



FOR SALE: BRONX MULTI FAMILY



Asking: \$10,240,000

Opportunity Zone
32 YEAR TAX ABATEMENT

22 RESIDENTIAL UNITS
CURRENT Gross Annual
Income: \$829,473.96
Expenses : \$ 153,810.76
NOI: \$675,663.20
Cap Rate: 6.6%

4656 Park ave
Bronx, NY 10458

Tom Bouklis – (917) 559-3023
Tom@BouklisGroup.com

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RENTROLL

Apt #	# of Bedrooms	Preferential Rent	Electricity	Rent + Electricity Bonus
2A	2	\$3,333.72	\$266.00	\$3,599.72
2B	1	\$2,864.48	\$180.00	\$3,044.48
2C	2	\$3,483.74	\$488.00	\$3,971.74
3A	1	\$2669.45	\$0.00	\$2669.45
3B	1	\$2,864.48	\$180.00	\$3044.48
3C	2	\$3414.84	\$238.00	\$3,652.84
3D	2	\$3,414.84	\$238.00	\$3,652.84
4A	1	\$2,832.33	\$180.00	\$3,012.33
4B	1	\$2,922.28	\$180.00	\$3,102.28
4C	ST	\$2,076.17	\$0.00	\$2,076.17
4D	ST	\$2,721.03	\$156.00	\$2,877.03
4E	2	\$3,535.31	\$238.00	\$3,773.31
5A	1	\$2,837.83	\$201.00	\$3,038.83
5B	1	\$2,832.33	\$201.00	\$3,033.33
5C	ST	\$2,656.40	\$156.00	\$2,812.40
5D	ST	\$2,686.56	\$156.00	\$2,842.56
5E	2	\$3,383.07	\$266.00	\$3,649.07
6A	1	\$2,837.83	\$180.00	\$3,017.83
6B	1	\$2,917.30	\$180.00	\$3,097.30
6C	ST	\$2,686.56	\$175.00	\$2,861.56
6D	ST	\$2,622.75	\$0.00	\$2,622.75
6E	2	\$3,433.73	\$238.00	\$3,671.73
MONTHLY Rent-Roll		\$65,027.03		\$69,122.83
ANNUAL Rent-Roll		\$780,324.36		\$829,473.96

EXPENSES

Fire Alarm	\$5,446.23
Utilities	\$81,823.95
Real Estate Taxes	\$6,769.66
Management/Super	\$34,600
Insurance	\$25,170.92
TOTAL EXPENSES:	\$153,810.76
NOI	\$675,663.20
Cap Rate	6.6 %

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