

## 2467 University Ave Bronx, NY 10468



### **ABOUT 2467 University Ave**

#### Great Investment Opportunity!

Here at 2467 University Ave you have convenient access to public transportation which makes getting around from the neighborhood a breeze. Nearby you have several Restaurants, Parks, Hospital and much more. It is a well maintained Multi-Family Building. This opportunity will not last.

# PROPERTY DETAILS

- ▶ Parcel ID: 03219-0203
- **Zoning Description: R6**
- **▶** Property Sub-type: Over 6 Families
- Number of Units: 28
- **Construction type:**
- Dimensions: 50 X 100 Ft
- Lot Size SF: 5,000 Sq Ft
- Residential Sq Ft: 22,000 Sq Ft
- ▶ Stories: 5
- Taxes: \$ 69,443
- Year Built: 1915

#### Rent Roll

#### **Rent Roll**

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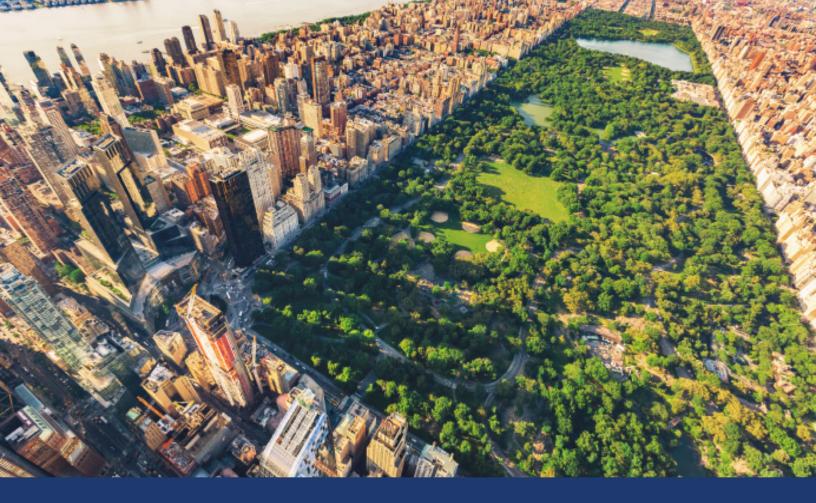
Month Year = 9/2023

Current/	Notice/	Vacant	Resid	ents

UNIT	TENANT	RENT	SIZE	LEASE END
1A	N/A	\$1,257.14	3	09/30/2023
1B	N/A	\$972.53	2.5	09/30/2024
1C	N/A	\$1,277.99	2.5	08/14/2023
1D	N/A	\$1,173.99	3	08/14/2023
1E	N/A	\$1,263.08	3	02/28/2024
2A	N/A	\$1,365.63	4	05/31/2023
2B	N/A	\$1,175.76	3	10/31/2023
2C	N/A	\$973.60	2.5	08/31/2023
2D	N/A	\$1,115.88	3	04/30/2024
2E	N/A	\$1,466.61	3	12/01/2024
за	N/A	\$1,300.34	4	11/14/2023
3B	N/A	\$1,019.66	3	09/30/2023
3C	N/A	\$1,183.09	2.5	04/25/2024
3D	N/A	\$1,462.66	3	06/30/2024
3E	N/A	\$1,310.51	3	03/31/2024
4A	N/A	\$1,619.81	4	12/31/2023
48	N/A	\$1,029.84	3	11/30/2024
4C	N/A	\$1,522.50	2.5	08/31/2023
4D	N/A	\$1,526.98	3	11/30/2023
4E	N/A	\$1,571.26	3	12/31/2023
5A	N/A	\$1,519.74	4	12/31/2023
5B	N/A	\$1,006.61	3	12/31/2023
5C	N/A	\$1,393.36	2.5	03/31/2024
5D	N/A	\$1,706.29	3	01/31/2024
5E	N/A	\$946.92	3	04/30/2024
BE	Vacant	\$0.00	3	N/A
BN	N/A	\$1,701.20	4	02/09/2024
BS	N/A	\$1,450.00	3	12/31/2024
Total				
28 Units	2467 Apartments LLC	\$35,312.98	86	

### Expenses

INCOME & EXPENSES Income					
Expenses					
	Con Edison/Heat	\$36,067.68			
	Insurance	\$12,746.52			
	Legal	\$1,057.00			
	Accounting	\$2,500.00			
	Repair & Maintenance	\$8,142.80			
	Pay Roll	\$5,200.00			
	Tax Real Estate	\$69,443.00			
	Water & Sewer	29,195.96			
	Total Expenses	\$164,352.96			
	Projected NOI	\$259,402.04			
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#### **CONTACT US**



Valon Nikçi

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\*Information Believed Accurate But Not Warranted\*

Buyer to verify all listing information



Licensed Real Estate Salesperson

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