

- 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
Commuter Rail	Freeman Street (2,5)	1 min	11 min	0.6
	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

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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	