



Offering Memorandum

1115 Intervale Avenue

Bronx, NY



Available Upon Request
Price



\$1,062
Avg Rent / Unit



48
Apartments



2016
Year Built

Property Summary

1115 Intervale Avenue
Bronx, NY
(Between East 169th Street & East 167th Street)

Property Description	A (8) story elevator apartment building consisting of 48 apartments.
Block/Lot	2692/68
Size	75' x 120.57'; Built 75' x 67'
Building SF	42,954 SF
Zoning	R7-1
Year Built	2011
Layout	14/2; 33/3; 1/4 = 131 Rooms
Assessment	\$1,325,700 (25/26)
Loan Originator	NYC HDC
Current Balance	Senior: \$606,524; 2 nd Subordinate: \$3,120,000
Current Interest Rate	Senior: 5.35%; 2 nd Subordinate: 1.0% (IO)

Financial Summary

Available Upon Request	\$1,062	\$389
Asking Price	Avg Rent / Apartment	Avg Rent / Room
Income		
Residential		\$421,009
Residential Vacant (6 Units)		\$190,656
Other Income*		\$9,812
Vacancy & Collection Loss (3%)		(\$18,644)
Total		\$602,833
Expenses		
Real Estate Taxes (25/26)		\$143,908
420C Exemption**		(\$143,908)
Water & Sewer*		\$24,278
Fuel (Gas)*		\$22,684
Electric (Pro Forma)		\$7,200
Insurance*		\$102,931
Payroll***		\$77,517
Management Fee (3%)		\$18,085
Repairs & Maintenance*		\$87,410
Total		\$340,105
NOI		\$262,728
Debt Service (Senior)		\$52,267
Debt Service (2nd Subordinate)		\$31,200
NOI After Debt Service		\$179,260

*Derived from June 2025 T12 statement

**420C exemption is in year 14 of 44 (expiring on 6/30/2056)

***Super receives a free unit. Derived from June 2025 T12 statement.

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

Loan Breakdown

Loan Origintor	Current Balance	Current Interest Rate	Monthly Payment	Annual Payment
NYC HDC	Senior: \$606,524; 2nd Subordinate: \$3,120,000	Senior: 5.35%; 2nd Subordinate: 1.0% (IO)	\$ 6,955.62	\$ 83,467.44

Rent Roll

Unit	SF	Status	Tenant	Layout	Rooms	Monthly Rent	Annual Rent	LXP	Rent / SF
01-1A	608	Occupied	RS	1B	3	\$ 730.22	\$ 8,762.64	02/28/2027	\$ 14.41
01-1B	805	Super	TE	2B	4	\$ -	\$ -		\$ -
01-1C	426	Occupied	RS	S	2	\$ 552.36	\$ 6,628.32	02/28/2026	\$ 15.56
01-1D	568	Occupied	RS	1B	3	\$ 1,098.04	\$ 13,176.48	04/30/2026	\$ 23.20
01-2A	606	Occupied	RS	1B	3	\$ 914.88	\$ 10,978.56	02/28/2027	\$ 18.12
01-2B	563	Occupied	RS	1B	3	\$ 712.84	\$ 8,554.08	09/30/2025	\$ 15.19
01-2C	623	Occupied	RS	1B	3	\$ 1,034.40	\$ 12,412.80	02/27/2026	\$ 19.92
01-2D	578	Occupied	RS	1B	3	\$ 914.88	\$ 10,978.56	02/28/2027	\$ 18.99
01-2E	576	Vacant	RS	1B	3	\$ 2,696.00	\$ 32,352.00		\$ 56.17
01-2F	575	Occupied	RS	1B	3	\$ 863.73	\$ 10,364.76	04/30/2026	\$ 18.03
01-3A	606	Occupied	RS	1B	3	\$ 884.31	\$ 10,611.72	02/27/2026	\$ 17.51
01-3B	563	Occupied	RS	1B	3	\$ 737.41	\$ 8,848.92	02/28/2027	\$ 15.72
01-3C	623	Occupied	RS	1B	3	\$ 914.88	\$ 10,978.56	02/28/2027	\$ 17.62
01-3D	578	Occupied	RS	1B	3	\$ 1,095.24	\$ 13,142.88	09/30/2027	\$ 22.74
01-3E	576	Occupied	RS	1B	3	\$ 905.95	\$ 10,871.40	02/28/2027	\$ 18.87
01-3F	575	Occupied	RS	1B	3	\$ 783.38	\$ 9,400.56	08/31/2025	\$ 16.35
01-4A	606	Occupied	RS	1B	3	\$ 926.84	\$ 11,122.08	06/30/2026	\$ 18.35
01-4B	563	Occupied	RS	1B	3	\$ 737.41	\$ 8,848.92	02/28/2027	\$ 15.72
01-4C	623	Occupied	RS	1B	3	\$ 1,217.61	\$ 14,611.32	05/31/2022	\$ 23.45
01-4D	578	Vacant	RS	1B	3	\$ 2,696.00	\$ 32,352.00		\$ 55.97
01-4E	576	Occupied	RS	1B	3	\$ 1,573.89	\$ 18,886.68	02/28/2027	\$ 32.79
01-4F	575	Occupied	RS	1B	3	\$ 1,058.51	\$ 12,702.12	02/27/2026	\$ 22.09
01-5A	608	Occupied	RS	1B	3	\$ 848.38	\$ 10,180.56	12/31/2026	\$ 16.74
01-5B	575	Occupied	RS	1B	3	\$ 812.38	\$ 9,748.56	10/31/2025	\$ 16.95
01-5C	624	Occupied	RS	1B	3	\$ 854.50	\$ 10,254.00	03/31/2026	\$ 16.43
01-5D	422	Vacant	RS	S	2	\$ 2,624.00	\$ 31,488.00		\$ 74.62
01-5E	428	Occupied	RS	S	2	\$ 684.65	\$ 8,215.80	02/28/2027	\$ 19.20
01-5F	427	Vacant	RS	S	2	\$ 2,624.00	\$ 31,488.00		\$ 73.74
01-5G	423	Occupied	RS	S	2	\$ 680.02	\$ 8,160.24	09/30/2026	\$ 19.29
01-6A	608	Occupied	RS	1B	3	\$ 705.84	\$ 8,470.08	05/31/2026	\$ 13.93
01-6B	575	Occupied	RS	1B	3	\$ 876.09	\$ 10,513.08	06/30/2027	\$ 18.28
01-6C	624	Occupied	RS	1B	3	\$ 711.49	\$ 8,537.88	02/27/2025	\$ 13.68
01-6D	422	Occupied	RS	S	2	\$ 636.63	\$ 7,639.56	01/31/2027	\$ 18.10
01-6E	428	Occupied	RS	S	2	\$ 775.07	\$ 9,300.84	11/30/2025	\$ 21.73
01-6F	427	Occupied	RS	S	2	\$ 513.03	\$ 6,156.36	12/31/2099	\$ 14.42
01-6G	423	Occupied	RS	S	2	\$ 568.69	\$ 6,824.28	02/28/2027	\$ 16.13
01-7A	608	Occupied	RS	1B	3	\$ 730.56	\$ 8,766.72	02/27/2026	\$ 14.42
01-7B	575	Occupied	RS	S	2	\$ 737.41	\$ 8,848.92	02/28/2027	\$ 15.39
01-7C	624	Occupied	RS	1B	3	\$ 737.41	\$ 8,848.92	02/28/2027	\$ 14.18
01-7D	422	Occupied	RS	S	2	\$ 564.77	\$ 6,777.24	02/28/2026	\$ 16.06
01-7E	428	Occupied	RS	S	2	\$ 1,374.92	\$ 16,499.04	06/30/2026	\$ 38.55
01-7F	427	Vacant	RS	S	2	\$ 2,624.00	\$ 31,488.00		\$ 73.74
01-7G	423	Vacant	RS	S	2	\$ 2,624.00	\$ 31,488.00		\$ 74.44
01-8A	609	Occupied	RS	1B	3	\$ 1,042.08	\$ 12,504.96	02/28/2026	\$ 20.53
01-8B	574	Occupied	RS	1B	3	\$ 718.07	\$ 8,616.84	02/28/2026	\$ 15.01
01-8C	624	Occupied	RS	1B	3	\$ 1,025.58	\$ 12,306.96	05/31/2026	\$ 19.72
01-8D	645	Occupied	RS	1B	3	\$ 914.88	\$ 10,978.56	02/28/2027	\$ 17.02
01-8E	682	Occupied	RS	1B	3	\$ 914.88	\$ 10,978.56	02/28/2027	\$ 16.10
Total	26,625				131	\$ 50,972.11	\$ 611,665.32		\$ 22.97

