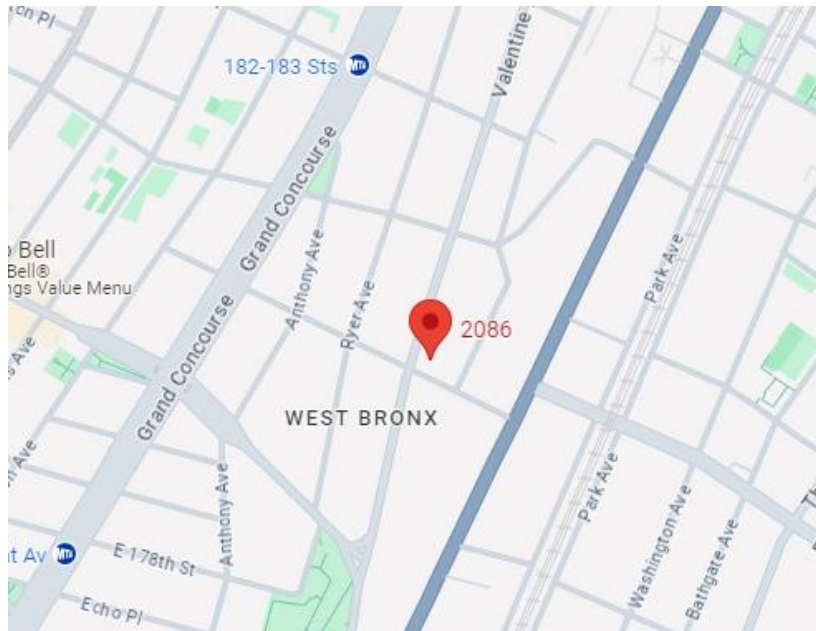




### Investment Highlights:

- New Construction Building
- 9 Stories, 37,205 SF
- 35 Year 421A Tax Abatement
- 49 Units +. 3 Parking
- 1 Studio, 44 1BR, 4 2BR



Offering Price

\$14,750,000

## DESCRIPTION

Address	2086 Valentine Ave
Location/Neighborhood	Bronx, NY 10457   Fordham
Block & Lot	03144-0004
Lot Dimension	18.89ft x 92.93ft
Lot Area	6,853 SF
Building Dimension	76ft x 57ft
Building Area	37,205 SF
Number of Stories	9 Stories
Number of Units	49 Units
Layouts	1 Studio, 44 1BR, & 4 2BR
Real Estate Taxes	421A
Parking	3 Parking Spaces
421A Tax Abatement	35 Years

## INVESTMENT OVERVIEW

**Current Gross Income**                      **Total Annual Amount**

Base Rent                                      \$1,345,373

**Total Income**                              **\$1,345,373**

**Estimated Operating Expenses**

RE Taxes (421A)                      421A Until 2053

Water & Electric                              \$54,469

Heating                                      Tenants Pay

Insurance                                      \$70,370

Maintenance & Repair                      \$43,137

Fees & Misc.                                      \$117,000

Management                                      \$44,395

**Total Operating Expenses**                      **\$329,371**

**Net Operating Income**                              **\$1,016,002**

**Price**    **\$14,750,000**

Price/SF    \$396/foot

Price/Unit    \$300k/door

Cap Rate    7%

GRM    10.9x

Total Units    49



## VALENTINE AVE - RENT ROLL

Unit	Bedrooms	Notes	Monthly Rent	Annual Rent
1	2		\$1,200.00	\$14,400.00
1A	1	SUPER	\$0.00	\$0.00
1B	1	Low Income	\$2,295.00	\$27,540.00
1C	2	Low Income	\$2,295.00	\$27,540.00
2A	1		\$2,359.14	\$28,309.68
2B	1		\$2,410.80	\$28,929.60
2C	1		\$2,359.14	\$28,309.68
2D	1		\$2,099.07	\$25,188.84
2E	1		\$2,345.84	\$28,150.08
2F	1		\$2,495.55	\$29,946.60
3A	1		\$2,410.80	\$28,929.60
3B	1		\$2,050.55	\$24,606.60
3C	1		\$2,495.55	\$29,946.60
3D	1		\$2,483.47	\$29,801.64
3E	1	Low Income	\$2,295.00	\$27,540.00
3F	1	Low Income	\$2,295.00	\$27,540.00
4A	1		\$2,359.14	\$28,309.68
4B	1	Low Income	\$2,295.00	\$27,540.00
4C	1		\$2,370.62	\$28,447.44
4D	1		\$2,370.62	\$28,447.44
4E	1		\$2,410.80	\$28,929.60
4F	1		\$2,296.00	\$27,552.00
5A	1		\$2,370.62	\$28,447.44
5B	1	Low Income	\$2,295.00	\$27,540.00
5C	1		\$2,370.62	\$28,447.44
5D	1		\$2,537.85	\$30,454.20
5E	1		\$2,370.62	\$28,447.44

## VALENTINE AVE - RENT ROLL

Unit	Bedrooms	Notes	Monthly Rent	Annual Rent
5F	1		\$2,335.00	\$28,020.00
6A	1		\$2,359.14	\$28,309.68
6B	1		\$2,370.62	\$28,447.44
6C	1		\$2,370.62	\$28,447.44
6D	1		\$2,359.14	\$28,309.68
6E	1		\$2,370.62	\$28,447.44
6F	1	Low Income	\$2,295.00	\$27,540.00
7A	1	Low Income	\$2,295.00	\$27,540.00
7B	1	Low Income	\$2,295.00	\$27,540.00
7C	1		\$2,370.62	\$28,447.44
7D	1	Low Income	\$2,295.00	\$27,540.00
7E	0		\$2,088.60	\$25,063.20
8A	1		\$2,443.00	\$29,316.00
8B	1	Low Income	\$2,295.00	\$27,540.00
8C	1	Low Income	\$2,295.00	\$27,540.00
8D	2		\$2,364.88	\$28,378.56
8E	1	Low Income	\$2,295.00	\$27,540.00
9A	1		\$2,586.00	\$31,032.00
9B	1		\$2,489.51	\$29,874.12
9C	1	Low Income	\$2,295.00	\$27,540.00
9D	2		\$2,364.88	\$28,378.56
9E	1	Low Income	\$2,295.00	\$27,540.00
Parking Space 1			\$200.00	\$2,400.00
Parking Space 2			\$200.00	\$2,400.00
Parking Space 3			\$250.00	\$3,000.00
<b>Total</b>			<b>\$112,114.43</b>	<b>\$1,345,373.16</b>