

FOR SALE

# 1550 Bryant Ave

1550 Bryant Ave, Bronx, NY 10460

4,497 Approx SF

9 Free Market Apartments



**SAFDIE REALTY GROUP**

Exclusive Broker

**Roni Yaghoobzar**

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**PROPERTY SUMMARY**

1550 Bryant Ave, Bronx, NY 10460  
New 9 Unit Free Market Building For Sale

**INVESTMENT HIGHLIGHTS**

- 9 Apartments # of Units
- 4,497 Approx. SF
- 8.10% Current Cap Rate
- \$322,222 Price/Unit
- \$644 Price/SF
- Lot SF 2,000
- Building Dimensions 20 ft x 50 ft
- Lot Dimensions 20 ft x 100 ft
- Tax Class 2B





PROPERTY PHOTOS





## FINANCIALS

1550 BRYANT AVENUE EXISTING		NOTES		1550 BRYANT AVENUE PROFORMA		NOTES
Basment	\$3,058.00	2 Bed   Bath	Vacant	Basment	\$3,058.00	2 Bed   Bath
1A	\$2,440.00	Studio		1A	\$2,646.00	Studio
1B	\$2,335.00	Studio		1B	\$2,646.00	Studio
1C	\$2,640.00	Studio		1C	\$2,646.00	Studio
2A	\$2,640.00	Studio		2A	\$2,646.00	Studio
2B	\$2,624.00	Studio		2B	\$2,646.00	Studio
2C	\$2,640.00	Studio		2C	\$2,646.00	Studio
3A	\$2,510.00	2 Bed   Bath		3A	\$3,058.00	2 Bed   Bath
3B	\$2,862.00	2 Bed   Bath		3B	\$3,058.00	2 Bed   Bath

**Monthly** **\$23,749.00**  
**Annually** **\$284,988.00**

**Monthly** **\$25,050.00**  
**Annually** **\$300,600.00**

**EST EXPENSES**

TAX	\$12,670.00	Tax Class 2A
WATER SEWER	\$7,650.00	
ELECTRIC	\$1,350.00	Common Area
HEAT/HOT WATER	----	Tenants Pay
GAS	----	Tenants Pay
INSURANCE	\$9,000.00	
MANAGEMENT	\$8,549.64	3%
VACCANCY	\$8,549.64	3%
REPAIR & MAINTENCE	\$2,250.00	
TOTAL ANNUALLY	\$50,019.28	
NOI	\$234,968.72	

**EST EXPENSES**

TAX	\$12,670.00	Tax Class 2A
WATER SEWER	\$7,650.00	
ELECTRIC	\$1,350.00	Common Area
HEAT/HOT WATER	----	Tenants Pay
GAS	----	Tenants Pay
INSURANCE	\$9,000.00	
MANAGEMENT	\$9,018.00	3%
VACCANCY	\$9,018.00	3%
REPAIR & MAINTENCE	\$2,250.00	
TOTAL ANNUALLY	\$50,956.00	
NOI	\$249,644.00	

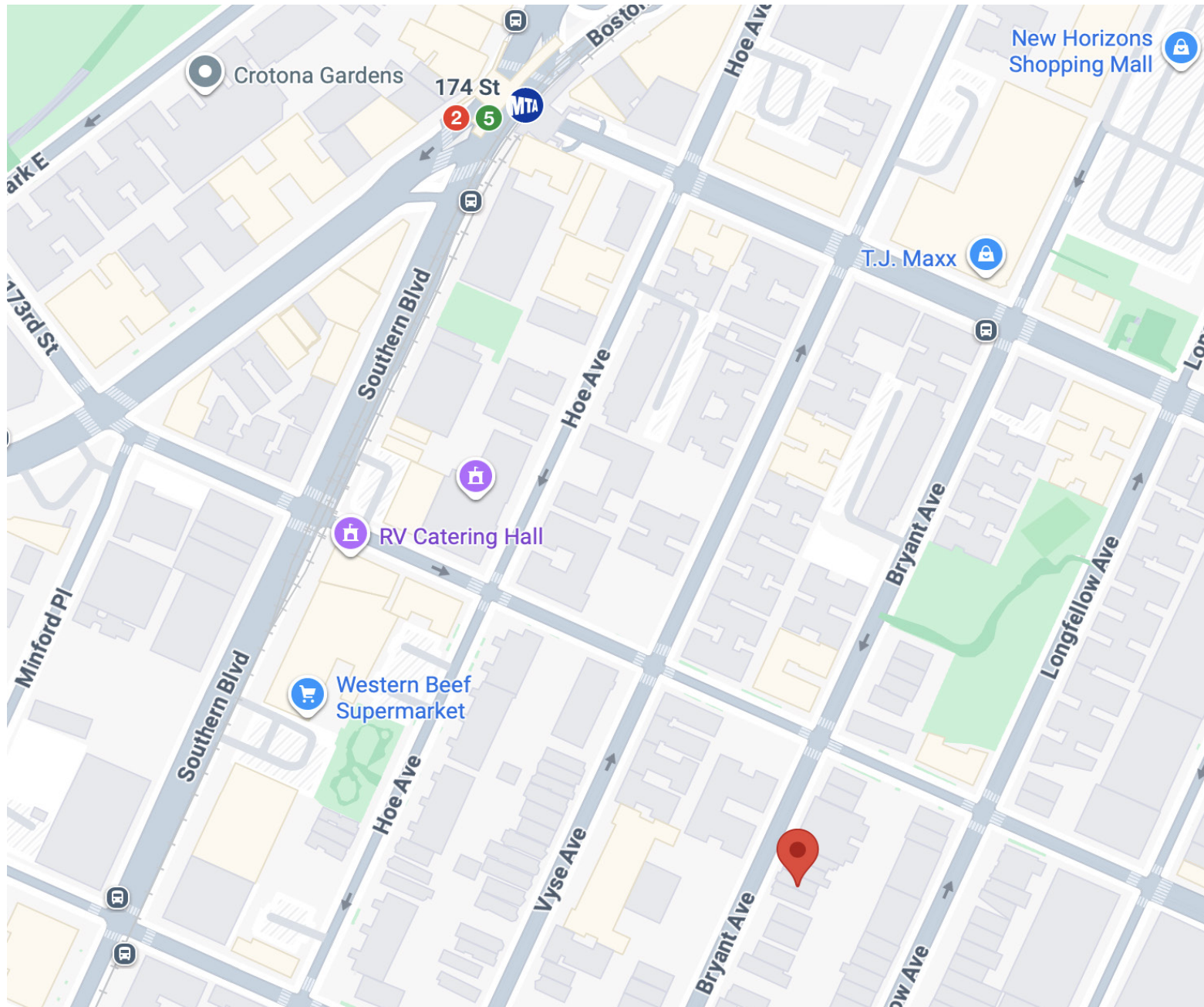
**PURCHASE PRICE** **\$2,900,000**

**PURCHASE PRICE** **\$2,900,000**

**CAP RATE** **8.10%**

**CAP RATE** **8.61%**

PROPERTY MAPS



PROPERTY MAPS





**4,497 APPROX SF**  
**NEW 9 UNIT FREE MARKET BUILDING**

1550 BRYANT AVE, BRONX, NY 10460

FOR MORE INFORMATION, PLEASE CONTACT

EXCLUSIVE BROKER

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