



EXCLUSIVE OFFERING MEMORANDUM

PARKCHESTER
1380 White Plains Road
Bronx, NY 10462



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

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. **95% occupied.**

ASKING PRICE: ~~\$3,350,000~~ \$3,199,000 (PRICE REDUCTION)



To request further information, please contact:

SALE METRICS

Cap Rate (Pro-forma):	11.9%
PPU*:	\$71,100
PPSF:	\$92
GRM:	4.2x

*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

Ronald H. Cohen
 Chief Sales Officer
 (646) 424-5317
 rcohen@besenpartners.com

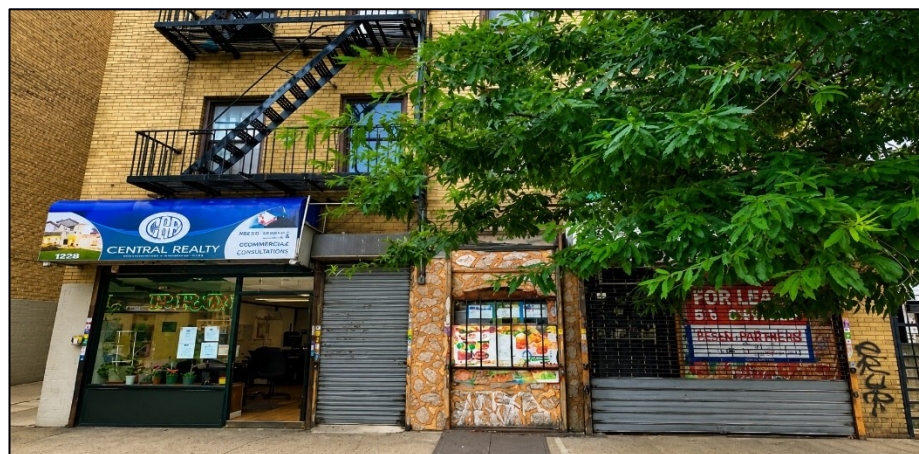
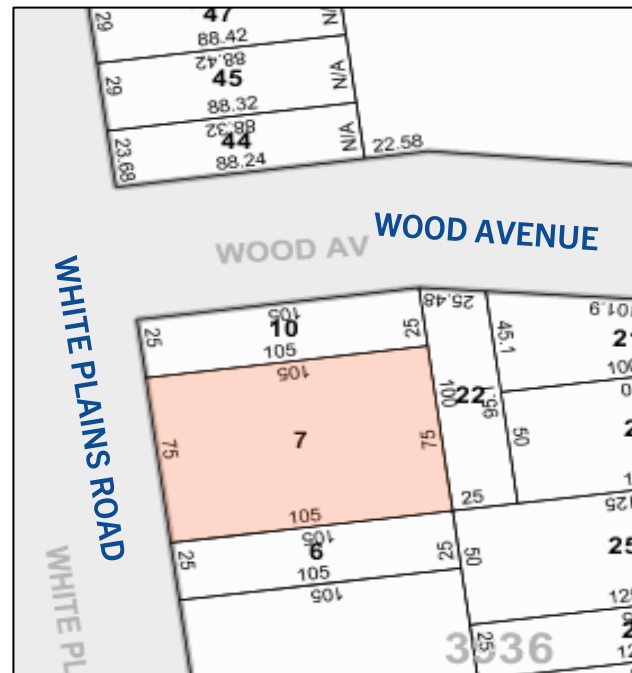
Harris Sonnenklar
 Associate
 (212) 951-8418
 hsonnenklar@besenpartners.com

Paul J. Nigido
 Managing Director
 (646) 424-5350
 pnigido@besenpartners.com

REVENUE	AMOUNT
Actual Residential Income (36 occupied units)	\$578,548
Projected Residential Income (1 vacant unit)	\$20,424
Actual Commercial Income (3 occupied stores)	\$115,404
Projected Commercial Income (1 vacant store)	\$39,600
EFFECTIVE GROSS INCOME	\$753,980

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)	\$23,000
Common Area Electric (\$0.25/SF)	\$8,700
Repairs & Maintenance (\$1,000/unit)	\$37,000
TOTAL EXPENSES (50% of EGI)	\$372,860

NET OPERATING INCOME	\$381,120
-----------------------------	------------------



RESIDENTIAL RENT ROLL

UNIT	ROOM SIZE	LXP	RENT	STATUS
1C	3	06/30/27	\$1,397.00	RS
1D	3	05/31/26	\$1,739.28	RS
1G	3	10/31/26	\$1,549.09	RS
1H	3	04/30/27	\$1,470.00	RS
2A	4	01/31/28	\$314.86	S8
2A	-	01/31/28	\$940.96	S8
2B	3	11/30/27	\$1,147.55	RS
2C	3	05/31/23	\$1,471.56	RS
2D	3	08/31/27	\$1,016.46	RS
2E	4	06/30/26	\$1,986.42	RS
2F	3	03/31/27	\$1,491.00	RS
2G	3	11/30/26	\$1,587.49	RS
2H	3	03/31/27	\$1,272.05	S-SC
3A	4	07/31/26	\$1,233.43	RS
3B	3	07/31/26	\$1,423.44	RS
3C	3	01/31/24	\$206.00	S8
3C	-	01/31/24	\$1,094.47	S8
3D	3	01/31/27	\$1,751.00	RS
3E	4	09/30/27	\$1,698.13	RS
3F	3	11/30/27	\$882.76	S-SC
3G	3	02/28/27	\$1,184.29	RS
3H	3	01/31/27	\$1,449.40	RS
4A	4	02/28/27	\$991.88	RS
4B	3	12/31/25	\$281.00	S8
4B	-	12/31/25	\$602.61	S8
4C	3	03/31/27	\$1,052.16	RS
4D	3	12/31/26	\$1,484.46	RS

RESIDENTIAL RENT ROLL

UNIT	ROOM SIZE	LXP	RENT	STATUS
4E	4	04/30/21	\$1,486.25	RS
4F	3	01/31/27	\$1,473.93	RS
4G	3	10/31/26	\$1,080.35	RS
4H	3	10/31/26	\$1,080.35	RS
5A	3	06/30/21	\$1,450.83	RS
5B	3	05/31/28	\$566.86	S8
5B	-	05/31/28	\$332.19	S8
5C	3	10/31/26	\$1,372.90	RS
5D	3	Vacant	\$1,702.00*	S8
5E	4	12/31/27	\$2,031.24	RS
5F	3	11/30/26	\$1,631.98	RS
5G	3	11/30/26	\$1,503.15	RS
5H	3	02/28/27	\$1,483.54	RS
BSMT	3	Superintendent	-	RS
118		Monthly Total:	\$49,672.93	
		Annual Total:	\$596,075.16	

*Vacant units are projected at last legal rent

COMMERCIAL RENT ROLL

UNIT	TENANT	SQ. FT.	\$ / SF	RENT	LXP
ST1-2	Glady's Tacki-Yarboi	789±	\$56.40	\$3,708.00	02/28/2030
ST3	Cesar Vargas	394±	\$103.83	\$3,408.96	08/31/2025
ST4	Vacant	495±	\$80.00	\$3,300.00*	-
ST5	Exotic Hair Studio Inc.	620±	\$48.39	\$2,500.00	10/31/2028
				Monthly Total:	\$12,916.96
				Annual Total:	\$155,003.52

*Vacant units are projected at last legal rent

TYPICAL APARTMENT UNIT



TYPICAL APARTMENT UNIT



PARKCHESTER, BRONX

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.



To request further information, please contact:

Ronald H. Cohen
Chief Sales Officer
(646) 424-5317
rcohen@besenpartners.com

Harris Sonnenklar
Associate
(212) 951-8418
hsonnenklar@besenpartners.com

Paul J. Nigido
Managing Director
(646) 424-5350
pnigido@besenpartners.com

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied. Rendering pictured in offering materials is not specifically approved for referenced development site. Buildable square footage is subject to verification by purchaser's own architect and/or zoning attorney.