



5900

RIVERDALE AVENUE

Bronx, NY 10471





Cushman & Wakefield has been retained on an exclusive basis to arrange for the sale of 5900 Riverdale Avenue. Located in the Riverdale neighborhood of the Bronx, the property is an 4,050 square foot lot improved by a 2,925 square foot single story retail building. The property is currently 100% occupied by 2 tenants. The property offers over 45' of frontage on Riverdale Avenue and 100' of frontage on West 259th Street.

The subject property offers convenient access to major roads such as the Henry Hudson Parkway, Mosholu Parkway, and the Saw Mill River Parkway. The property also benefits from its accessibility via the numerous bus routes that canvass the area, including the Bx7, Bx10, BxM1, BxM2, and BxM18 which all stop along Riverdale Avenue.

PROPERTY INFORMATION

Address	5900 Riverdale Avenue, Bronx, NY 10471
Block & Lot	5871-530
Lot Dimensions	45' x 100' Irregular
Lot Dimensions	4,050 SF (approx.)

BUILDING INFORMATION

Building Dimensions	45' x 63' Irregular
Total Gross SF	2,925 SF (approx.)
Commercial Units	2

ZONING INFORMATION

Zoning	R4, C1-2
Residential FAR (As-of-Right)	0.75
Total Buildable SF (As-of-Right)	3,038 SF (approx.)
Less Existing Structure	2,925 SF (approx.)
Available Air Rights (As-of-Right)	113 SF (approx.)

NYC FINANCIAL INFORMATION (22/23)

Total Assessment	\$226,170
Annual Property Tax	\$24,340
Tax Class	4
Tax Rate	10.762%

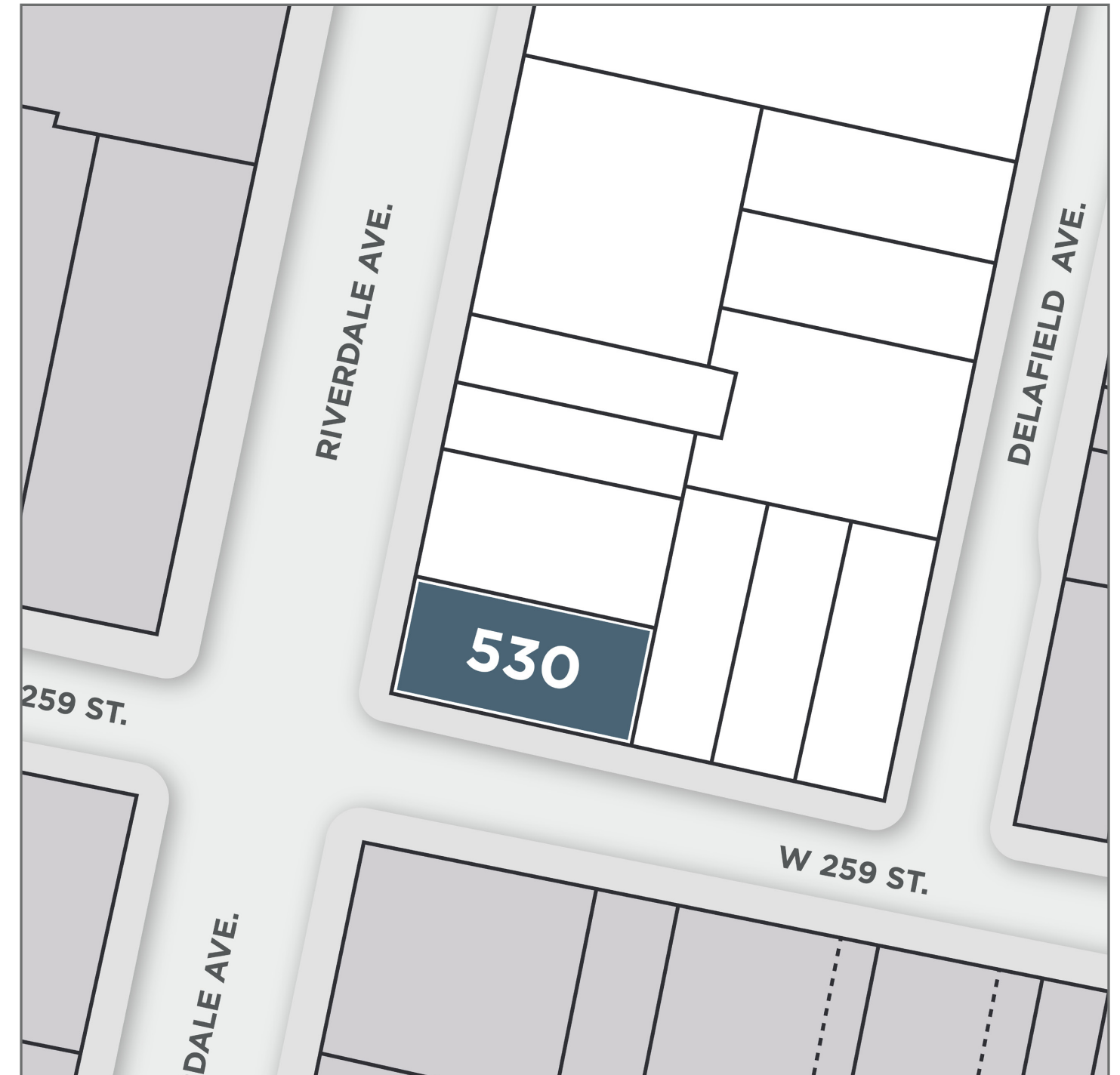
RETAIL REVENUE

Unit	Tenant	RSF	Lease Start	Lease Exp.	Years Remaining	Options	Rent Inc.	Base Rent (Monthly)	Base Rent (Annual)	\$ / SF	Pro Rata Shara	Base Year	Tax Contrib.	Total Contrib.	Total Annual Revenue	\$ / SF
1	Vacant	975	-	-		-	-	\$4,167	\$50,000	\$51	0.00%	-	\$-	\$-	\$50,000	\$51
2	Female Fight Club	1,950	May-24	Apr-34	9.3	1 - 5 Year	2.00%	\$8,000	\$96,000	\$49	66.67%	2024	\$257	\$257	\$96,257	\$49
Total / W.A.		2,925		6.2 Years				\$12,167	\$146,000	\$50	66.67%		\$257	\$257	\$146,257	\$50

Retail Revenue	SF	\$ / SF	Annual Income
Gross Annual Income	2,925	\$49.91	\$146,000
RET Reimbursements		\$0.09	\$257
Gross Annual Income	2,925	\$50.00	\$146,257
Less General Vacancy / Credit Loss (3.0%)		\$1.50	\$4,388
Effective Gross Annual Income	2,925	\$48.50	\$141,869
Total Effective Gross Annual Income			\$141,869

Expenses				
Type	Projection	% of EGI	\$ / SF	Projected
Property Taxes	Actual	17.16%	\$8.32	\$24,340
Water and Sewer	Tenant Pays	0.00%	\$0.00	\$-
Insurance	\$1.00/ GSF	2.06%	\$1.00	\$2,925
Electric	Tenant Pays	0.00%	\$0.00	\$-
Repairs & Maintenance	\$1.00/ GSF	2.06%	\$1.00	\$2,925
Cleaning & Maintenance	Tenant Pays	0.00%	\$0.00	\$-
General & Administrative	1.0% / EGI	1.00%	\$0.49	\$1,419
Professional Fees	\$250/Month	2.11%	\$1.03	\$3,000
Management Fee	2.0% / EGI	2.00%	\$0.97	\$2,837
Total Expenses		26.40%	\$12.80	\$37,446

Net Operating Income				\$104,423
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