



235-241 East 173rd Street

Bronx, New York 10457

5/1/2022

Description: A Total of Four all Brick Modern Townhouses with 3 Apartment Units per Townhouse
Number of Townhouse Buildings: Four
Number of Units Per Townhouse : Three
Apartment Units Per Building: Three (Consisting of 2 Units with Three Bedrooms and 1 Unit with Two Bedrooms)
Total Apartment Units All Buildings : 12
Year Built: 2006
All Utilities: Separately Metered to Tenant except Water
Gas Heat : Individually Metered to Tenant
Gas Cooking: Individually Metered to Tenant
Tax abatement: Expires in 10 Years

Current Rent Roll & Expenses

Revenue Per Townhouse	Apt #	Configuration	Monthly Rent	Annual Rent	Unit Status
235 East 173rd Street	1 F	2 Bedroom	\$1,470	\$17,640	Program
	2 F	3 Bedroom	\$1,600	\$19,200	Section 8
	3 F	3 Bedroom	\$1,800	\$21,600	Free Market
237 East 173rd Street	1 F	2 Bedroom	\$1,250	\$15,000	Free Market
	2 F	3 Bedroom	\$1,800	\$21,600	Section 8
	3 F	3 Bedroom	\$1,600	\$19,200	Section 8
239 East 173rd Street	1 F	2 Bedroom	\$1,420	\$17,040	Free Market
	2 F	3 Bedroom	\$2,100	\$25,200	Section 8
	3 F	3 Bedroom	\$1,900	\$22,800	Free Market
241 East 173rd Street	1 F	2 Bedroom	\$1,800	\$21,600	Free Market
	2 F	3 Bedroom	\$2,100	\$25,200	Free Market
	3 F	3 Bedroom	\$1,600	\$19,200	Section 8
Total Revenue Per Townhouse				\$245,280	

Operating Expenses

Real Estate Taxes	\$1,200
Insurance	\$10,700
Water & Sewer	\$12,000
Maintenance	\$3,000
Total Expenses	\$26,900
Net Operating Income	\$218,380

The above information has been provided by the property owner and we believe is accurate, however all parties of interest should perform their independent and complete due diligence and verifications including mathematic computations.

Danny Agboh, NYS Associate Broker

Call 917-292-2047