

EXCLUSIVE OFFERING MEMORANDUM

1380

WHITE PLAINS ROAD

PARKCHESTER, BRONX



5-STORY MIXED-USE BUILDING | 34,875± SF  
37 RESIDENTIAL UNITS | 4 STORES

**BESSEN**  
PARTNERS

Built circa 1927, this 5-story walk-up residential building consists of 37 apartments and 4 stores spanning 34,875± SF. The property is located on White Plains Road between Wood Avenue and McGraw Avenue, just a few short blocks from the Parkchester subway station on the [6] line. The property is in close proximity to the Bronx Zoo, New York Botanical Garden, and Jacobi Health Center.

**ASKING PRICE: \$3,350,000**



### SALE METRICS

Cap Rate (Pro-forma):	<b>10.9%</b>
PPU*:	<b>\$74,400</b>
PPSF:	<b>\$96</b>
GRM:	<b>4.5x</b>

\*each store counted as 2 units

### PROPERTY OVERVIEW

Neighborhood:	Parkchester
Block / Lot::	3936 / 7
Lot Size:	75' x 105'
Building Class:	Walk-up Apartment - Over Six Families with Stores (C7)
Tax Class:	2
Built Size:	75' X 93'
Built Area:	34,875± SF
# of Units:	37 Residential Units 4 Retail Stores
Stories:	5-Story + Basement
Zoning:	R6
Residential Layout:	(28) 1-BR / (9) 2-BR
F.A.R. (Built / Allowed):	4.43 / 2.43
Assessment / R.E. Taxes (2026/2027):	\$1,238,511 / \$154,058

To request further information, please contact:

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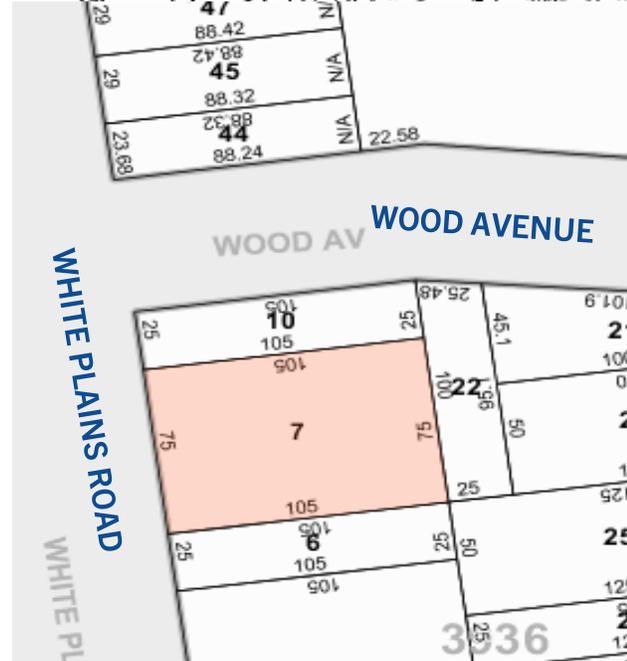
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REVENUE	AMOUNT
Actual Residential Income (32 occupied units)	\$506,336
Projected Residential Income (5 vacant units)	\$84,252
Actual Commercial Income (4 occupied stores)	\$147,429
<b>EFFECTIVE GROSS INCOME</b>	<b>\$738,020</b>

ESTIMATED EXPENSES	
Property Taxes (2026/27)	\$154,058
Insurance (\$2,000/unit)	\$74,000
Water & Sewer (\$1,100/unit)	\$40,700
Gas - Heat (\$300/room)	\$35,400
Management Fee (3% of EGI)	\$22,000
Common Area Electric (\$0.25/SF)	\$8,700
Repairs & Maintenance (\$1,000/unit)	\$37,000
<b>TOTAL EXPENSES (50% of EGI)</b>	<b>\$371,860</b>

<b>NET OPERATING INCOME</b>	<b>\$366,160</b>
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## RESIDENTIAL RENT ROLL

UNIT	ROOM SIZE	LXP	RENT	STATUS
1C*	3	VACANT	\$1,393.00 (last rent)	RS
1D	3	05/31/2026	\$1,688.62	RS
1G	3	10/31/2026	\$1,549.09	RS
1H*	3	VACANT	\$1,466.00 (last rent)	RS
2A	4	01/31/2028	\$430.86	S8
2A	4	01/31/2028	\$771.78	S8
2B	3	11/30/2027	\$1,147.55	RS
2C	3	05/31/2023	\$1,408.19	RS
2D	3	08/31/2027	\$1,016.46	RS
2E	4	06/30/2026	\$1,900.88	RS
2F*	3	VACANT	\$1,497.00 (last rent)	RS
2G	3	11/30/2026	\$1,587.49	RS
2H	3	03/31/2026	\$1,235.00	RS
3A	4	07/31/2026	\$1,233.43	RS
3B	3	07/31/2026	\$1,423.44	RS
3C	3	01/31/2024	\$206.00	S8
3C	3	01/31/2024	\$1,094.47	S8
3D	3	01/31/2027	\$1,700.00	RS
3E	4	09/30/2027	\$1,698.13	RS
3F	3	11/30/2027	\$882.76	S-SC
3G	3	02/28/2027	\$1,184.29	RS
3H	3	01/31/2027	\$1,407.18	RS
4A*	4	VACANT	\$962.99 (last rent)	RS
4B	3	12/31/2025	\$277.00	S8
4B	3	12/31/2025	\$516.15	S8
4C	3	03/31/2027	\$1,052.16	RS
4D	3	12/31/2026	\$1,484.46	RS

## RESIDENTIAL RENT ROLL

UNIT	ROOM SIZE	LXP	RENT	STATUS
4E	4	04/30/2021	\$1,486.25	RS
4F	3	01/31/2026	\$1,431.00	RS
4G	3	10/31/2026	\$1,080.35	RS
4H	3	10/31/2026	\$1,080.35	RS
5A	3	06/30/2021	\$1,445.83	RS
5B	3	05/31/2026	\$297.86	S8
5B	3	05/31/2026	\$589.37	S8
5C	3	10/31/2026	\$1,372.90	RS
5D*	3	VACANT	\$1,702.00 (last rent)	S8
5E	4	12/31/2025	\$2,031.24	RS
5F	3	11/30/2025	\$1,584.45	RS
5G	3	11/30/2025	\$1,459.37	RS
5H	3	02/26/2026	\$1,440.33	RS
BSMT	3	Superintendent	\$0.00	TE
<b>Monthly Total:</b>			<b>\$49,215.68</b>	
<b>Annual Total:</b>			<b>\$590,588.16</b>	

\*Vacant units are projected at last legal rent

## COMMERCIAL RENT ROLL

UNIT	TENANT	SQ. FT.	\$/SF	RENT	LXP
ST1/2	New Tenant	789± SF	\$54.75	\$3,600.00	02/28/2030
ST3	Cesar Vargas	394± SF	\$87.41	\$2,869.96	08/31/2025
ST4	Maria Agrinsonis	495± SF	\$80.38	\$3,315.80	08/31/2030
ST5	Exotic Hair Studio	620± SF	\$48.39	\$2,500.00	10/31/2028
<b>Monthly Total:</b>				<b>\$12,285.76</b>	
<b>Annual Total:</b>				<b>\$147,429.12</b>	

TYPICAL APARTMENT UNIT



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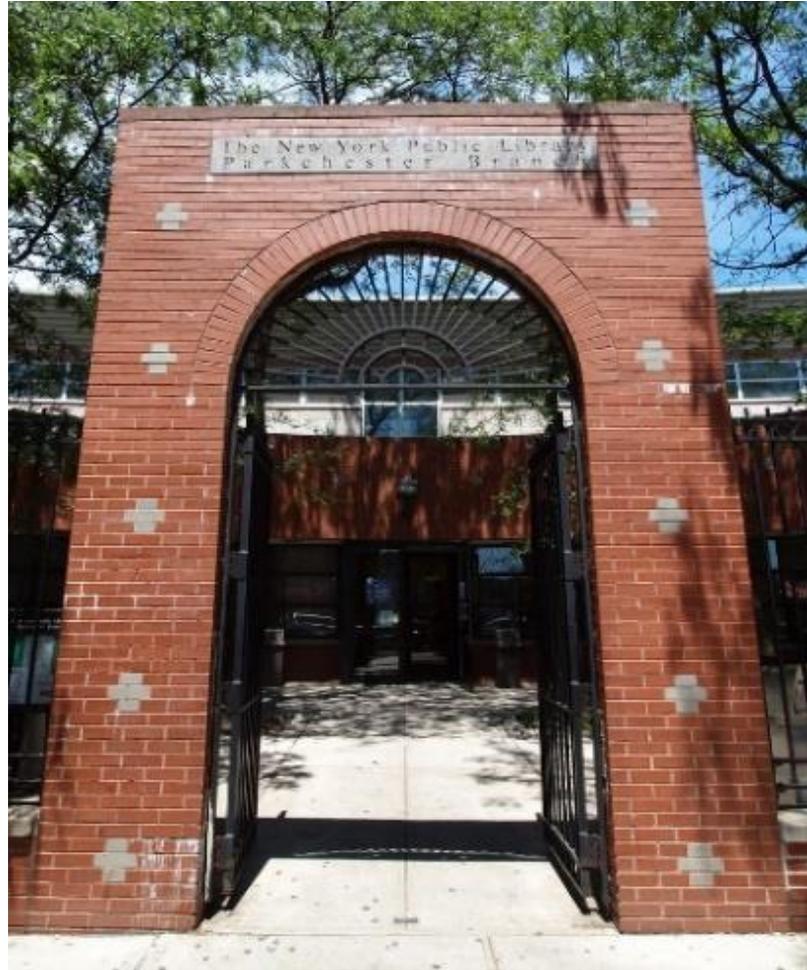


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**PARKCHESTER**

Parkchester is home to a vibrant community representing a wide range of cultural backgrounds. Named after the Parkchester planned community developed by the MetLife Corporation in the 1940s, the neighborhood features a diverse mix of housing and a strong residential presence. Residents enjoy a dense urban environment with convenient access to a variety of neighborhood amenities, including bars, restaurants, coffee shops, and parks.

The original Parkchester development was thoughtfully designed with aesthetics in mind, as evidenced by its distinctive brickwork patterns and extensive architectural ornamentation. The complex features approximately 500 terra cotta statuettes and 600 decorative plaques—including bullfighters, animal figures, soldiers, mermaids, and Native American chiefs—created by sculptor Joseph Kiselewski. At the center of the neighborhood is Metropolitan Oval Park, a landscaped green space featuring fountains and open areas that serve as a focal point for the community.



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