

Offering Memorandum

3401-3405 Riverdale Avenue

Bronx, NY



Available Upon Request
Price



\$3,850
Avg Rent / Unit



9
Apartments



1992
Year Built

Property Summary

3401-3405 Riverdale Avenue

Bronx, NY

(Between West 235th Street & West 232nd Street)

Property Description	Three contiguous (3) story walk-up apartment buildings consisting of a total of 9 free market apartments and 3 parking garages.
Block/Lot	5784/359; 5784/357; 5784/355
Size	3401 Riverdale Avenue: 35' x 100'; Built 25.33' x 57.5' 3403-3405 Riverdale Avenue: 65' x 100'; Built 54' x 50'
Building SF	14,649 SF
Zoning	R5; FAR 1.5
Year Built	1992 (Each)
Assessment	\$205,630 (26/27 Tentative AV)

Financial Summary

Available Upon Request	\$3,850	\$722
Asking Price	Avg Rent / Apartment	Avg Rent / Room
Income		
Residential		\$415,800
Parking Vacant (3 Garages)		\$9,000
Vacancy & Collection Loss (3%)		(\$12,744)
Total		\$412,056
Expenses		
Real Estate Taxes (26/27)*		\$40,803
Water & Sewer		\$11,000
Fuel		Tenants Pay
Electric		\$5,000
Insurance		\$15,000
Payroll		\$6,000
Management Fee (3%)		\$12,362
Repairs & Maintenance		\$9,000
Total		\$99,165
NOI		\$312,891

*Based on 26/27 tentative assessed value.

AJ/jn

Although information furnished is from sources deemed reliable, no representation is made as to the accuracy thereof.

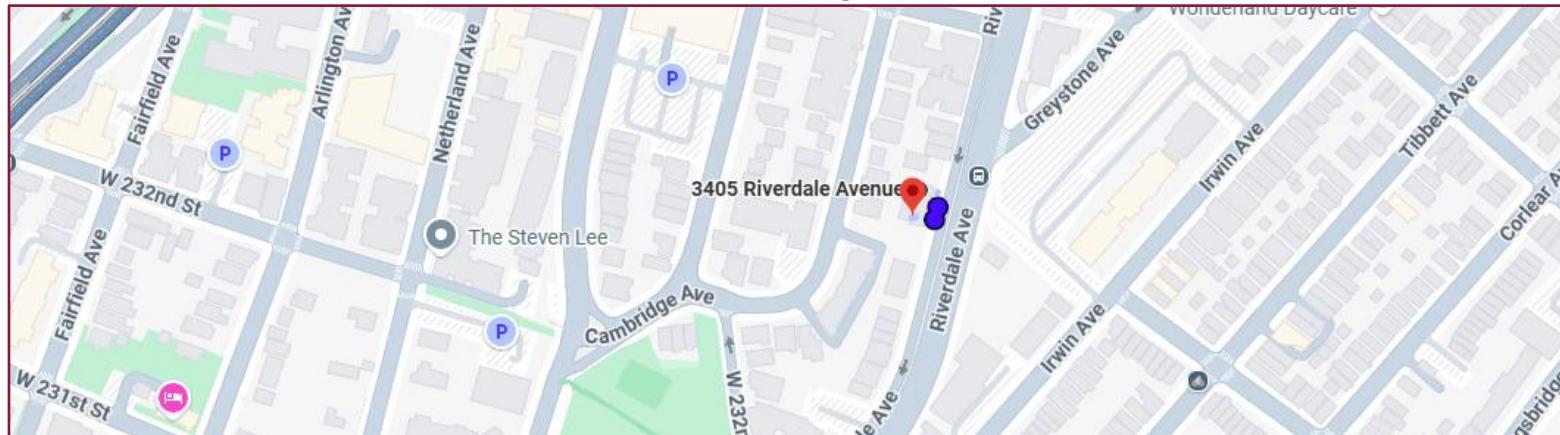
Rent Roll

Building	Unit	Tenant	Status	Rooms	Monthly Rent	Annual Rent
3401 Riverdale Avenue	1	Occupied	FM	6	\$ 4,300.00	\$ 51,600.00
3401 Riverdale Avenue	2	Occupied	FM	5	\$ 3,900.00	\$ 46,800.00
3401 Riverdale Avenue	3	Occupied	FM	5	\$ 3,500.00	\$ 42,000.00
3403 Riverdale Avenue	1	Occupied	FM	6	\$ 4,700.00	\$ 56,400.00
3403 Riverdale Avenue	2	Occupied	FM	5	\$ 3,400.00	\$ 40,800.00
3403 Riverdale Avenue	3	Occupied	FM	5	\$ 3,500.00	\$ 42,000.00
3405 Riverdale Avenue	1	Occupied	FM	6	\$ 4,400.00	\$ 52,800.00
3405 Riverdale Avenue	2	Occupied	FM	5	\$ 3,300.00	\$ 39,600.00
3405 Riverdale Avenue	3	Occupied	FM	5	\$ 3,650.00	\$ 43,800.00
Residential				48	\$ 34,650.00	\$ 415,800.00
3401 Riverdale Avenue	Garage	Vacant			\$ 250.00	\$ 3,000.00
3403 Riverdale Avenue	Garage	Vacant			\$ 250.00	\$ 3,000.00
3405 Riverdale Avenue	Garage	Vacant			\$ 250.00	\$ 3,000.00
Parking					\$ 750.00	\$ 9,000.00

Tax Map



Map



152 West 57th Street, 5th Floor
New York, NY 10019

ROSEWOOD
REALTY GROUP

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