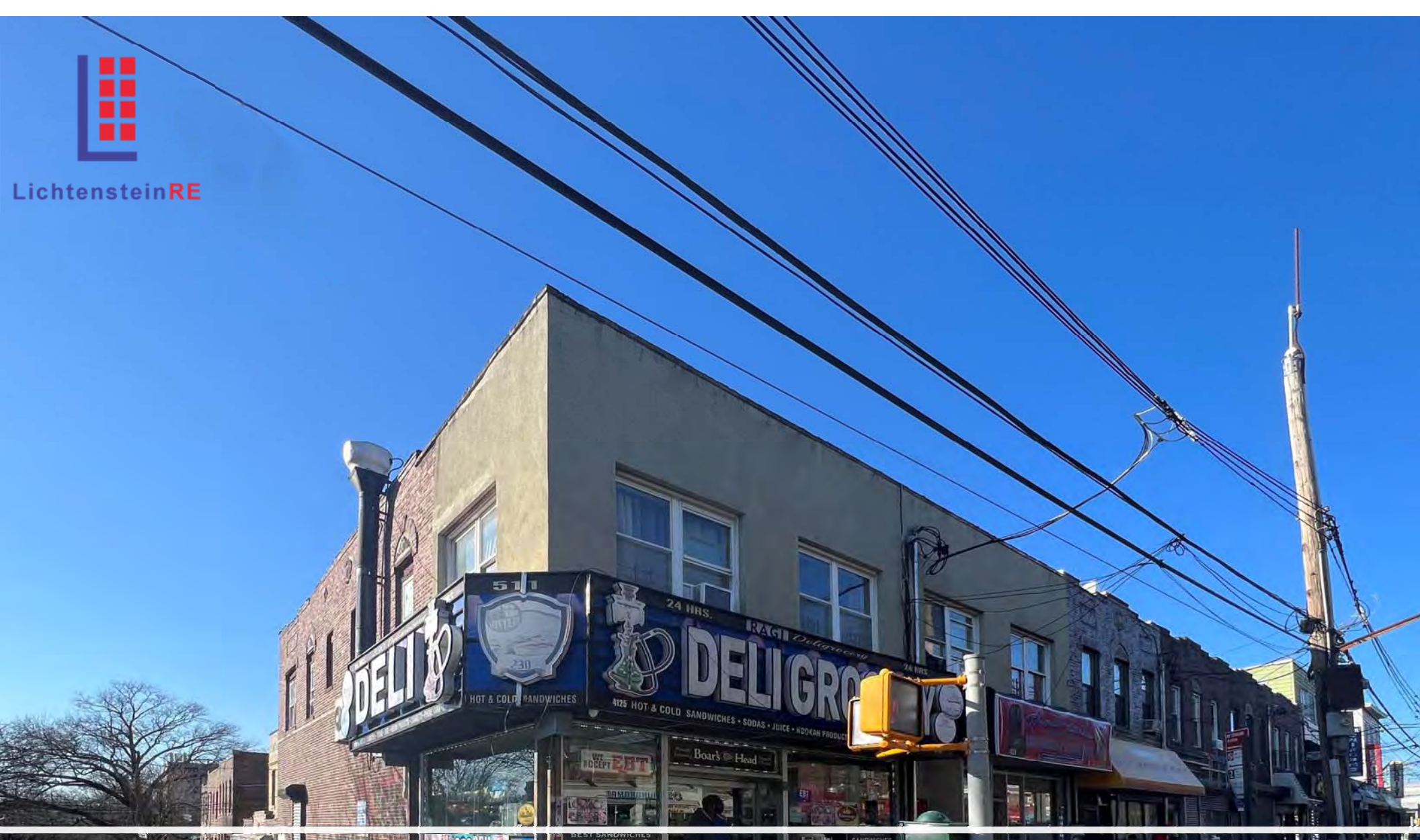


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**8.3% Cap Rate \$2,200,000 Non-Negotiable Price for Sale
4125 and 4127 White Plains Road Bronx, New York 10466**



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Introducing LichtensteinRE's
New Exclusive
2 Contiguous Properties for Sale





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ANDREW LICHTENSTEIN, INC.

(Licensed Real Estate Broker) **The One Stop Real Estate Shop**
Commercial Real Estate Sales, Corporate Finance, Mortgage Investment Bankers & Brokers
5770 Palisade Avenue Riverdale, New York 10471
www.LichtensteinRE.com AL@LichtensteinRE.com
(800) 242-9888 (718) 549-5999 Fax: (866) 591-1138



FOR SALE:

8.3% Cap Rate:

Our Newest Prime Retail Location Mixed-Use Property

Seller has received offer for \$2,000,000 with \$1,000,000 Cash and Seller holding private money mortgage (PM) at 8% Interest Only. \$240,000 prepaid upfront.

Buyer must be All Cash or beat this offer.

2 Contiguous Mixed-Use Buildings
4125 & 4127 White Plains Road,
Bronx New York 10466

Rock Bottom Price: \$2,200,000 Non-Negotiable

Annual Rental Income: \$200,196
Estimated Expenses: \$16,722
NOI: \$183,474
Cap Rate: 8.3%
GRM: 10.98

Building Size: 4,889 Square Foot (2,800SF and 2,089SF)
Lot Size: 4,816 Square Foot (3,109 SF and 1,708SF)

Description: 2 Contiguous 2-story walkup Mixed-Use Buildings. Each building consists of 2 residential units and 1 retail unit for a total of 4 residential and 2 retail units (Deli Convenience Store & Hair Salon Store). There is also a garage with parking for 3 cars.

The properties are located in the Wakefield Section of Bronx with easy access to all transportation and only 45 minutes to NYC.

Layout: 4 x 1 Bedrooms. 2 Retail Stores and a Garage with 3 parking spaces.



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INCOME & EXPENSE

4125 & 4127 White Plains Road,
 Bronx NY 10466

| INCOME | | | PROFORMA | Per Unit Per Month | |
|-------------------------------------|--|----|------------------|--------------------|----------------|
| Residential Gross Income | | | \$99,396 | | \$2,071 |
| Retail Rental Income | | | \$88,800 | | \$3,700 |
| Parking Income -3 Spaces | | | \$12,000 | | \$333 |
| Total Income Projected | | | \$200,196 | | |
| Less Vacancy & Collection Loss | | 0% | \$0 | | |
| Total Effective Gross Income | | | \$200,196 | | |
| EXPENSES | | | | Per Unit | % / EGI |
| Real Estate Taxes | | | \$9,242 | \$1,540 | 4.62% |
| Insurance | | | \$5,000 | \$833 | 2.50% |
| CAM Utilities: Electric | | | \$480 | \$80 | 0.24% |
| Water | | | \$2,000 | \$700 | 1.00% |
| Management- Self Managed | | 0% | \$0 | \$0 | 3.00% |
| EXPENSES | | | \$16,722 | \$4,404 | 11.35% |
| Net Operating Income | | | \$183,474 | | |
| Total Units | | | 6 | | |

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Rent Roll 4125 & 4127 White Plains Road, Bronx NY 10466

| | TYPE | QTY | MONTHLY RENT | ANNUAL RENT | LEASE INFORMATION |
|-----------------------------|--------|-----|--------------------|---------------------|---|
| 4125 White Plains Rd | | | | | |
| Apt 1 | 1 BR | 1 | \$2,184.00 | \$26,208.00 | Section 8 |
| Apt 2 | 1 BR | 1 | \$2,033.00 | \$24,396.00 | |
| Deli | Retail | 1 | \$4,400.00 | \$52,800.00 | 15 years with 5 years remaining. 3% annual increase |
| Garage | Space | 3 | \$1,000.00 | \$12,000.00 | |
| 4127 White Plains Rd | | | | | |
| Apt 1 | 1 BR | 1 | \$2,033.00 | \$24,396.00 | |
| Apt 2 | 1 BR | 1 | \$2,033.00 | \$24,396.00 | |
| Hair Salon | Retail | 1 | \$3,000.00 | \$36,000.00 | 5 years remaining. 3% annual increase |
| APARTMENT TOTALS | | | | | |
| | | 4 | \$8,283.00 | \$99,396.00 | |
| RETAIL TOTALS | | | | | |
| | | 2 | \$7,400.00 | \$88,800.00 | |
| PARKING | | | | | |
| | | 3 | \$1,000.00 | \$12,000.00 | |
| TOTAL | | | | | |
| | | | \$16,683.00 | \$200,196.00 | |

| | UNIT TYPE | % |
|--------------|-----------|-------------|
| 4 | 1 BR | 100% |
| TOTAL | | 100% |



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Two Contiguous Properties Located at

- 4125 and 4127 White Plains Road
- On the corner of White Plains Road and East 230 Street





- **Located in the Wakefield Section of The Bronx**



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- These 2 mixed-use properties contain a total of 2 retail units and 4 residential apartments
- A Deli - Convenience store and a Hair Salon







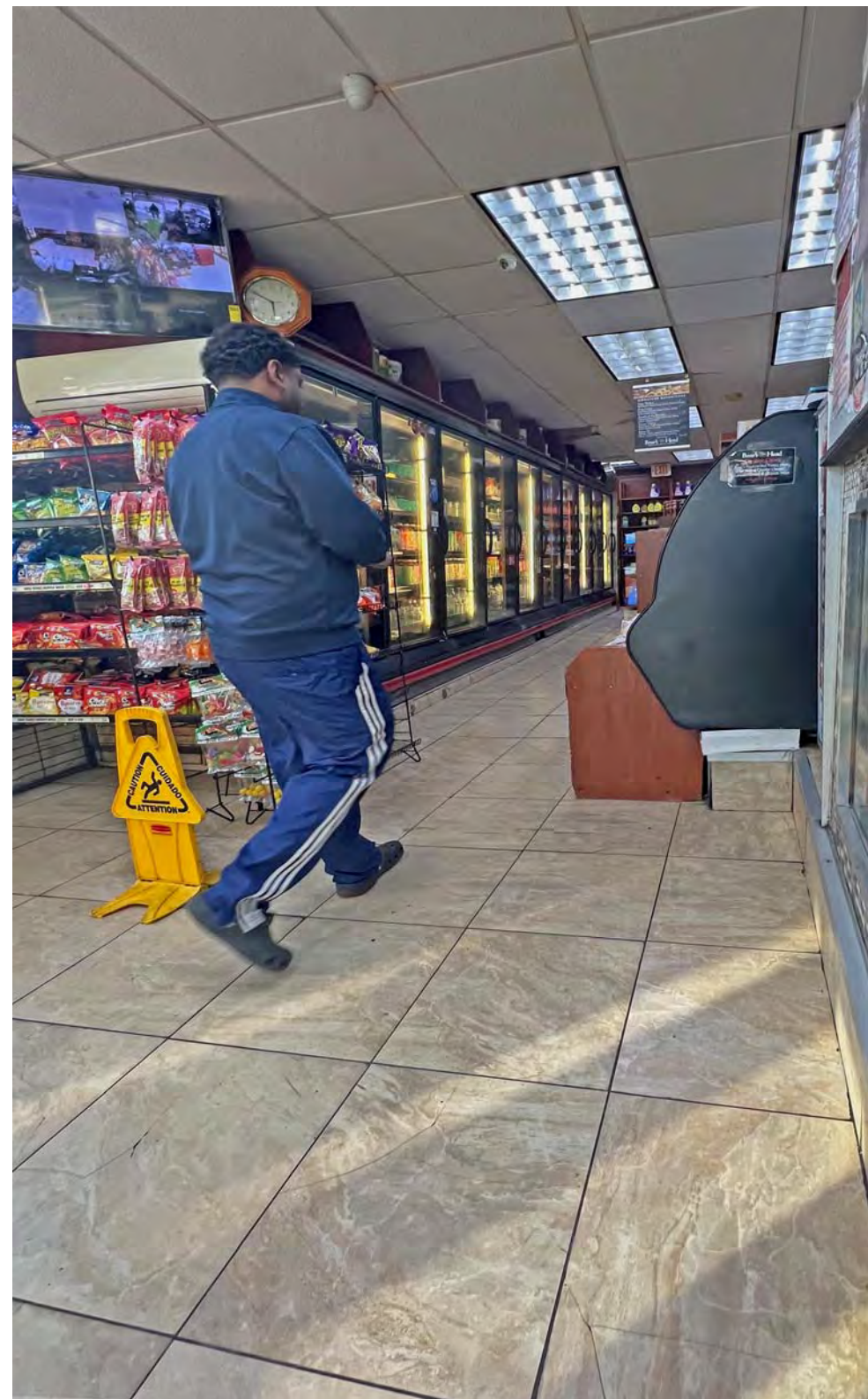
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Hair Salon





Deli Grocery Store





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- The properties contain a total of 4 Residential Apartments





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-
- **Side of the Properties on East 230th Street**





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Prime retail location

- White Plains Road is a major north-south thoroughfare which runs the length of the New York City borough of the Bronx.
- Perfect to own a retail mixed-use property





- **Public Transportation right in front of the properties on White Plains Road**



Subway in front of the properties





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Disclaimer

Seller's Required Terms and Conditions of Sale: All Cash. Unconditional agreement of sale to be signed by buyer upon completion of buyer's due diligence with 5% to 10% non-refundable deposit closing in "As Is" condition, subject to any and all violations, without any contingencies except good marketable insured title at closing.

Buyer please sign Broker ALI's Buyer Registration NCCFA Non-Circumvention and Conditional Optional Andrew Lichtenstein, Inc. 1% Financing brokerage Agreement.

Contact Seller's Exclusive Broker ONLY:
Andrew Lichtenstein
(800)242-9888 AL@LichtensteinRE.com
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