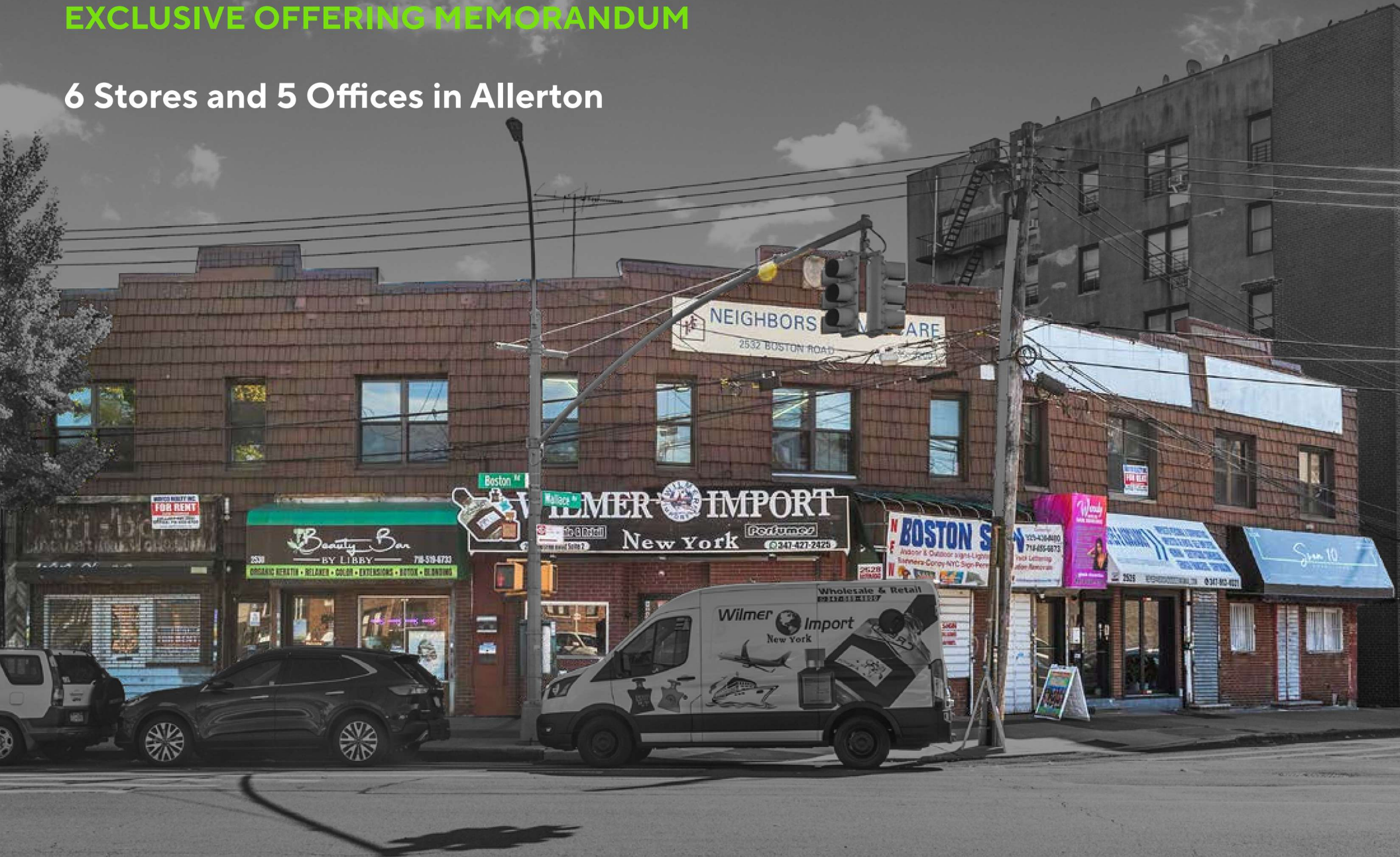


2530 BOSTON ROAD, BRONX, NY 10467

EXCLUSIVE OFFERING MEMORANDUM

6 Stores and 5 Offices in Allerton



IPRG



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FOR MORE INFORMATION,
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I PRG

INVESTMENT PRICING





NEIGHBORS ARE
2537 BOSTON ROAD

Boston St
WILMER IMPORT
New York
Perfumes
Wholesale & Retail

BOSTON S
Indoor & Outdoor Home Lighting
Baltimore County NYC Style Paint

794-66-8888
794-66-9473
Tux Cleaning
Auto Maintenance

Since 19

OFFERING PRICE
\$3,200,000

INVESTMENT HIGHLIGHTS

6 Stores & 5 Offices
of Units

10,030
Approx. SF

7.53%
Pro Forma Cap Rate

Allerton
Neighborhood

\$319
Price/SF

8.84x
Pro Forma GRM

INCOME

UNIT	TYPE	APPROX. SF	CURRENT/ PRO FORMA	RPSF	LEASE START	LEASE EXPIRY	NOTES
Store 1	Event Space	1,200	\$3,500	\$35	8/1/2024	7/31/2027	3% increase in 2026
Store 2	Taxes Services	1,000	\$3,120	\$37	2/1/2022	1/31/2027	4% increase in 2026
Store 3	Boston Signs	500	\$1,167	\$28	9/1/2020	8/31/2025	Option to renew
Store 4	Import Export	1,000	\$3,390	\$41	6/9/2022	6/30/2027	3% increase every year
Store 5	Beauty Salon	1,000	\$3,353	\$40	8/13/2020	7/31/2025	Option to renew
Store 6	Vacant	1,000	\$3,000	\$36			
Office 1 (Suite 200)	Vacant	1,000	\$2,300	\$28			
Office 2 (Suite 201)	Vacant	1,100	\$2,600	\$28			
Office 3 (Suite 202)	Braiding	850	\$2,200	\$31	10/1/2024	9/1/2027	3% increase in 2026
Office 4 (Suite 203)	Vacant	1,000	\$2,300	\$28			
Office 5 (Suite 204)	Vacant	900	\$2,100	\$28			
Tax Reimbursement	Braiding (Office Ste 202) (8.5%)	-	\$464	-			
Tax Reimbursement	Event Space (Store 1) (12%)	-	\$656	-			

MONTHLY: \$30,150
ANNUALLY: \$361,800

EXPENSES

	CURRENT/ PRO FORMA
GROSS OPERATING INCOME:	\$ 361,800
VACANCY/COLLECTION LOSS (5%):	\$ (18,090)
EFFECTIVE GROSS INCOME:	\$ 343,710
REAL ESTATE TAXES (4):	\$ (65,605)
WATER AND SEWER:	\$ (2,500)
INSURANCE:	\$ (11,000)
COMMON AREA ELECTRIC:	\$ (1,500)
REPAIRS:	\$ (5,000)
MANAGEMENT (5%):	\$ (17,186)
TOTAL EXPENSES:	\$ (102,791)
NET OPERATING INCOME:	\$ 240,920

IPRG

PROPERTY INFORMATION



INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 2530 Boston Road. The subject property is a 2-story retail/office use building that is in the Allerton section of the Bronx. The commercial building is made up of 6 retail spaces on the ground floor, and 5 office suites on the second floor. There are currently 5 out of the 6 retail spaces that are rented, and the second floor of office space has 1 out of the 5 suites rented. This is a perfect opportunity for an investor to come in and capture the upside in the vacant spaces or an owner user looking to utilize a portion of the building for their business.

Built in 1929, the building is a total of 10,030 square feet. The property sits on 60 ft of frontage on the corner of Boston Road and Wallace Avenue.

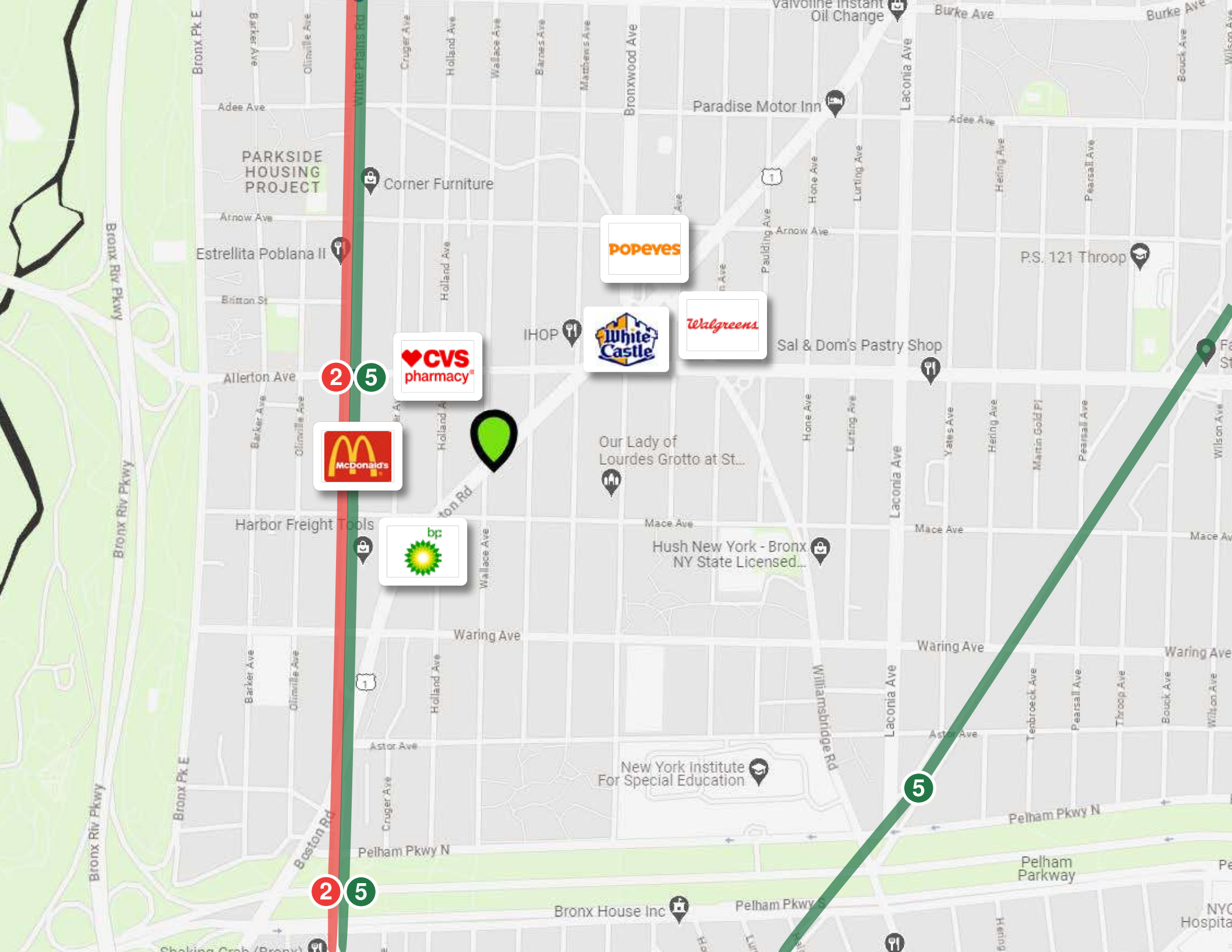
The building is within walking distance of the Allerton subway station (2,5).

BUILDING INFORMATION

BLOCK & LOT:	4439-0012
NEIGHBORHOOD:	Allerton
CROSS STREETS:	Corner of Boston and Wallace Avenue
LOT SQUARE FOOTAGE:	7,000
# OF UNITS::	6 Stores & 5 Offices
APPROX. TOTAL SF:	10,030
ZONING:	C8-1
FAR:	1
TAX CLASS:	4

TAX MAP





White Plains Rd

2 5

PARKSIDE HOUSING PROJECT

Estrellita Poblana II

2 5

McDonald's

Harbor Freight Tools

2 5

Boston Rd

2 5

Shaking Crab (Bronx)

Corner Furniture

CVS pharmacy

IHOP

White Castle

Walgreens

bp

Our Lady of Lourdes Grotto at St...

Hush New York - Bronx NY State Licensed...

New York Institute For Special Education

Bronx House Inc

Paradise Motor Inn

Sal & Dom's Pastry Shop

Valvoline Instant Oil Change

P.S. 121 Throop

Williamsbridge Rd

Laconia Ave

Waring Ave

Astor Ave

Pelham Pkwy N

Pelham Parkway

Laconia Ave

Yates Ave

Hering Ave

Martin Gold Pl

Pearsall Ave

Throop Ave

Bouck Ave

Wilson Ave

Pelham Pkwy S

NYC Hospital

Burke Ave

Adee Ave

Hering Ave

Pearsall Ave

Laconia Ave

Waring Ave

Astor Ave

Tenbroeck Ave

Pelham Pkwy N

Pelham Parkway

Burke Ave

Bouck Ave

Wilson Ave

Wilson Ave

Wilson Ave

Wilson Ave

Wilson Ave

Wilson Ave

Wilson Ave

Wilson Ave

ADDITIONAL PROPERTY PHOTOS





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