



**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				
2467 University Ave Bronx, NY 10468				
Month Year = 9/2023				
Current/Notice/Vacant Residents				
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
3A	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
4B	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		
		\$423,755.00
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



CONTACT US



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*Information Believed
Accurate But Not
Warranted*

Buyer to verify all
listing information