

linkny



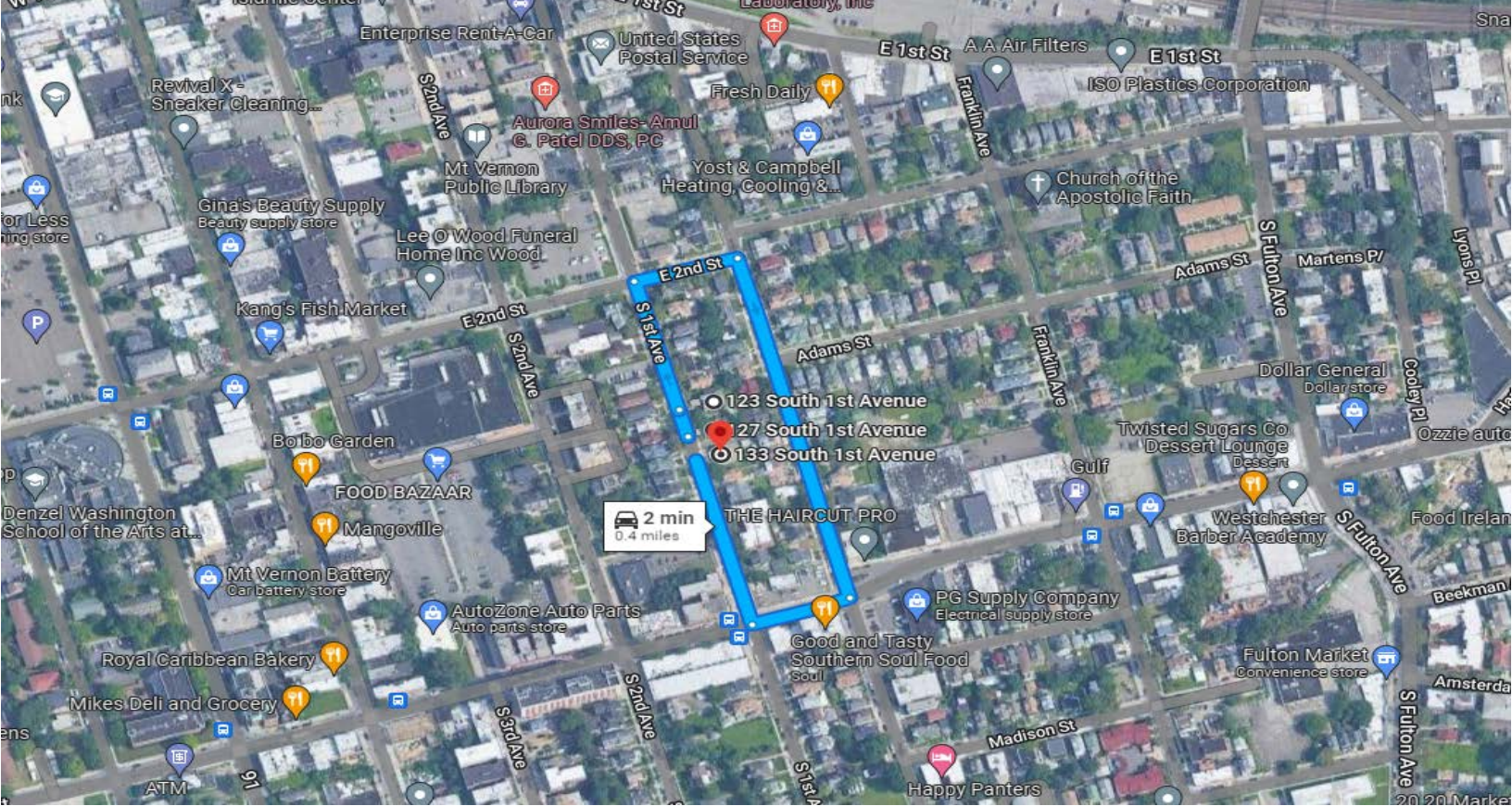
123, 127, 133 S  
First Ave,  
Mount Vernon



# ABOUT 123, 127, 133 S First Ave

Great investment opportunity. Three multi family homes next to each other. Seven units in total. 123 S First Ave has 3 units, 127 S First Ave has 2 units and 133 S First Ave has 2 units.

\*Information believed to be true but not warranted \*



## LOCATION OVERVIEW

The properties are conveniently located near various forms of public transportation. Mount Vernon East and West train stations are both in walking distance from the properties. There are multiple bus stops in close proximity. The Bronx River Parkway, Cross County Parkway and Sprain Brook Parkway are all near the properties. There are numerous restaurants and shops close by.

# PROPERTY DETAILS

- ▶ **Parcel ID:** 165.79-3125-25, 165.79-3125-24,  
165.79-3125-23
- ▶ **Zoning Description:** RMF-10
- ▶ **Number of Properties:** 3
- ▶ **Number of Units:** 7

# Rent Roll and Expenses

<b>Address</b>	<b># of Units</b>	<b>Annual Rent</b>
123	3	\$91,200
127	2	\$69,600
133	2	\$57,600

<b>Estimated Gross Annual Income</b>	\$218,400
--------------------------------------	-----------

<b>Asking Price</b>	\$2,000,000
<b>Expenses</b>	\$74,000
<b>NOI</b>	\$144,400
<b>Cap Rate</b>	7.2%

# ZONING

## RMF-10 Zoning District

In this zoning district one family, attached unit and two family dwellings are permitted. Three unit buildings are also permitted.



## CONTACT US



**Valon Nikçi**  
CEO & Real Estate Developer  
Licensed RE Broker

**Phone Number:** 646.321.9428

**Email Address:** [Valon@linknyrealty.com](mailto:Valon@linknyrealty.com)