

27 Buchanan Pl, Bronx NY 10453, (Rent Stabilized) \$7.5M

Apt #	Br	Mo. Rent	Proj. Rent Increase	Notes	Exp.
#2A	2 Br	\$2,158.57	\$2,223-\$2,255	(421-A)	9/27
#2B	1 Br	\$1,912.81	\$1,970-\$1,998	(421-A)	8/26
#2C	Studio	\$1,992.14	\$2,051-\$2,081		9/26
#2D	Studio	\$1,992.14	\$2,099-\$2,129		9/26
#3A	1 Br	\$2,038.19	\$1,933-\$1,961		10/27
#3B	1 Br	\$1,877.29	\$1,911-\$1,939	(421-A)	10/26
#3C	Studio	\$1,856.05	\$2,033-\$2,062	(421-A)	9/27
#3D	Studio	\$1,915.97	\$1,973-\$2,002		11/26
#3E	2 Br	\$2,066.62	\$2,128-\$2,159	(421-A)	1/26
#4A	1 Br	\$1,983.16	\$2,042-\$2,072		10/26
#4B	1 Br	\$1,876.38	\$1,932-\$1,960	(421-A)	10/26
#4C	Studio	\$1,822.20	\$1,876-\$1,904	(421-A)	2/27
#4D	Studio	\$1,955.91	\$2,014-\$2,043		11/26
#4E	2 Br	\$2,214.79	\$2,281-\$2,314		9/27
#5A	1 Br	\$2,037.69	\$2,098-\$2,129		5/26
#5B	1 Br	\$1,971.10	\$2,030-\$2,059		1/26
#5C	Studio	\$1,931.14	\$1,989-\$2,018		9/26
#5D	Studio	\$1,950.22	\$2,008-\$2,037		3/26
#5E	2 Br	\$2,164.76	\$2,229-\$2,262	(421-A)	9/26
#6A	1 Br	\$1,979.25	\$2,038-\$2,068		9/26
#6B	1 Br	\$2,017.17	\$2,077-\$2,107		9/27
#6C	2 Br	\$2,308.39	\$2,377-\$2,412		4/27
#6D	2 Br	\$2,220.12	\$2,286-\$2,320		9/26
#7A	2 Br	\$2,166.71	\$2,231-\$2,264		9/26
#7B	1 Br	\$1,994.13	\$2,053-\$2,083		9/26
Commercial Unit		\$3,300.00	\$3,500.00		5/29
Parking (9 Spots)		\$2,000.00	\$2,500.00		
Monthly Rents:		\$55,702.00	\$57,882 - \$58,638		
Yearly Rents:		\$668,424.00	\$694,584 - \$703,656		
Yearly Expenses:		\$73,157.00	\$73,157.00		
NOI:		\$595,267.00	\$621,427- \$630,499		
CAP Rate:		8.0%	8.3% - 8.4%		

Yearly Expenses			Notes	BLOCK: 03196 LOT: 0066 RES. UNITS: 25. COM. UNITS: 1 RES. USE 17,140 COM. USE: 1,100 ZONING: R7 LOT: 5000 sq.ft. BUILT IN 2020
Taxes:		\$940.00	(421-A) 30 Yrs left	
Insurance:		\$15,012.00		
Electric		\$11,080.00		
Heat & Hot		\$19200.00		
Water & Sewer:		\$21035.00		
Fire Alarm		\$1,290.00		
Elevator:		\$4,600.00		
Annual		\$73,157.00		

**Disclaimer: All information provided is deemed reliable, but is not guaranteed.*