

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

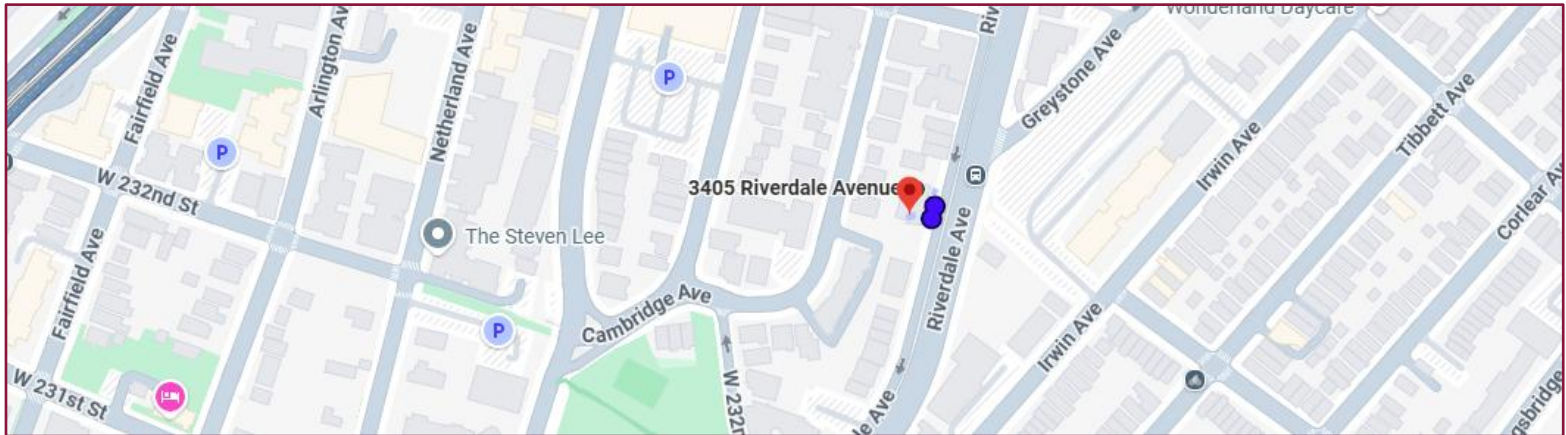
Rent Roll

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



📞 212.359.9900

📠 212.725.1238

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