



181 City Island



183 City Island



187 City Island



452 City Island



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454 City Island


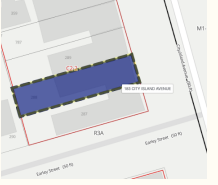

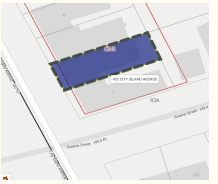

5 Building Portfolio

City Island Ave

The Bronx, NY 10464



FINANCIALS

		Unit	Type	Lease Exp	Rent/Mo	DHCR
 <p>181 City Island 05626-0287</p>	6 Stabilized Units	#1F	2 Bd	9/30/2022	\$1,411	2014/ \$1,374
	3 Stories	#1R	2 Bd	VACANT	\$2,500	2014/ \$1,058
	Lot: 24 ft x 100 ft (2,358 ft)	#2F	2 Bd		\$1,193	OU
	Bldg: 23 ft x 67 ft (5175 ft)	#2R	1 Bd	VACANT	\$2,500	2014/ \$810
	Zoning: R7A, C2-4	#3F	2 Bd	VACANT	\$2,800	OU
	Tax: \$22,096 (2A)	#3R	2 Bd	VACANT	\$2,800	1984/ \$1,115
 <p>183 City Island 05626-0288</p>	6 Stabilized Units	#1F	1 Bd	7/31/2022	\$1,308	2016/ \$1,200
	3 Stories	#1R	1 Bd	10/31/2020	\$1,150	2016/ \$1,100
	Lot: 24 ft x 100 ft (2,358 ft)	#2F	1 Bd	3/14/2021	\$1,580	2016/ \$1,515
	Bldg: 23 ft x 65 ft (4,485 ft)	#2R	1 Bd	9/30/2022	\$1,339	2016/ \$1,268
	Zoning: R3A, C2-2	#3F	1 Bd	9/30/2022	\$2,071	2016/ \$1,515
	Tax: \$20,282 (2A)	#3R	1 Bd	9/30/2020	\$1,580	2016/ \$1,956
 <p>187 City Island 05626-0787</p>	6 Stabilized Units	#1F	2 Bd	2/28/2022	\$1,580	2016/ \$1,100
	3 Stories	#1R	2 Bd	11/30/2021	\$2,030	2016/ \$1,100
	Lot: 24 ft x 100 ft (2,358 ft)	#2F	1 Bd	5/31/2022	\$1,596	2016/ \$1,130
	Bldg: 23 ft x 67 ft (4,485 ft)	#2R	1 Bd	1/31/2022	\$974	2016/ \$924
	Zoning: R3A, C2-2	#3F	1 Bd	5/31/2020	\$1,557	2016/ \$970
	Tax: \$20,282 (2A)	#3R	1 Bd	9/30/2022	\$1,096	2016/ \$1,043
 <p>452 City Island 05646-0002</p>	6 Stabilized Units	#1F	1 Bd	1/31/2023	\$761	2016/ \$720
	3 Stories	#1R	2 Bd	9/30/2021	\$1,323	2016/ \$1,268
	Lot: 26 ft x 82 ft (2,117 ft)	#2F	1 Bd	9/14/2022	\$1,568	2016/ \$1,161
	Bldg: 25 ft x 65 ft (4,875 ft)	#2R	2 Bd	7/31/2022	\$1,580	2016/ \$709
	Zoning: R3A, C2-2	#3F	1 Bd	11/30/2021	\$1,553	2016/ \$1,515
	Tax: \$22,096 (2A)	#3R	2 Bd	9/30/2022	\$1,584	2016/ \$1,956
 <p>454 City Island 05646-0003</p>	6 Stabilized Units	#1F	1 Bd	9/30/2022	\$1,329	2016/ \$1,268
	3 Stories	#1R	2 Bd	9/30/2022	\$968	2016/ \$914
	Lot: 24 ft x 100 ft (2,127 ft)	#2F	1 Bd	VACANT	\$2,100	2016/ \$1,515
	Bldg: 23 ft x 67 ft (4,875 ft)	#2R	1 Bd	VACANT	\$2,100	2016/ \$1,000
	Zoning: R3A, C2-2	#3F	2 Bd	9/30/2022	\$749	2016/ \$709
	Tax: \$22,096 (2A)	#3R	2 Bd	10/31/2020	\$1,568	2016/ \$1,212
		30 Units	43 Beds	6 Vacancies	\$1,615/ Avg Rent	

ASKING PRICE

\$4,250,000

8.98 % CAP RATE
Blended

\$183 / ft²
Average

23,184 SF
Gross

Gross Income

\$581,552

Less Total Expenses

(\$199,890)

Net Operating Income

\$381,662

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Real Estate Broker

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Twelve Stones Realty, LLC has been retained on an exclusive basis to arrange for the sale of 181,183,187,452, and 454 City Island City Island Ave, Bronx NY 10467.