



1153 Boston Road, Bronx, NY 10456

Asking Price:
\$2,100,000

Square Footage
12,835

Neighborhood:
Morrisania

Price per Foot
\$164

Between:
167th St. & 168th St.

Cap Rate
6.3%

Building Dimensions
34 x 89 (Lot: 34 x 100)

Property Tax / Class
\$51,233 (Class 2)

PRICING

Price

\$2,100,000

\$/SF	GRM	Square Feet	Units
\$164	7.9	12,835	16
		<i>Current</i>	<i>Pro Forma</i>
Effective Gross Income		\$266,545	\$273,875
Expenses		\$133,769	\$137,748
Net Operating Income (NOI)		\$132,777	\$136,127
Cap Rate		6.3%	6.5%

RENT ROLL

UNIT	STATUS	CURRENT RENT	PRO FORMA	BEDROOMS	ADDITIONAL NOTES
1A	RS	\$1,707	\$1,754	1 Bed - 1 Bath	
1B	RS	\$1,493	\$1,534	2 Bed - 1 Bath	
1C	RS	\$1,727	\$1,774	2 Bed - 1 Bath	
2A	RS	\$1,505	\$1,546	2 Bed - 1 Bath	
2B	RS	\$1,413	\$1,452	2 Bed - 1 Bath	
2C	RS	\$1,545	\$1,587	2 Bed - 1 Bath	
3A	RS	\$1,339	\$1,376	2 Bed - 1 Bath	
3B	RS	\$1,374	\$1,412	2 Bed - 1 Bath	
3C	RS	\$1,512	\$1,554	2 Bed - 1 Bath	
4A	RS	\$1,685	\$1,731	2 Bed - 1 Bath	Lease pending
4B	RS	\$919	\$944	2 Bed - 1 Bath	
4C	RS	\$1,436	\$1,475	2 Bed - 1 Bath	Lease pending
A	RS	\$961	\$987	Studio - 1 Bath	
B	RS	\$1,271	\$1,306	2 Bed - 1 Bath	
C	RS	\$1,656	\$1,702	2 Bed - 1 Bath	
D	RS	\$1,122	\$1,153	1 Bed - 1 Bath	
		CURRENT	PRO FORMA		
Monthly		\$22,665	\$23,289		
Annual		\$271,985	\$279,465		

EXPENSES

Income	Current	Pro Forma
Potential Gross Residential Income	\$271,985	\$279,465
Vacancy Loss (2%)	\$5,440	\$5,589
Effective Gross Income	\$266,545	\$273,875

Projected Expenses	Current	Price per Unit	Proforma
Real Estate Taxes (19%)	\$51,233	\$3,202	\$52,769
Fuel - Gas	\$16,000	\$1,000	\$16,480
Insurance	\$19,200	\$1,200	\$19,776
Water and Sewer	\$10,400	\$650	\$10,712
Repairs and Maintenance	\$10,400	\$650	\$10,712
Common Electric (PPSF)	\$3,209		\$3,305
Super Salary	\$10,000		\$10,300
Management (5%)	\$13,327		\$13,694
Total Expenses (50%)	\$133,769		\$137,748
Net Operating Income	\$132,777		\$136,127



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