

395 East 151st Street

BRONX ■ NEW YORK



OFFERING MEMORANDUM



A (6) story elevator apartment building consisting of 32 apartments (excluding super's basement unit) and 6 commercial spaces.

Alternate Address	615-619 Melrose Avenue	Income	Value	% of PGI	\$/Unit
Cross Streets	Corner of East 151st Street & Melrose Avenue	Residential	\$582,501	68.93%	\$17,652
Unit Mix	FM: 1 Unit (3%); RS: 31 Units (94%); TE: 1 Unit (3%)	Residential Vacant (3 Units)	\$33,061	3.91%	\$1,002
Block/Lot	2398/27	Preferential Rent	(\$105,511)	-12.49%	(\$3,197)
Lot Size	75' x 100'	Commercial	\$326,458	38.63%	\$9,893
Lot SF	7,500 SF	R.E. Tax Reimbursement*	\$8,495	1.01%	\$257
Built Size	75' x 90'	Potential Gross Income	\$845,004	98.99%	\$25,606
Building SF	36,360 SF	Vacancy & Collection Loss	3% Of PGI (\$25,350)	-3.00%	(\$768)
Air Rights	N/A	Effective Gross Income	\$819,654	97.00%	\$24,838
Year Built	1931	Expenses	Value	% of PGI	\$/Unit
Zoning	R6, C1-4	Real Estate Taxes (25/26)	\$138,038	16.34%	\$4,183
FAR	2.43	Water & Sewer (Estimated)	\$42,900	5.08%	\$1,300
Layout	19/3; 13/4 = 109 Rooms	Fuel	\$39,600	4.69%	\$1,200
Assessment	\$1,104,300 (25/26)	Electric	\$7,260	0.86%	\$220
Average Rent/Apartment	\$1,328	Insurance	\$39,600	4.69%	\$1,200
Average Rent/Room	\$390	Payroll	\$47,902	5.67%	\$1,452
		Management Fee	3% Of EGI \$24,590	2.91%	\$745
		Repairs & Maintenance	\$33,000	3.91%	\$1,000
		Total Expenses	\$372,890	44.13%	\$11,300
		Effective Gross Income:	\$819,654	97.00%	\$24,838
		Less Expenses:	\$372,890	44.13%	\$11,300
		Net Operating Income:	\$446,764	52.87%	\$13,538

*Please review slide four for a detailed breakdown.

Asking Price: Available Upon Request

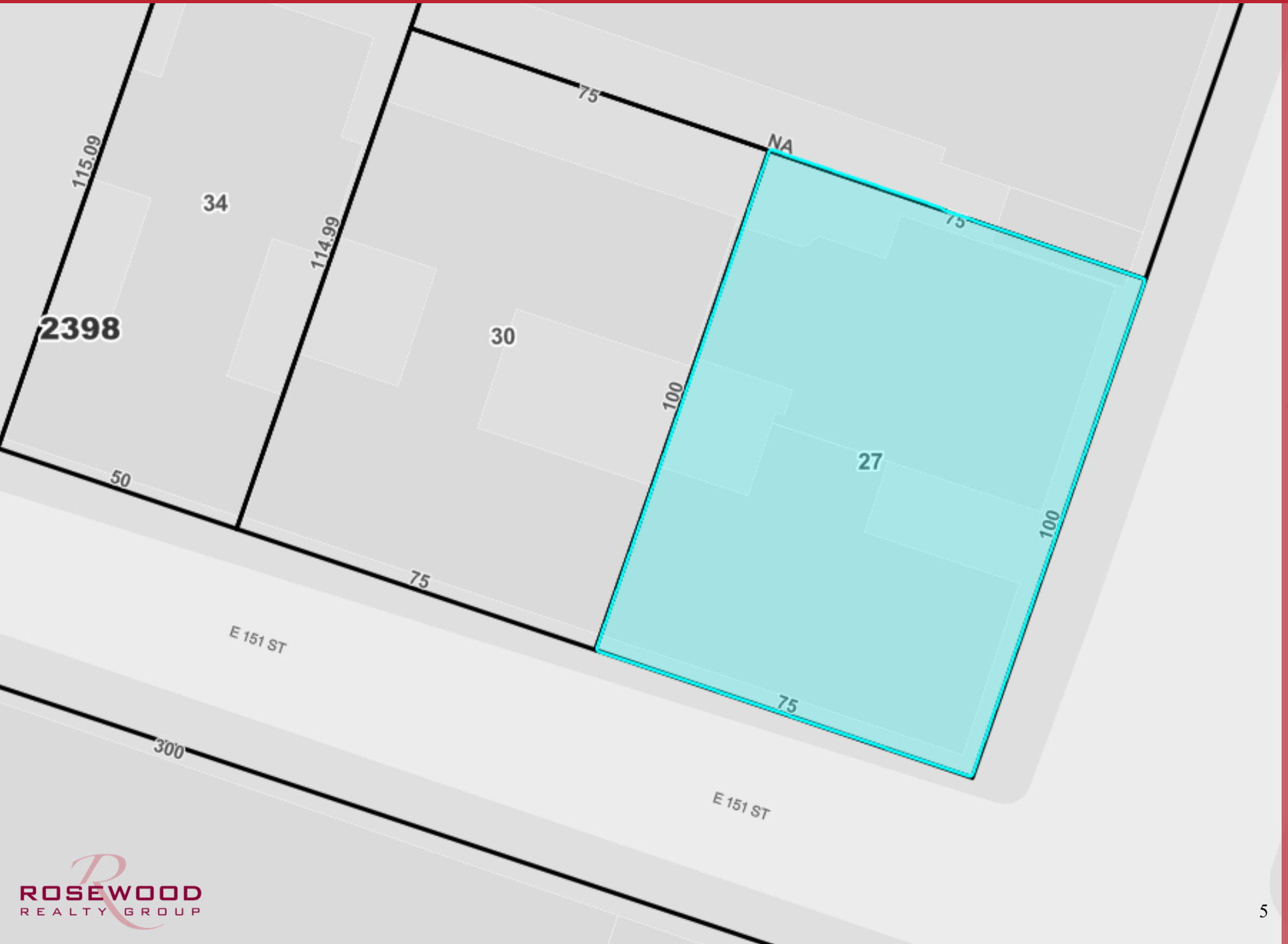
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Unit	Tenant	Status	LXP	Unit Type	Rooms	SF	Legal Rent	Pref	Net Rent	Annual Rent	RPSF	Annual Rent Step	Renovated
1A	Occupied	RS	5/31/2026	2x1	4	605	\$ 2,648.97	\$ -	\$ 2,648.97	\$ 31,787.64	\$ 52.54		No
1F	Occupied	RS	1/31/2026	1x1	3	605	\$ 1,993.41	\$ (755.09)	\$ 1,238.32	\$ 14,859.84	\$ 24.56		No
2A	Occupied	RS	8/31/2025	1x1	3	605	\$ 2,106.60	\$ (660.46)	\$ 1,446.14	\$ 17,353.68	\$ 28.68		No
2B	Vacant	RS		2x1	4	876	\$ 943.73	\$ -	\$ 943.73	\$ 11,324.76	\$ 12.93		No
2C	Occupied	RS	2/28/2026	1x1	3	543	\$ 2,022.91	\$ (646.71)	\$ 1,376.20	\$ 16,514.40	\$ 30.41		Yes
2D	Occupied	RS	12/31/2025	1x1	3	543	\$ 1,490.25	\$ -	\$ 1,490.25	\$ 17,883.00	\$ 32.93		No
2E	Occupied	RS	1/31/2026	2x1	4	876	\$ 1,013.34	\$ -	\$ 1,013.34	\$ 12,160.08	\$ 13.88		No
2F	Occupied	RS	12/31/2026	1x1	3	605	\$ 1,037.61	\$ -	\$ 1,037.61	\$ 12,451.32	\$ 20.58		No
3A	Occupied	RS	5/31/2026	2x1	4	605	\$ 2,543.00	\$ -	\$ 2,543.00	\$ 30,516.00	\$ 50.44		Yes
3B	Vacant	RS		2x1	4	876	\$ 1,192.22	\$ -	\$ 1,192.22	\$ 14,306.64	\$ 16.33		No
3C	Occupied	RS	9/30/2026	1x1	3	543	\$ 2,870.78	\$ (1,528.04)	\$ 1,342.74	\$ 16,112.88	\$ 29.67		Yes
3D	Occupied	RS	3/31/2026	1x1	3	543	\$ 722.48	\$ -	\$ 722.48	\$ 8,669.76	\$ 15.97		No
3E	Occupied	RS	11/30/2025	2x1	4	876	\$ 791.35	\$ -	\$ 791.35	\$ 9,496.20	\$ 10.84		No
3F	Occupied	RS	8/31/2026	1x1	3	695	\$ 3,821.79	\$ (2,249.30)	\$ 1,572.49	\$ 18,869.88	\$ 27.15		Yes
4A	Occupied	RS	4/30/2026	1x1	3	605	\$ 704.70	\$ -	\$ 704.70	\$ 8,456.40	\$ 13.98		No
4B	Occupied	RS	2/28/2027	2x1	4	876	\$ 2,185.87	\$ (856.65)	\$ 1,329.22	\$ 15,950.64	\$ 18.21		Yes
4C	Occupied	RS	2/28/2026	1x1	3	543	\$ 1,258.00	\$ -	\$ 1,258.00	\$ 15,096.00	\$ 27.80		No
4D	Occupied	RS	3/31/2027	1x1	3	543	\$ 1,132.47	\$ -	\$ 1,132.47	\$ 13,589.64	\$ 25.03		No
4E	Occupied	RS	10/31/2023	2x1	4	876	\$ 2,296.67	\$ (236.83)	\$ 2,059.84	\$ 24,718.08	\$ 28.22		No
4F	Occupied	FM	5/31/2026	1x1	3	605	\$ 1,917.00	\$ -	\$ 1,917.00	\$ 23,004.00	\$ 38.02		Yes
5A	Occupied	RS	9/30/2025	1x1	3	605	\$ 1,868.12	\$ (636.87)	\$ 1,231.25	\$ 14,775.00	\$ 24.42		No
5B	Occupied	RS	8/31/2025	2x1	4	876	\$ 1,391.71	\$ (57.23)	\$ 1,334.48	\$ 16,013.76	\$ 18.28		No
5C	Occupied	RS	1/31/2027	1x1	3	543	\$ 1,206.82	\$ -	\$ 1,206.82	\$ 14,481.84	\$ 26.67		No
5D	Occupied	RS	6/30/2026	1x1	3	543	\$ 1,871.33	\$ (591.74)	\$ 1,279.59	\$ 15,355.08	\$ 28.28		No
5E	Occupied	RS	7/31/2026	2x1	4	876	\$ 1,724.31	\$ (141.03)	\$ 1,583.28	\$ 18,999.36	\$ 21.69		No
5F	Occupied	RS	9/30/2025	2br_conv	4	605	\$ 2,473.35	\$ (432.61)	\$ 2,040.74	\$ 24,488.88	\$ 40.48		Yes
6A	Vacant	RS		1x1	3	605	\$ 619.16	\$ -	\$ 619.16	\$ 7,429.92	\$ 12.28		No
6B	Occupied	RS	12/31/2023	2x1	4	876	\$ 1,384.52	\$ -	\$ 1,384.52	\$ 16,614.24	\$ 18.97		No
6C	Occupied	RS	3/31/2026	1x1	3	543	\$ 1,395.95	\$ -	\$ 1,395.95	\$ 16,751.40	\$ 30.85		No
6D	Occupied	RS	8/31/2026	1x1	3	543	\$ 826.62	\$ -	\$ 826.62	\$ 9,919.44	\$ 18.27		No
6E	Occupied	RS	5/31/2026	2x1	4	876	\$ 809.66	\$ -	\$ 809.66	\$ 9,715.92	\$ 11.09		No
6F	Occupied	RS	3/31/2027	1x1	3	605	\$ 1,032.12	\$ -	\$ 1,032.12	\$ 12,385.44	\$ 20.47		No
BSMT	Super	TE		bsmt			\$ -	\$ -	\$ -	\$ -	\$ -		No
Residential					109	21,540	\$ 51,296.82	\$ (8,792.56)	\$ 42,504.26	\$ 510,051.12	\$ 23.68		
ST1	MOKHTAR ALI, SALEH	Deli	9/30/2034			880			\$ 5,217.51	\$ 62,610.12	\$ 71.15	3%	No
ST2	SANTIAGO VASQUEZ, d/b/a PUEBLITO ZUMPANGO	Products	4/30/2031			451			\$ 3,279.31	\$ 39,351.72	\$ 87.25	3%	No
ST3	NGUYEN, NGOC DIEP	Nail Salon	11/30/2027			462			\$ 3,022.73	\$ 36,272.76	\$ 78.51	4%	No
ST4	DANIELS BIKE SHOP, 6 LLC	Bike Store	4/30/2032			672			\$ 3,500.00	\$ 42,000.00	\$ 62.50	3%	No
ST5	GOMEZ, RINGO AND MARISOL	Shipping / Tax	2/28/2029			588			\$ 3,242.61	\$ 38,911.32	\$ 66.18	4%	No
ST6	EL SALVADORENO CORP, d/b/a 619 BAR & RESTAURANT	Restaurant	9/30/2035			1,715			\$ 8,942.67	\$ 107,312.04	\$ 62.57	3%	No
Commercial						4,768			\$ 27,204.83	\$ 326,457.96	\$ 68.47		

Space	Tenant	Base Year	Base Year Taxes	Share %	25/26 Taxes	Reimbursement
ST1	MOKHTAR ALI, SALEH	24/25	\$ 137,171.28	10%	\$ 138,037.52	\$ 86.62
ST2	SANTIAGO VASQUEZ, d/b/a PUEBLITO ZUMPANGO	22/23	\$ 127,979.16	10%	\$ 138,037.52	\$ 1,005.84
ST3	NGUYEN, NGOC DIEP	13/14	\$ 76,259.00	10%	\$ 138,037.52	\$ 6,177.85
ST4	DANIELS BIKE SHOP, 6 LLC	25/26	\$ 138,037.52	5%	\$ 138,037.52	\$ -
ST5	GOMEZ, RINGO AND MARISOL	20/21	\$ 125,793.20	10%	\$ 138,037.52	\$ 1,224.43
ST6	EL SALVADORENO CORP, d/b/a 619 BAR & RESTAURANT	25/26	\$ 138,037.52	15%	\$ 138,037.52	\$ -
Total						\$ 8,494.74

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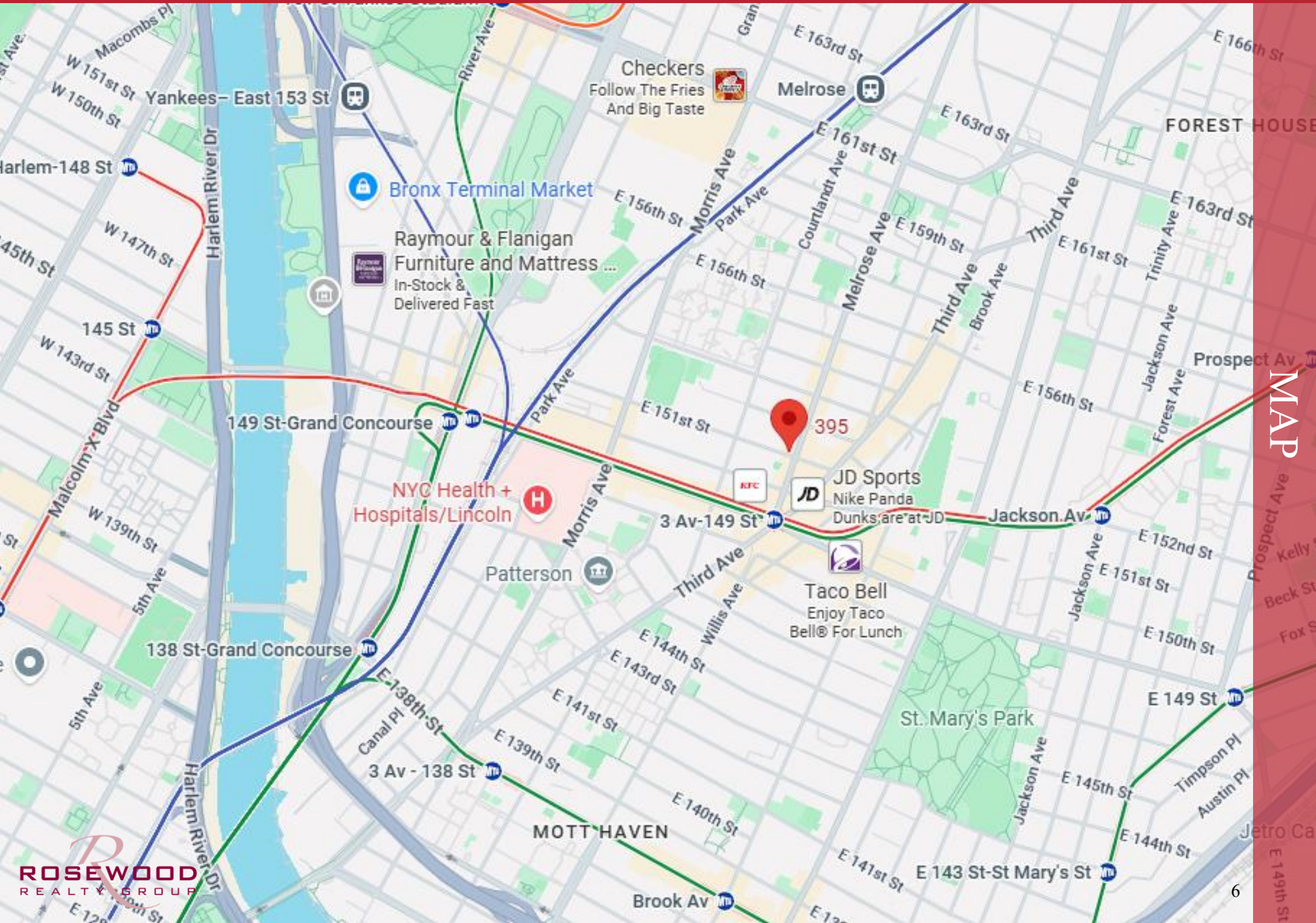
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TAX MAP
MAY 2015

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MAP

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