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*Offering Memorandum*

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# 1254 Fteley Ave Bronx, NY



**Available Upon Request**  
Price



**\$2,639**  
Avg Rent / Unit



**16**  
Apartments



**2022**  
Year Built

# Property Summary

1254 Fteley Ave  
Bronx, NY 10472

|                      |                                                                  |
|----------------------|------------------------------------------------------------------|
| Property Description | A 4-story walk-up apartment building consisting of 16 apartments |
| Block / Lot          | 3781 / 13                                                        |
| Size                 | 50' x 100'; Built 32' x 89'                                      |
| Unit Mix             | Fully Rent Stabilized                                            |
| Building SF          | 11,938 SF                                                        |
| Zoning               | R6; FAR 2.2                                                      |
| Year Built           | 2022                                                             |
| Assessment           | \$767,250 (26/27)                                                |
| Tax Abatement        | 421-a 35 Year Benefit                                            |

# Financial Summary

|                        |                          |                     |
|------------------------|--------------------------|---------------------|
| Available Upon Request | \$2,639                  | \$1,005             |
| Asking Price           | Average Rent / Apartment | Average Rent / Room |

|                                |  |            |
|--------------------------------|--|------------|
| Income                         |  |            |
| Residential                    |  | \$506,739  |
| Parking (8 Spaces) Projected   |  | \$16,800   |
| Vacancy & Collection Loss (3%) |  | (\$15,706) |
| Total                          |  | \$507,833  |

|                                |  |            |
|--------------------------------|--|------------|
| Expenses                       |  |            |
| Real Estate Taxes (26/27)      |  | \$95,438   |
| Less: 421-a Exemption (100%)** |  | (\$93,964) |
| Water & Sewer*                 |  | \$11,000   |
| Electric***                    |  | \$3,500    |
| Insurance*                     |  | \$8,000    |
| Payroll                        |  | \$8,000    |
| Management Fee (3%)            |  | \$15,235   |
| Repairs & Maintenance          |  | \$16,000   |
| Total                          |  | \$63,209   |
| NOI                            |  | \$444,624  |

\*Derived from the 2026 T-12.

\*\*421A Tax Exemption is in year 4 of 35 (expiring in 2059)

\*\*\*For common areas, tenants pay for heat and hot water

MS/kd

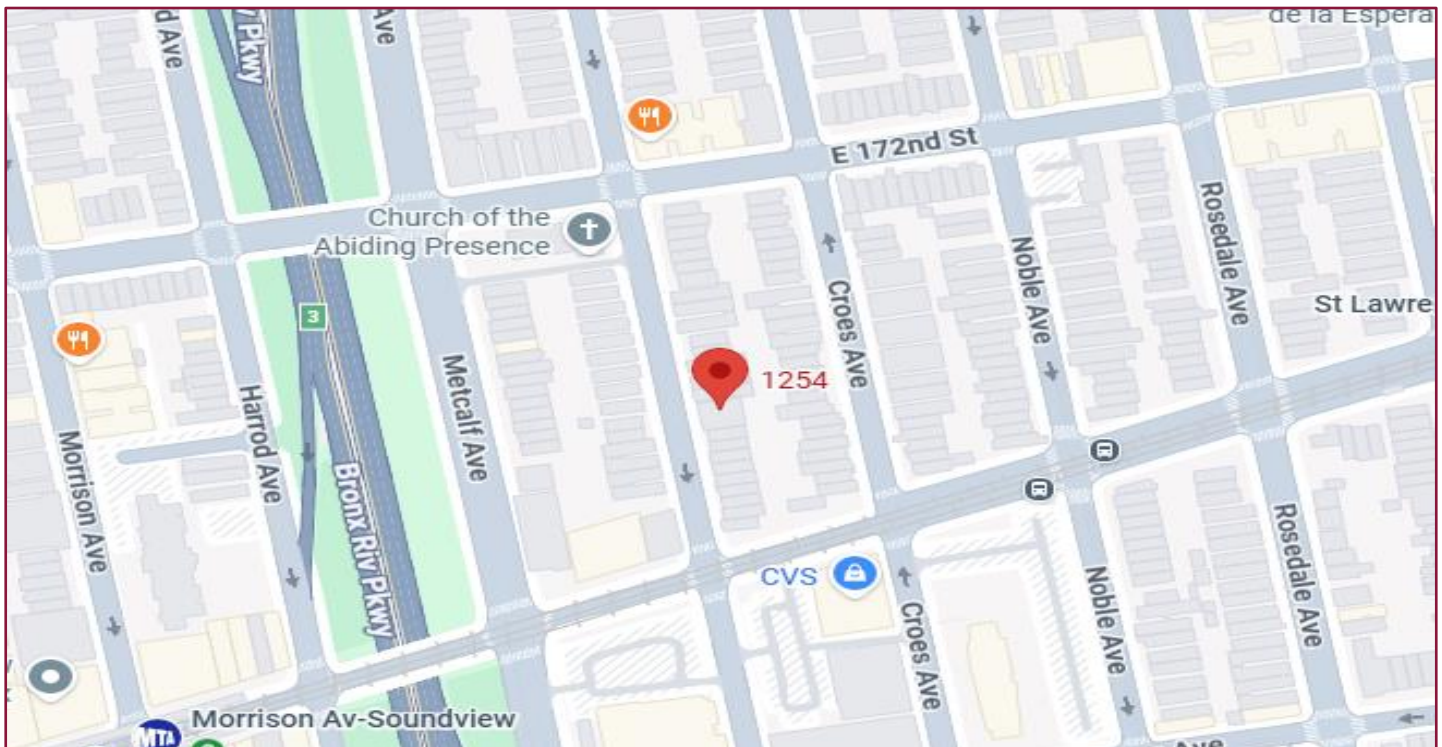
# Rent Roll

| Unit               | Tenant   | Unit Type | Total Rooms | Monthly Rent       | Annual Rent         | Lease Start | LXP        |
|--------------------|----------|-----------|-------------|--------------------|---------------------|-------------|------------|
| 1A                 | Occupied | Studio    | 2           | \$2,657.56         | \$31,890.72         | 2/15/2025   | 2/14/2027  |
| 2A                 | Occupied | 1 Bedroom | 3           | \$2,734.71         | \$32,816.52         | 2/1/2026    | 1/31/2027  |
| 2B                 | Occupied | Studio    | 2           | \$2,657.56         | \$31,890.72         | 2/15/2025   | 2/14/2027  |
| 2C                 | Occupied | Studio    | 2           | \$2,443.00         | \$29,316.00         | 1/1/2026    | 12/31/2026 |
| 2D                 | Occupied | 1 Bedroom | 3           | \$2,628.88         | \$31,546.56         | 6/1/2026    | 5/31/2027  |
| 2E                 | Occupied | 1 Bedroom | 3           | \$2,719.66         | \$32,635.92         | 2/1/2025    | 1/31/2027  |
| 3A                 | Occupied | 1 Bedroom | 3           | \$2,774.54         | \$33,294.48         | 2/15/2026   | 2/14/2028  |
| 3B                 | Occupied | Studio    | 2           | \$2,619.92         | \$31,439.04         | 7/1/2026    | 6/30/2028  |
| 3C                 | Occupied | Studio    | 2           | \$2,612.50         | \$31,350.00         | 3/1/2026    | 2/29/2028  |
| 3D                 | Occupied | 1 Bedroom | 3           | \$2,661.52         | \$31,938.24         | 3/15/2026   | 3/14/2027  |
| 3E                 | Occupied | 1 Bedroom | 3           | \$2,628.88         | \$31,546.56         | 6/15/2026   | 6/14/2027  |
| 4A                 | Occupied | 1 Bedroom | 3           | \$2,614.41         | \$31,372.92         | 7/1/2025    | 6/30/2027  |
| 4B                 | Occupied | Studio    | 2           | \$2,657.56         | \$31,890.72         | 2/15/2025   | 2/14/2027  |
| 4C                 | Occupied | 1 Bedroom | 3           | \$2,652.30         | \$31,827.60         | 2/1/2025    | 1/31/2027  |
| 4D                 | Occupied | 1 Bedroom | 3           | \$2,612.93         | \$31,355.16         | 2/1/2026    | 1/31/2027  |
| 4E                 | Occupied | 1 Bedroom | 3           | \$2,552.31         | \$30,627.72         | 6/1/2026    | 5/31/2027  |
| <b>Residential</b> |          |           | <b>42</b>   | <b>\$42,228.24</b> | <b>\$506,738.88</b> |             |            |

# Tax Map



# Map



501 Madison Avenue, 12<sup>th</sup> Floor  
New York, NY 10022



📞 212.359.9900

📠 212.725.1238

Although information furnished is from sources deemed reliable, no representation is made as to the accuracy thereof.