

# 3156 HULL AVE BRONX NY

MULTIFAMILY PROPERTY FOR SALE · 26 UNITS



eXp Commercial | 777 Westchester Ave, White Plains, NY 10604



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The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner’s obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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**3156**  
Hull Ave Bronx NY

3156 Hull Ave



# PROPERTY FACTS

## 3156 HULL AVE IN BRONX

Welcome to 3156 Hull Ave, a prime investment opportunity nestled in the vibrant Bronx borough of New York City. This well-maintained 26-unit building offers a blend of modern comfort and urban convenience, making it an attractive prospect for investors seeking lucrative returns in the bustling real estate market.

Situated in a strategic location, residents enjoy easy access to a plethora of amenities, including shops, restaurants, parks, and public transportation options, enhancing both the rental appeal and long-term value of the property.

Each unit is thoughtfully designed to provide residents with contemporary living spaces tailored to meet their diverse needs. From cozy studios to spacious multi-bedroom layouts, there's a perfect home for every lifestyle.

With its solid rental history and potential for further value appreciation, 3156 Hull Ave presents a compelling opportunity for savvy investors looking to expand their portfolio in one of New York City's most dynamic neighborhoods.

Property Address	<b>3156 Hull Ave Bronx, NY 10467</b>
No. Units	<b>26</b>
Property Type	<b>Multifamily</b>
Property Subtype	<b>Apartment</b>
Apartment Style	<b>Mid Rise</b>
Building Class	<b>C</b>
Lot Size	<b>0.11 AC</b>
Building Size	<b>21,250 SF</b>
No. Stories	<b>05</b>
Year Built	<b>1920</b>



# INVESTMENT OVERVIEW

## 3156 HULL AVE IN BRONX

### INVESTMENT SUMMARY

Seize the chance to step into a lucrative investment with ease. This 26-unit gem in The Bronx comes with an assumable mortgage of \$2.3 million at an enticing rate of 2.85%. Nestled within the vibrant borough of Bronx, 3156 Hull Ave stands as a beacon of opportunity for astute investors seeking to enhance cash flow and cultivate long-term equity in the bustling real estate landscape. This distinguished multifamily property boasts an impressive footprint, offering approximately 21,250 square feet of versatile floor space. Erected in 1920, the building embodies a rich historical legacy while embracing contemporary comforts and conveniences.

Beyond its historic charm and modern amenities, 3156 Hull Ave represents a compelling investment opportunity for discerning investors. With the potential to increase cash flow and nurture long-term equity growth, this property serves as a cornerstone asset in any investment portfolio. Its strategic location, coupled with its robust infrastructure and tenant-centric offerings, positions it as a lucrative venture poised for sustainable returns and value appreciation over time.



# PROPERTY PHOTOS



# AERIAL VIEW



**3156**  
Hull Ave Bronx NY

WILLIAMSBRIDGE OVAL  
TRACK AND FIELD



# FINANCIAL INFORMATION

3156 HULL AVE IN BRONX

RENT ROLL JMK APTS LLC		
3156 HULL AVENUE BRONX NY 10467		
APTS	MONTHLY RENT	LEASE EXPIRES
1AA	\$1,400.00	3/31/23
1A	\$1,222.03	7/30/22
1B	\$1,700.00	12/31/23
1C	\$1,700.00	2/28/23
1D	\$1,152.74	6/17/24
1E	\$1,795.50	4/30/24
2A	\$1,550.02	7/31/24
2B	\$1,263.22	8/31/21
2C	\$1,358.84	4/30/24
2D	\$943.18	10/31/23
2E	\$1,499.78	12/31/23
3A	\$1,224.78	2/28/24
3B	\$1,438.83	11/30/23
3C	\$1,542.00	6/30/23
3D	\$1,098.70	8/31/23
3E	\$1,453.15	3/14/23
4A	\$1,618.93	4/30/21
4B	\$1,575.94	9/30/23
4C	\$1,152.00	3/31/24
4D	\$1,260.00	11/30/23
4E	\$1,226.95	2/28/23
5A	\$1,505.90	8/31/24
5B	\$1,204.38	10/31/23
5C	\$1,066.00	1/31/24
5D	\$1,281.25	8/31/24
5E	\$1,470.88	12/31/23
<b>MONTHLY RENTAL INCOME</b>		<b>\$35,705.00</b>
<b>YEARLY RENTAL INCOME</b>		<b>\$428,460.00</b>

JMK APTS LLC	
3156 HULL AVENUE BRONX NY 10467	
YEARLY EXPENSES	
MORTGAGE	\$223,312.02
INSURANCE	\$18,134.96
MAINTENANCE & REPAIR	\$14,500.00
WATER & SEWER	Included in Mortgage
HEATING OIL	\$36,608.48
ELECTRIC	\$2,000.00
PROPERTY TAXES	Included in Mortgage
<b>TOTAL EXPENSES</b>	<b>\$294,555.46</b>

# BRONX, NEW YORK

## 3156 HULL AVE IN BRONX

Welcome to the bustling borough of the Bronx, New York—a vibrant tapestry of culture, diversity, and economic vitality. As a commercial real estate broker, allow me to guide you through the myriad opportunities and investment potential this dynamic area has to offer.

### CULTURE:

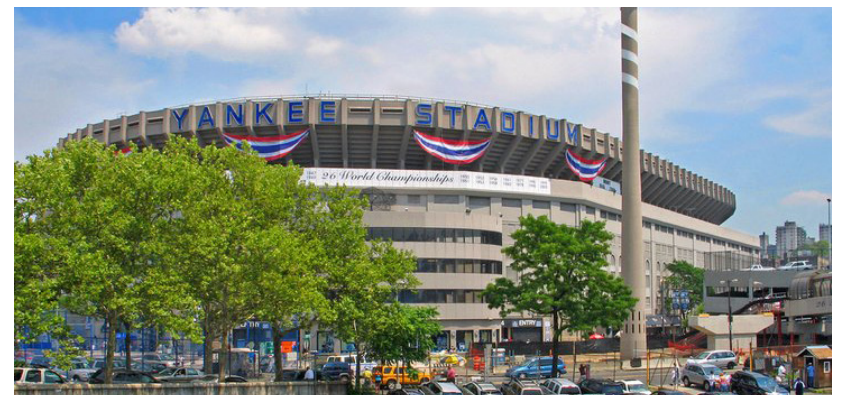
The Bronx is renowned for its rich cultural heritage, boasting a melting pot of ethnicities, languages, and traditions. From the iconic Yankee Stadium to the world-famous Bronx Zoo, this borough pulsates with energy and history. Its neighborhoods resonate with the beats of hip-hop, the aromas of diverse cuisines, and the vibrant artwork adorning its streets. The Bronx is a place where creativity thrives, evidenced by its numerous galleries, theaters, and music venues.

### DEMOGRAPHICS:

Home to over 1.4 million residents, the Bronx is one of the most densely populated areas in New York City. Its population is a mosaic of ethnicities, with significant African American, Hispanic, and Caribbean communities. The borough's diversity is its strength, fostering a dynamic cultural scene and a robust economy driven by entrepreneurship and innovation.

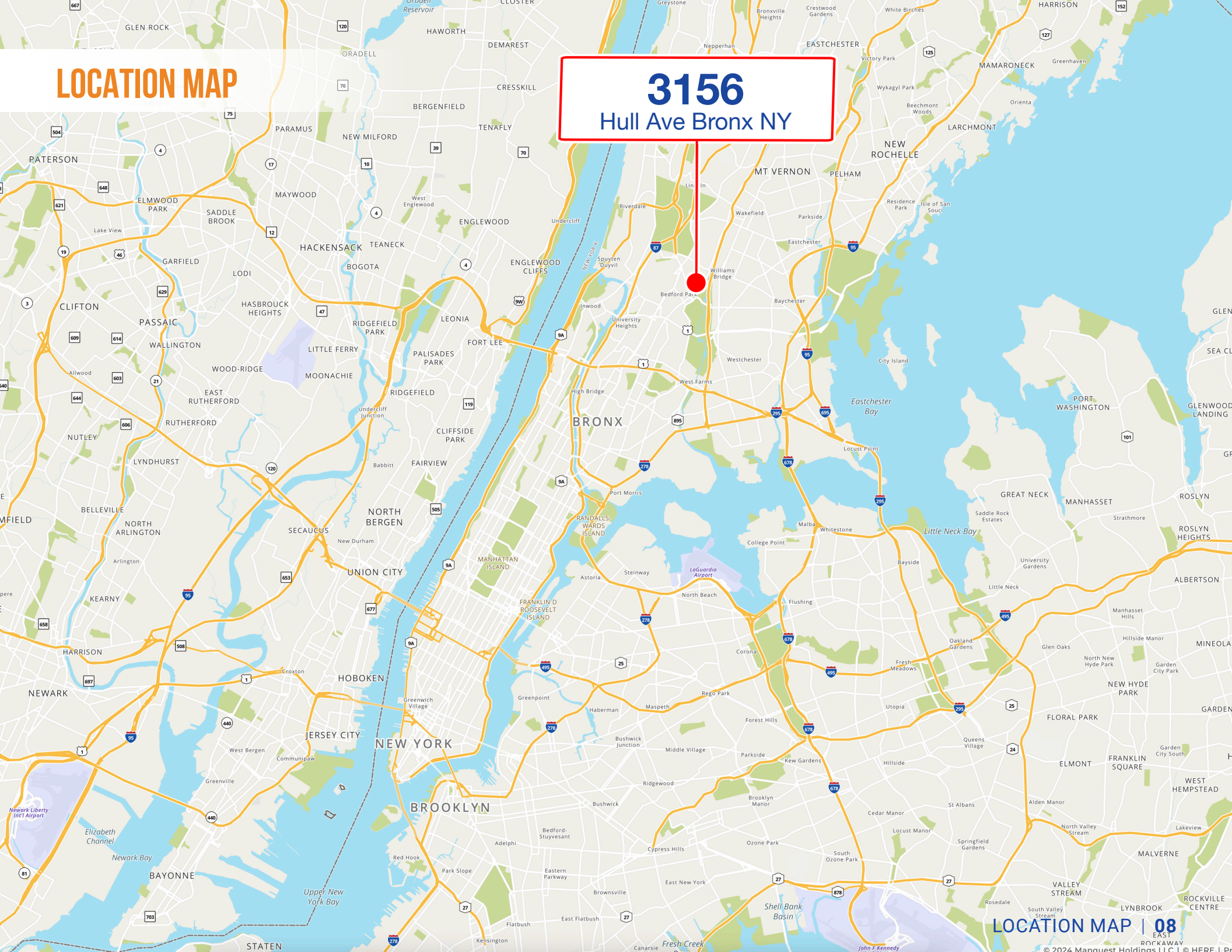
### ECONOMICS:

The Bronx has experienced a revitalization in recent years, with ongoing economic development projects driving growth and investment. Major infrastructure initiatives, such as the redevelopment of the Harlem River waterfront and the expansion of mass transit networks, have spurred commercial activity and increased property values. The borough's strategic location, adjacent to Manhattan and with easy access to major transportation arteries, makes it an attractive destination for businesses and investors alike.



# LOCATION MAP

**3156**  
Hull Ave Bronx NY



# DEMOGRAPHICS

3156 HULL AVE IN BRONX

Population (1 mi)

**145,239**

Avg. HH Size (1 mi)

**2.7**

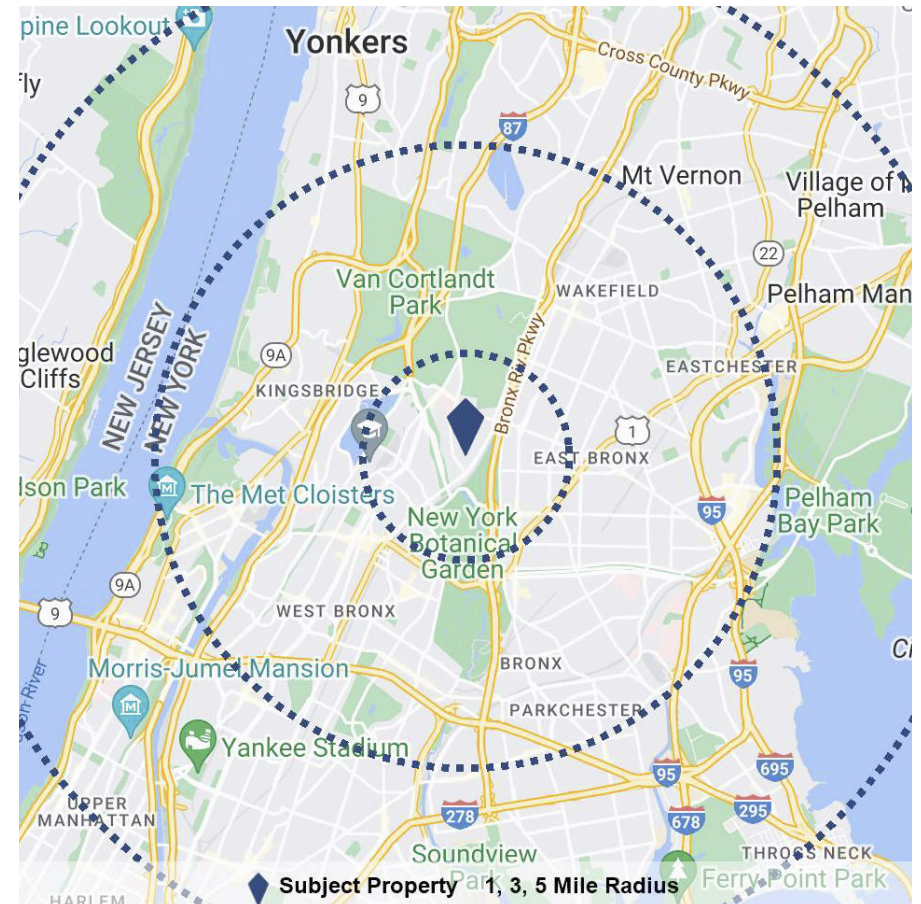
Avg. Age (1 mi)

**37**

Med. HH Inc. (1 mi)

**\$42,931**

Population	1 Mile	3 Mile	5 Mile
2023 Population	145,239	991,604	1,878,509
2028 Population	144,786	982,413	1,868,273
Pop Growth 2023-2028	(0.3%)	(0.9%)	(0.5%)
2023 Average Age	37	38	38
Households	1 Mile	3 Mile	5 Mile
2023 Households	52,225	358,672	674,652
2028 Households	51,998	355,190	670,712
Household Growth 2023-2028	(0.4%)	(1.0%)	(0.6%)
Median Household Income	\$42,931	\$48,867	\$47,935
Average Household Size	2.7	2.7	2.7
Average HH Vehicles	0	1	1
Housing	1 Mile	3 Mile	5 Mile
Median Home Value	\$454,130	\$465,348	\$480,390
Median Year Built	1950	1955	1955



# ADVISOR BIO

3156 HULL AVE IN BRONX



## MIKE D'AMBROSIO

Real Estate Agent  
eXp Realty

Michael D'Ambrosio, a native of New York City, has been captivated by the world of real estate since his youth. Inspired by his father's astute investments in Brooklyn properties, Michael recognized early on the transformative potential of real estate. After honing his skills in the automotive industry and establishing his own successful business, Perfection Automotive, Michael found himself drawn back to his passion for real estate.

Interacting with upscale clientele in his automotive business, Michael observed the intersection of wealth and real estate, further fueling his ambition. In 2015, he embarked on a journey across the United States, partnering with a contractor in New York City to immerse himself in the intricacies of real estate investing and construction management. This hands-on experience led him to undertake restoration projects in Westchester County and engage in residential and commercial ventures nationwide.

Today, as a dedicated sales agent with EXP Realty, Michael's expertise spans various facets of real estate, including investing, creative acquisition strategies, and commercial and multifamily properties. Known for his adeptness in orchestrating transactions, Michael ensures seamless processes, navigates obstacles, and generates innovative solutions.

Michael's meticulous attention to detail is complemented by his innate people skills, cultivated through a background rooted in hospitality. He attributes his success to a steadfast commitment to customer service, driven by values of loyalty, honesty, and integrity. These principles have not only fostered enduring relationships but also garnered a wealth of referral business.

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