 Commercial | 31,157 SF

Alpha Realty
Investment Sales

Aerial Views



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

Alpha
Realty

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied.

www.alpharealtyny.com | (212)658-0955