

**3560**  
Olinville Avenue

BRONX, NY 10467

**85**

UNIT ELEVATOR BUILDING

**\$81,176**

PER UNIT

**9.6%**

CAP RATE

**Marcus & Millichap**  
NYM GROUP



Marcus & Millichap  
NYM GROUP

**3560 OLINVILLE AVENUE**  
**THE BRONX, NY**

**Seth Glasser**

Senior Managing Director

(212) 430-5136

[seth.glasser@marcusmillichap.com](mailto:seth.glasser@marcusmillichap.com)

**Michael Fusco**

Senior Director

(212) 430-5281

[michael.fusco@marcusmillichap.com](mailto:michael.fusco@marcusmillichap.com)

**Willie Jalboukh**

Director Investments

(212) 430-6154

[Willie.Jalboukh@marcusmillichap.com](mailto:Willie.Jalboukh@marcusmillichap.com)

[www.newyorkmultifamily.com](http://www.newyorkmultifamily.com)

# FINANCIAL OVERVIEW

## OFFERING PRICE

**\$6,900,000**

\$/SF \$87

\$/UNIT \$81,176

TOTAL SF 79,098

TOTAL UNITS 85

## CURRENT METRICS

CAP RATE 9.6%

GRM 4.3

## PRO FORMA METRICS

CAP RATE 9.5%

GRM 4.2

CASH ON CASH 15.60%

## PROPOSED DEBT

Debt Service (\$384,205)

Debt Coverage Ratio 1.72

Net Debt Cash Flow After Debt Service \$273,005

Loan Amount \$5,150,000

Interest Rate 6.25%

Amortization 30

## INCOME

	CURRENT	PRO FORMA
Gross Potential Residential Rent	\$1,607,599	\$1,631,017
Gross Potential Commercial Rent	\$0	\$0
Other Income	\$0	\$0
Gross Income	\$1,607,599	\$1,631,017
Vacancy/Collection Loss	(\$96,456)	(\$97,861)
Effective Gross Income	\$1,511,143	\$1,533,156
Average Residential Rent/Month/Unit	\$1,576	\$1,599

## EXPENSES

Property Taxes	<i>Projected</i>	\$239,351	\$246,532
Fuel	<i>Projected</i>	\$102,000	\$105,060
Insurance	<i>Projected</i>	\$136,000	\$140,080
Water and Sewer	<i>Projected</i>	\$113,500	\$116,905
Repairs and Maintenance	<i>Projected</i>	\$85,000	\$87,550
Common Electric	<i>Projected</i>	\$19,775	\$20,368
Super Salary	<i>Projected</i>	\$51,000	\$52,530
Management Fee	<i>Projected</i>	\$75,557	\$77,824
General Administration	<i>Projected</i>	\$21,250	\$21,888
Elevator Contract	<i>Projected</i>	\$7,000	\$7,210
<b>Total Expenses</b>		<b>\$850,433</b>	<b>\$875,946</b>
<b>Net Operating Income</b>		<b>\$660,710</b>	<b>\$657,210</b>

**79,098**

Gross Square Footage

**\$87**

Price Per Square Feet

**9.6%**

Cap Rate

**85**

Units

**4.3**

GRM

# RENT ROLL

## RESIDENTIAL RENT

UNIT#	STATUS	NOTES	BEDROOMS	ROOMS	EXPIRATION	ACTUAL	PRO FORMA	LEGAL
1A	RS		Studio	2	Jan-27	\$1,510	\$1,552	\$1,510
1B	RS		Studio	2	Feb-28	\$1,300	\$1,300	\$1,300
1C	RS	CITYFHEPS	1 Bedroom	3	Jan-27	\$1,885	\$1,937	\$1,885
1D	RS		1 Bedroom	3	Dec-26	\$1,804	\$1,854	\$1,804
1E	RS	SCRIE	2 Bedroom	4	Feb-27	\$1,387	\$1,425	\$1,387
1F	RS		2 Bedroom	4	Jul-25	\$1,986	\$1,986	\$1,986
1G	RS		2 Bedroom	4	Nov-25	\$1,727	\$1,727	\$1,727
1H	RS		1 Bedroom	3	Apr-27	\$1,485	\$1,526	\$1,485
1J	RS		1 Bedroom	3	Dec-25	\$1,330	\$1,330	\$1,330
1K	RS		1 Bedroom	3	Aug-26	\$1,933	\$1,986	\$1,933
1L	RS		1 Bedroom	3	Nov-26	\$1,340	\$1,377	\$1,340
1M	RS		1 Bedroom	3	Jan-28	\$1,317	\$1,317	\$1,317
1N	RS		1 Bedroom	3	Jan-28	\$1,654	\$1,654	\$1,654
1-O	RS		1 Bedroom	3	Dec-27	\$1,706	\$1,706	\$1,706
2A	RS	CITYFHEPS	2 Bedroom	4	Dec-26	\$1,875	\$1,927	\$1,875
2B	RS		1 Bedroom	3	Jan-27	\$1,517	\$1,559	\$1,517
2C	RS		1 Bedroom	3	Apr-28	\$1,861	\$1,861	\$1,861
2D	RS		1 Bedroom	3	Nov-27	\$1,816	\$1,816	\$1,816
2E	RS		2 Bedroom	4	Mar-28	\$1,168	\$1,168	\$1,168
2F	RS		2 Bedroom	4	Mar-28	\$1,998	\$1,998	\$1,998
2G	RS		1 Bedroom	3	Jan-27	\$2,014	\$2,070	\$2,014
2H	RS		1 Bedroom	3	Jul-26	\$1,765	\$1,814	\$1,765
2J	RS		1 Bedroom	3	Feb-26	\$1,432	\$1,432	\$1,432
2K	RS		1 Bedroom	3	Mar-27	\$1,264	\$1,298	\$1,264
2L	RS		1 Bedroom	3	Mar-26	\$1,504	\$1,504	\$1,504
2M	RS		1 Bedroom	3	Mar-26	\$1,386	\$1,386	\$1,386
2N	RS		2 Bedroom	4	Nov-26	\$2,014	\$2,070	\$2,014
2O	RS	SCRIE	1 Bedroom	3	Jul-27	\$916	\$916	\$916
3A	RS		1 Bedroom	3	Sep-27	\$1,463	\$1,463	\$916
3B	RS		1 Bedroom	3	Jul-27	\$2,019	\$2,019	\$2,019
3C	RS		1 Bedroom	3	Feb-26	\$1,383	\$1,383	\$1,383
3D	RS	Preferential Rent	1 Bedroom	3	Aug-26	\$1,546	\$1,588	\$1,666
3E	RS		2 Bedroom	4	Aug-26	\$1,841	\$1,891	\$1,841
3F	RS		2 Bedroom	4	Sep-26	\$1,778	\$1,827	\$1,778
3G	RS		1 Bedroom	3	Jan-25	\$1,306	\$1,306	\$1,306
3H	RS		1 Bedroom	3	Jul-28	\$1,532	\$1,532	\$1,532
3J	RS		1 Bedroom	3	Jul-26	\$1,483	\$1,524	\$1,483
3K	RS		1 Bedroom	3	Jul-27	\$1,585	\$1,585	\$1,585
3L	RS		1 Bedroom	3	Aug-27	\$1,563	\$1,563	\$1,563
3M	RS		1 Bedroom	3	Dec-27	\$1,947	\$1,947	\$1,947

# RENT ROLL

## RESIDENTIAL RENT

UNIT#	STATUS	NOTES	BEDROOMS	ROOMS	EXPIRATION	ACTUAL	PRO FORMA	LEGAL
3N	RS		1 Bedroom	3	Nov-26	\$1,992	\$2,047	\$1,992
3O	RS	SCRIE	1 Bedroom	3	Nov-27	\$997	\$997	\$997
4A	RS		1 Bedroom	3	Feb-27	\$1,457	\$1,497	\$1,457
4B	RS		1 Bedroom	3	Jan-27	\$1,611	\$1,655	\$1,611
4C	RS		1 Bedroom	3	Oct-27	\$1,326	\$1,326	\$1,326
4D	RS		1 Bedroom	3	Oct-26	\$1,643	\$1,688	\$1,643
4E	RS		2 Bedroom	4	Jul-26	\$1,453	\$1,493	\$1,453
4F	RS		2 Bedroom	4	May-26	\$1,856	\$1,856	\$1,856
4G	RS		1 Bedroom	3	Dec-26	\$1,489	\$1,530	\$1,489
4H	RS		1 Bedroom	3	Nov-27	\$1,514	\$1,514	\$1,514
4J	RS	SCRIE	1 Bedroom	3	Jan-27	\$1,502	\$1,543	\$1,502
4K	RS	Vacant- Projected	1 Bedroom	3	Jan-27	\$1,950	\$2,003	\$1,950
4L	RS		2 Bedroom	4	Jul-26	\$2,306	\$2,370	\$2,306
4M	RS		1 Bedroom	3	Jan-27	\$1,512	\$1,553	\$1,512
4N	RS		1 Bedroom	3	Feb-27	\$1,502	\$1,543	\$1,502
4-O	RS		1 Bedroom	3	Feb-27	\$1,314	\$1,350	\$1,314
5A	RS		1 Bedroom	3	Aug-26	\$1,315	\$1,352	\$1,315
5B	RS		1 Bedroom	3	Feb-26	\$1,701	\$1,701	\$1,701
5C	RS		1 Bedroom	3	Jan-27	\$1,772	\$1,821	\$1,772
5D	RS		1 Bedroom	3	Jun-27	\$1,178	\$1,178	\$1,178
5E	RS		2 Bedroom	4	Apr-28	\$1,157	\$1,157	\$1,157
5F	RS		2 Bedroom	4	Oct-26	\$1,783	\$1,832	\$1,783
5G	RS	Preferential Rent	1 Bedroom	3	Jan-27	\$1,594	\$1,638	\$1,815
5H	RS		2 Bedroom	4	May-26	\$2,052	\$2,052	\$2,052
5J	RS		1 Bedroom	3	Jan-27	\$1,539	\$1,582	\$1,539
5K	RS	Preferential Rent	1 Bedroom	3	Nov-26	\$1,181	\$1,213	\$2,052
5L	RS		1 Bedroom	3	Jun-27	\$2,201	\$2,201	\$2,201
5M	RS		1 Bedroom	3	Nov-26	\$1,836	\$1,887	\$1,836
5N	RS		1 Bedroom	3	Jan-26	\$1,391	\$1,391	\$1,391
5-O	RS		1 Bedroom	3	Jun-27	\$1,915	\$1,915	\$1,915
6A	RS		1 Bedroom	3	Jan-27	\$1,790	\$1,839	\$1,790
6B	RS	Preferential Rent	2 Bedroom	4	Apr-27	\$1,774	\$1,822	\$2,052
6C	RS		1 Bedroom	3	Mar-26	\$1,133	\$1,133	\$1,133
6D	RS		1 Bedroom	3	Nov-27	\$1,426	\$1,426	\$1,426
6E	RS		2 Bedroom	4	Feb-28	\$1,431	\$1,431	\$1,431
6F	RS		2 Bedroom	4	Mar-27	\$1,747	\$1,795	\$1,747
6G	RS		1 Bedroom	3	Apr-27	\$1,201	\$1,234	\$1,201
6H	RS		1 Bedroom	3	Apr-28	\$1,955	\$1,955	\$1,955
6J	RS		1 Bedroom	3	Feb-27	\$1,321	\$1,357	\$1,321
6K	RS		2 Bedroom	4	Oct-26	\$2,226	\$2,287	\$2,226

# RENT ROLL

## RESIDENTIAL RENT

UNIT#	STATUS	NOTES	BEDROOMS	ROOMS	EXPIRATION	ACTUAL	PRO FORMA	LEGAL
6L	RS		1 Bedroom	3	Jun-27	\$1,219	\$1,219	\$1,219
6M	RS		1 Bedroom	3	Jun-27	\$1,289	\$1,289	\$1,289
6N	RS		1 Bedroom	3	May-28	\$1,364	\$1,364	\$1,364
BB	RS		1 Bedroom	3	May-27	\$1,712	\$1,759	\$1,712
BB	RS		1 Bedroom			\$0	\$0	\$0
<b>MONTHLY RESIDENTIAL REVENUE</b>			<b>104</b>	<b>269</b>		<b>\$133,967</b>	<b>\$135,918</b>	<b>\$134,911</b>
<b>ANNUAL RESIDENTIAL REVENUE</b>						<b>\$1,607,599</b>	<b>\$1,631,017</b>	<b>\$1,618,933</b>
						<b>ACTUAL</b>	<b>PRO FORMA</b>	
<b>TOTAL ANNUAL REVENUE</b>						<b>\$1,607,599</b>	<b>\$1,631,017</b>	

### Notes

There is currently 1 vacant unit in the building. The super lives off site.  
There are 85 total units.

# INCOME AND EXPENSE ANALYSIS

GROSS POTENTIAL INCOME		ACTUAL		
		%EGI		\$/UNIT
Gross Potential Residential Rent	\$1,607,599	100%		\$18,913
Gross Potential Commercial Rent	\$0	0%		\$0
Other Income	\$0	0%		\$0
Gross Income	\$1,607,599			\$18,913
<b>Vacancy/Collection Loss</b>	<b>(\$96,456)</b>	<b>6%</b>		<b>-\$1,135</b>
Effective Gross Income	\$1,511,143			\$17,778
Average Residential Rent/Month/Unit	\$1,576			
EXPENSES				
Property Taxes	<i>Projected</i> \$239,351	16%		\$2,816
Fuel	\$102,000	7%		\$1,200
Insurance	\$136,000	9%		\$1,600
Water and Sewer	\$113,500	8%		\$1,335
Repairs and Maintenance	\$85,000	6%		\$1,000
Common Electric	\$19,775	1.3%		\$0.25
Super Salary	\$51,000	3%		\$600
Management Fee	\$75,557	5%		\$889
General Administration	\$21,250	1%		\$250
Elevator Contract	\$7,000	0%		\$82
Total Expenses	\$850,433	56%		\$10,005
<b>Net Operating Income</b>	<b>\$660,710</b>			

PRO FORMA			
	%EGI	\$/UNIT	\$/UNIT
	\$1,631,017	100%	\$19,188
	\$0	0%	\$0
	\$0	0%	\$0
	\$1,631,017		\$19,188
	<b>(\$97,861)</b>	<b>6%</b>	<b>-\$1,151</b>
	\$1,533,156		\$18,037
	\$1,599		
	\$246,532	16%	\$2,900
	\$105,060	7%	\$1,236
	\$140,080	9%	\$1,648
	\$116,905	8%	\$1,375
	\$87,550	6%	\$1,030
	\$20,368	1.3%	\$0.26
	\$52,530	3%	\$618
	\$77,824	5%	\$916
	\$21,888	1%	\$258
	\$7,210	0%	\$85
	\$875,946	57%	\$10,305
	<b>\$657,210</b>		

**\$1,576**

AVERAGE RENT PER MONTH

**0%**

PERCENT FAIR MARKET

**16%**

TAXES AS PERCENT OF EGI

**56%**

EXPENSE RATIO

## RENTAL ANALYSIS BY UNIT TYPE

TYPE	% OF TOTAL	RENT	TOTAL	AVG. RENT
Studio	2%	\$2,810	2	\$1,405
1 Bedroom	75%	\$97,598	64	\$1,525
2 Bedroom	22%	\$33,559	19	\$1,766

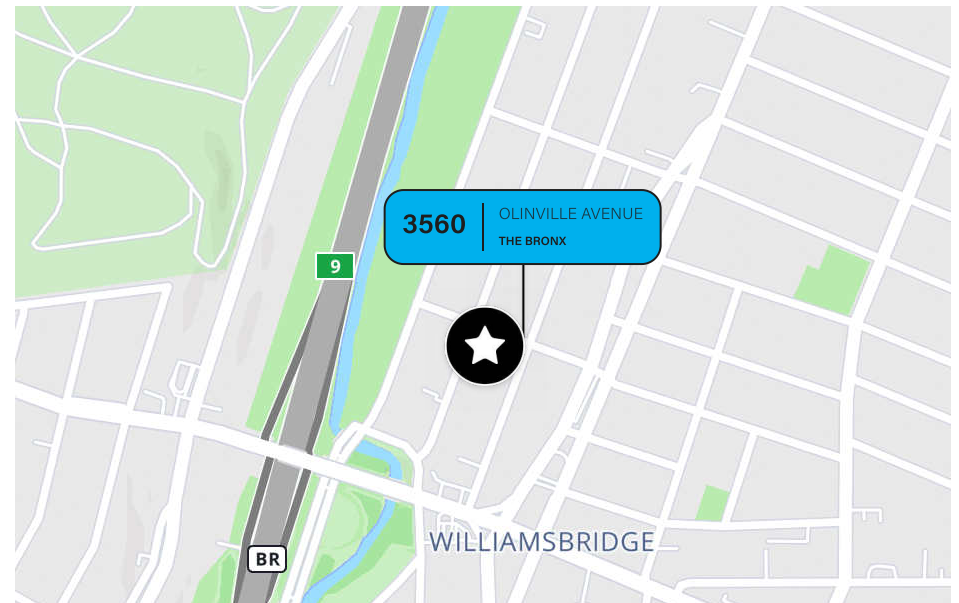
## LEASE STATUS MIX

UNIT BREAKDOWN	% OF TOTAL	RENT	TOTAL	AVG. RENT
Total Units	--	\$133,967	85	\$1,576
Total RS Units	100%	\$133,967	85	\$1,576

# PROPERTY DESCRIPTION

## PROPERTY DESCRIPTION

3560 Olinville Avenue	3560 Olinville Avenue
Zip Code	10467
SQUARE FOOTAGE	79,098
Loss Factor	15.00%
Net Square Footage (assumes 15% loss factor)	67,233
Additional Air Rights	158,196
Block	4642
Lot	33
Block / Lot	4642/33
Borough	Bronx
Projected	85
Tax Class: 2	85
<hr/>	
Total Units	85
Total RS Units	85
Total RC Units	0
Total Commercial	0



# NEIGHBORHOOD OVERVIEW

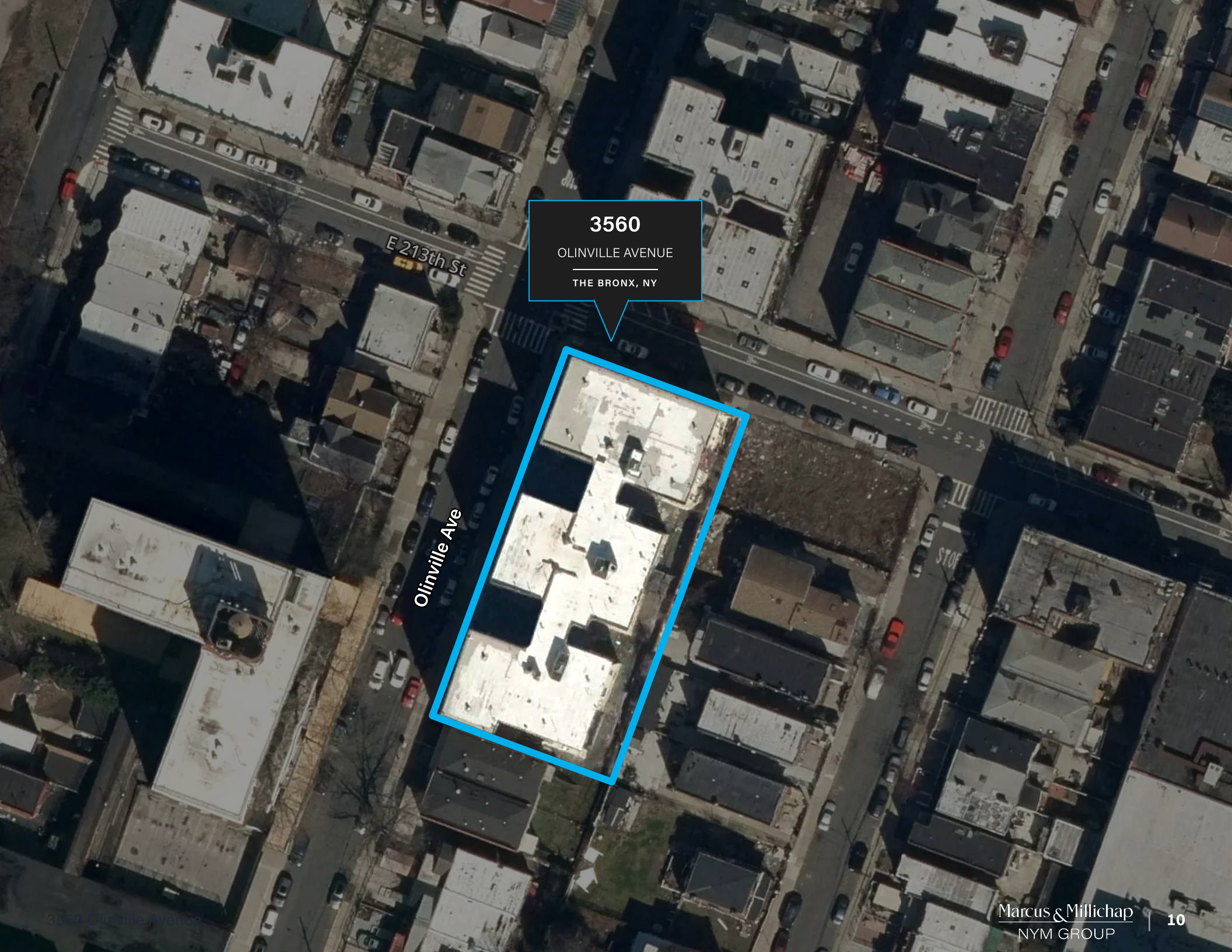


## The Bronx

3560 Olinville Avenue is located in the Williamsbridge section of the North Bronx, an established residential neighborhood backed by strong urban density. Positioned just off major thoroughfares like White Plains Road and East Gun Hill Road, the property enjoys seamless connectivity to the rest of the borough and the tri-state area. The surrounding neighborhood is characterized by a vibrant commercial pulse, anchored by a rich mix of neighborhood-serving retail, multi-cultural restaurants, and local businesses along key convenience corridors. Driven entirely by its massive residential footprint, the submarket exhibits reliable, resilient demand patterns that set a highly durable framework for multi-unit properties.

## Desirable Location

The location is highly attractive to a robust tenant base due to its stellar infrastructure and straightforward transit access. The property is heavily favored by commuters, sitting within close walking distance to the 2 and 5 subway lines at the Gun Hill Road station, which provides a direct, reliable link into Manhattan and major employment hubs. Reflecting the asset's exceptional efficiency, the underwriting operates on a current average residential rent of \$1,463 per month, which heavily undercuts Manhattan pricing while keeping vacancy and collection losses strictly contained to a standard 5% metric. Positioned directly within a dense residential pocket of the Bronx, 3560 Olinville Avenue stands as a fundamentally sound investment asset, capturing consistent tenant pools, minimal commercial market risk, and steady operational cash flows.



**3560**

OLINVILLE AVENUE

THE BRONX, NY

E 213th St

Olinville Ave

**Webster Av/East Gun Hill Rd**  
🚶 9 minutes | 0.3 mi  
MTA Bx41 Bx41-SBS

**Woodlawn** 🚶 28 minutes | 0.8 mi  
MTA 4

3560 OLINVILLE AVE

**White Plains Rd/E 215 St**  
🚶 5 minutes | 0.1 mi  
MTA Bx39

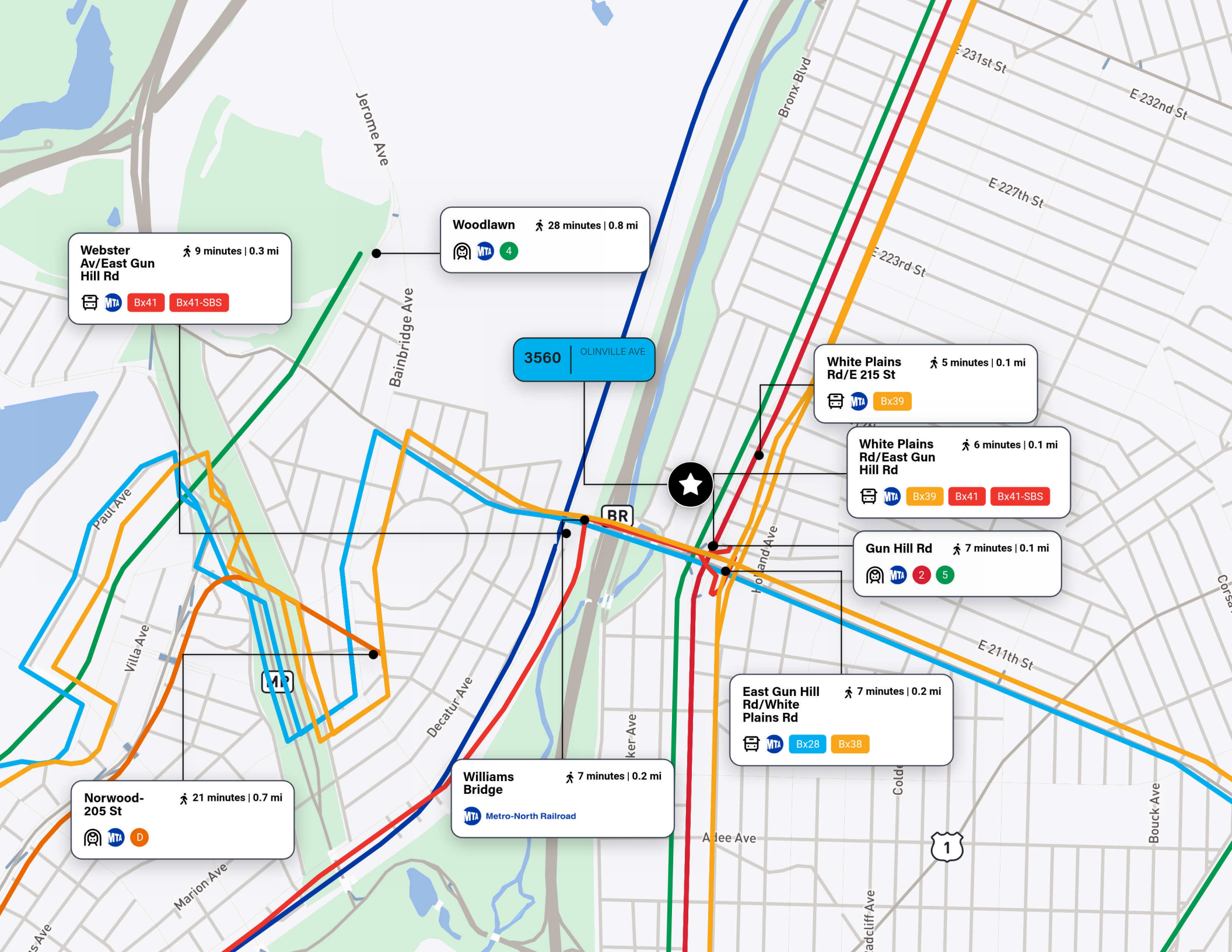
**White Plains Rd/East Gun Hill Rd**  
🚶 6 minutes | 0.1 mi  
MTA Bx39 Bx41 Bx41-SBS

**Gun Hill Rd**  
🚶 7 minutes | 0.1 mi  
MTA 2 5

**East Gun Hill Rd/White Plains Rd**  
🚶 7 minutes | 0.2 mi  
MTA Bx28 Bx38

**Norwood-205 St**  
🚶 21 minutes | 0.7 mi  
MTA D

**Williams Bridge**  
🚶 7 minutes | 0.2 mi  
MTA Metro-North Railroad



Marcus & Millichap  
NYM GROUP

# 3560 OLINVILLE AVENUE

THE BRONX, NY

**Seth Glasser**

Senior Managing Director

(212) 430-5136

[seth.glasser@marcusmillichap.com](mailto:seth.glasser@marcusmillichap.com)

**Michael Fusco**

Senior Director

(212) 430-5281

[michael.fusco@marcusmillichap.com](mailto:michael.fusco@marcusmillichap.com)

**Willie Jalboukh**

Director Investments

(212) 430-6154

[Willie.Jalboukh@marcusmillichap.com](mailto:Willie.Jalboukh@marcusmillichap.com)

[www.newyorkmultifamily.com](http://www.newyorkmultifamily.com)