



# BRONX MULTIFAMILY FOR SALE

## 253 MOUNT HOPE PLACE • BRONX, NY 10457



### Details:

- Building Size:** 3,138 SF
- Lot Size:** 1,858 SF
- Zoning:** R8
- Taxes:** \$3,740 (2022)
- Notes:** 3 story house, 8 units, Gross Income: \$73,080/annum

### Features:

- Located in the Mount Hope neighborhood
- Easy access to I-95
- Fully sprinklered building
- 5 min walk to Tremont Ave Subway

**Price:** \$1.125mm

#### Contact Exclusive Agents

Elias Everett - 914.907.3858 - [elias@southbronxcommercial.com](mailto:elias@southbronxcommercial.com)  
 Augusto De la Cruz - 929.437.9958 - [augusto@southbronxcommercial.com](mailto:augusto@southbronxcommercial.com)



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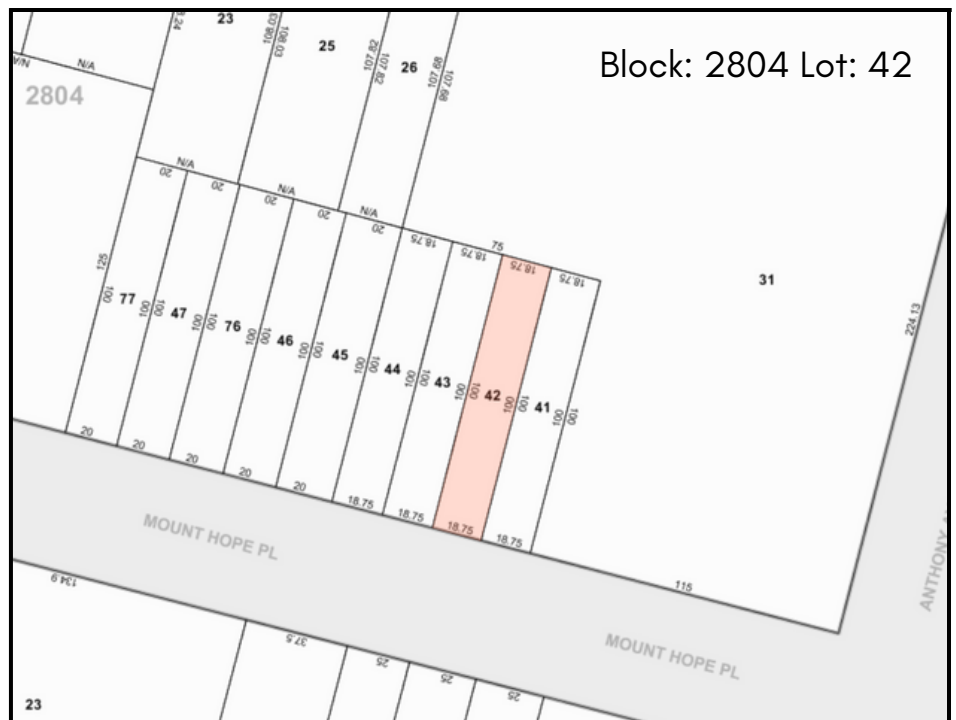
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### Rent Roll

Floor	Rental/month	Rent/annum	Unit Size	Term	Notes
1	\$1,600.00	\$19,200.00	3 bedroom	No lease	Has backyard and porch area
2	\$400.00	\$4,800.00	Individual Room	No lease	Has stove and fridge
2	\$1,000.00	\$12,000.00	Studio Apartment	No lease	
2	\$750.00	\$9,000.00	Studio Apartment	No lease	
3	\$640.00	\$7,680.00	Individual Room	No lease	Shared kitchen and bathroom
3	\$500.00	\$6,000.00	Individual Room	No lease	Shared kitchen and bathroom
3	\$400.00	\$4,800.00	Individual Room	No lease	Shared kitchen and bathroom
3	\$800.00	\$9,600.00	Studio Apartment	No lease	
<b>Total:</b>	<b>\$6,090.00</b>	<b>\$73,080.00</b>			

### Projection

Gross Rental Income	\$73,080
Less: Vacancy (5%)	(\$7,308)
Less: Taxes	(\$3,740)
Less: Utilities	(\$10,000)
Net Operating Income	\$52,032
Price:	\$1,125,000
Cap Rate Projection:	4.60%



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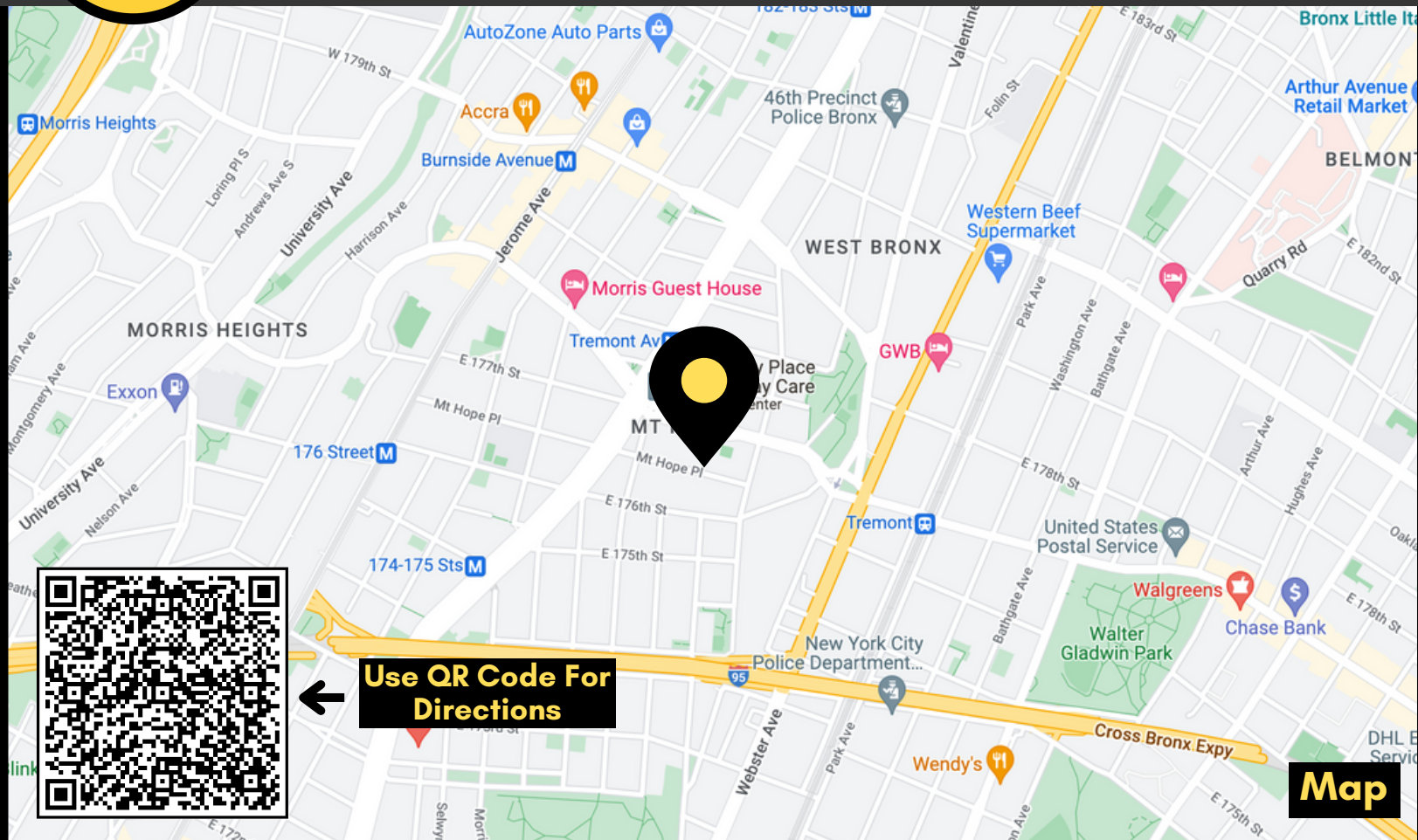
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### Offering Details

- Price: \$1.125mm
- Units: 8
- Rental Income: \$73,080

### Property Overview

- 8 total units
- Taxes: \$3,740
- Building Size: 3,138 SF

### Location Details

- Close By:
- Metro North Station
  - Subway **B** **D**
- Easy Access To:
- Cross BX Expressway

### **Commentary:**

3 story house with a total of 8 units. Building is fully sprinklered and the boiler is 2 years old. It is located on a calm street in the Mt. Hope neighborhood of the Bronx. The property is two tax lots from a public school.

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