

- Located in the heart of Longwood, South Bronx, a rapidly redeveloping residential corridor
- Direct access to subway (2 & 5 Lines), bruckner expressway, and major bus routes
- Immediate proximity to schools, shopping, healthcare, supermarkets, and public amenities
- Surrounded by new residential developments and essential service infrastructure



Asking Price \$4.792.600.00

Newer Construction
14-Unit Multifamily Investment

Property Overview

Address	1012 Kelly St, Bronx, NY 10459
Type	Multifamily (Apartments)
Building Size	13,597 SF
Year Built / Renovated	2021
Land Acres	0.07 AC
Stories	7
Units	14
Class	B
Bldg FAR	4.46
Zoning	R7-1
Taxes	\$6,051.86/Unit(2024)

Public Transportation	Station / Location	Drive Time	Walk Time	Distance (mi)
Transit/Subway	Intervale Avenue (2,5)		2 min	0.1
	Simpson Street (2,5)	1 min	3 min	0.2
	Prospect Avenue (2,5)	1 min	8 min	0.4
	Hunts Point Avenue (6)	2 min	8 min	0.4
	Freeman Street (2,5)	1 min	11 min	0.6
Commuter Rail	Melrose Station (Harlem Line - Metro-North)	5 min		1.8
	Tremont Station (Harlem Line - Metro-North)	6 min		2.2
Airport	LaGuardia Airport	17 min		7.7
	John F. Kennedy International Airport	28 min		18.6
	Newark Liberty International Airport	30 min		23.9

Michelle Han 201 704 8831
michelle7han7@gmail.com

Real Estate Investment Consultant

1012 Kelly St Bronx, NY 10459



Ideal for:
Long-term hold investors
1031 Exchange buyers
Private equity and family office portfolios



NET INCOME \$306,342.95



Income Summary		
	Monthly Rent	Annual Rent
1A	\$2,500.00	\$ 30,000.00
1B	\$2,612.00	\$ 31,344.00
1C		-
2A	\$2,380.00	\$ 28,560.00
2B	\$2,572.00	\$ 30,864.00
3A	\$2,918.00	\$ 35,016.00
3B	\$2,918.00	\$ 35,016.00
4A	\$2,482.00	\$ 29,784.00
4B	\$2,400.00	\$ 28,800.00
5A	\$3,058.00	\$ 36,696.00
5B	\$2,312.00	\$ 27,744.00
6A	\$2,124.00	\$ 25,488.00
6B	\$2,918.00	\$ 35,016.00
7A	\$2,612.00	\$ 31,344.00
7B	\$2,572.00	\$ 30,864.00
Laundry	\$125.00	\$ 841.00
Total Income		\$ 437,377.00

Expense Summary	
	Annual Cost
5102-01 · Property Taxes	\$ 86,000.00
5102-03 · Insurance	\$ 4,802.14
5102-05 · Electricity	\$ 9,390.19
5102-06 · Water	\$ 7,294.00
5102-14 · Repairs and Maintenance	\$ 3,000.00
5102-19 · Fire and Alarm	\$ 1,879.20
5102-28 · Internet, Phone and Cameras	\$ 2,268.52
5102-34 · Elevator expenses	\$ 8,000.00
5102-35 · Building Super	\$ 8,400.00
Total Expenses	\$ 131,034.05