



1684 Grand Avenue

1684 Grand Avenue, Bronx, NY 10453

8.82%

Cap Rate

10 Apartments

of Units

BUILDING SPECIFICATIONS

1684 Grand Avenue, Bronx, NY 10453

8.82%

Cap Rate

10 Apartments

of Units

\$2,800,000

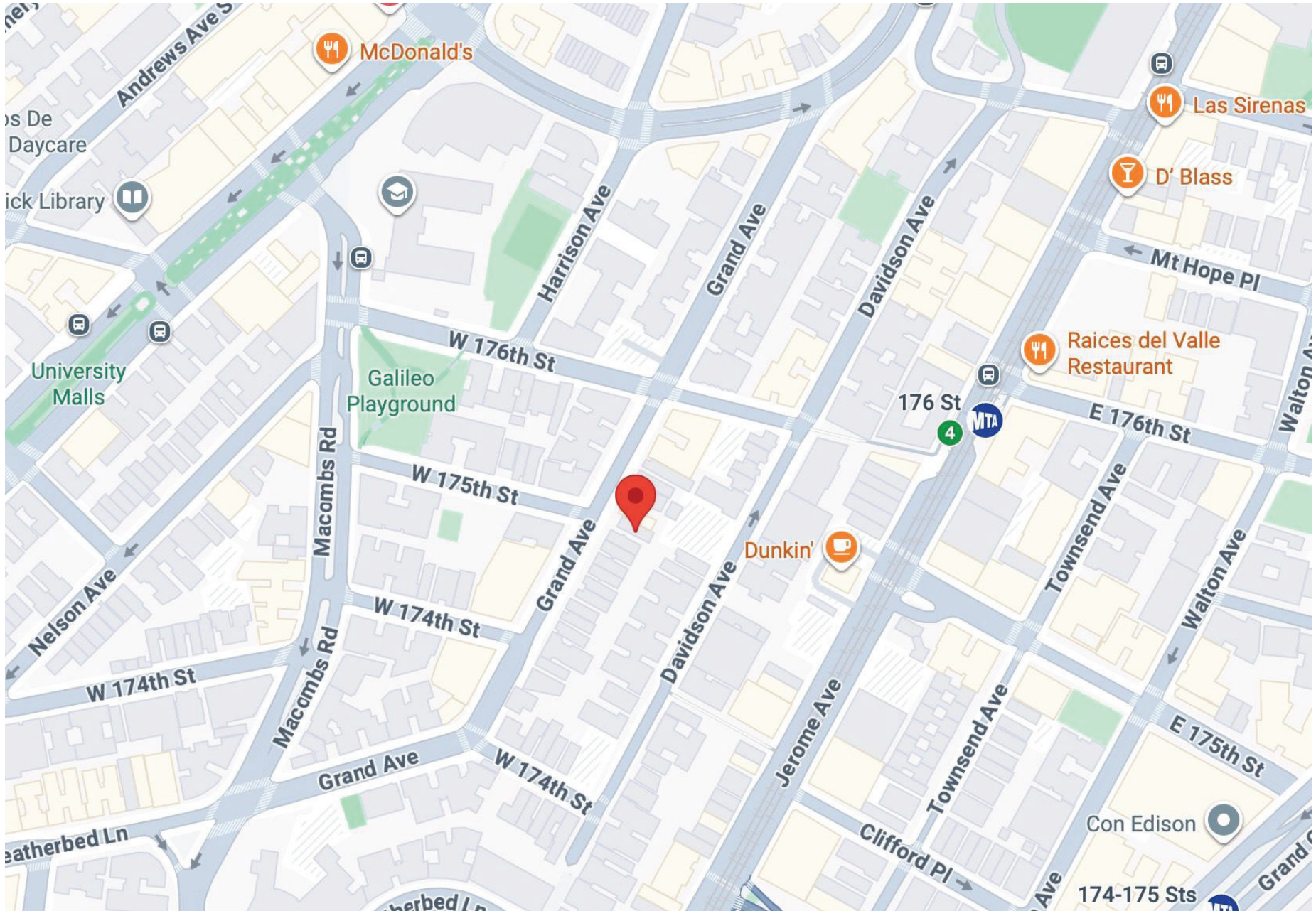
ASKING PRICE

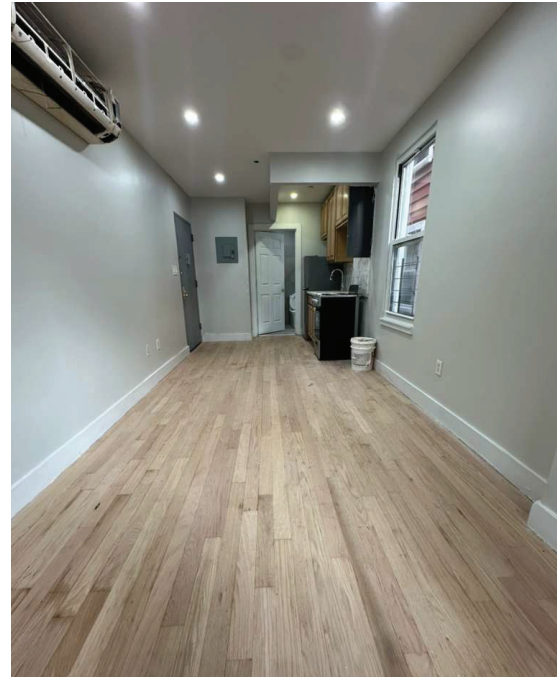
PROPERTY HIGHLIGHTS

- 10 Apartments # of Units
- 8.82% Current Cap Rate
- 3 Stories
- Building Dimensions 20 ft x 45 ft
- Lot Dimensions 25 ft x 100 ft
- Tax Class 2B

Location

BUILDING FOR SALE · 1684 GRAND AVENUE, BRONX, NY 10453





Rent Roll

BUILDING FOR SALE · 1684 GRAND AVENUE, BRONX, NY 10453

UNIT	BD/BR	MONTHLY RENT
1A	1 BD/ 1 BA	\$2,524.00
1B	2 BD/ 1 BATH	\$2,885.00
2A	STUDIO	\$2,401.00
2B	STUDIO	\$2,604.00
2C	STUDIO	\$2,604.00
2D	1 BD/ 1 BA	\$2,275.00
3A	STUDIO	\$2,460.00
3B	STUDIO	\$2,604.00
3C	STUDIO	\$2,525.00
3D	1 BD/ 1 BA	\$2,734.00
MONTHLY TOTAL		\$25,819.00
ANNUAL TOTAL		\$309,828.00

FINANCIALS

BUILDING FOR SALE · 1684 GRAND AVENUE, BRONX, NY 10453

FINANCIALS

MONTHLY TOTAL	\$25,819.00
ANNUAL TOTAL	\$309,828.00
5% VACANCY	-\$15,491.11

ESTIMATED EXPENSES

Tax	\$8,650	Class 2B
Insurance	\$8,500	
Heat/Hot Water	\$0	Tenants pay
Water Sewer	\$7,500	
Electric	\$1,000	
Payroll	\$2,000	
Legal/Filing	\$2,500	
Repairs	\$5,500	
Cap X/ Reserve	\$2,500	
Management	\$9,294.84	3% fee

Total	\$47,444.84
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NOI	\$246,891.76
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SRG

SAFDIE REALTY GROUP

10 Apartments

1684 Grand Avenue
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For Pricing:

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