

**RETAIL AND APARTMENTS FOR SALE**  
**BUILT NEW IN 2006**  
**ASKING 8.25% CAP**  
**RETAIL ON THE THIRD AVENUE SIDE**



**Asking Price: \$ 1,595,000**

**RETAIL AND APARTMENTS FOR SALE**  
**BUILT NEW IN 2006**  
**ASKING 8.25% CAP**  
**RETAIL ON THE THIRD AVENUE SIDE**

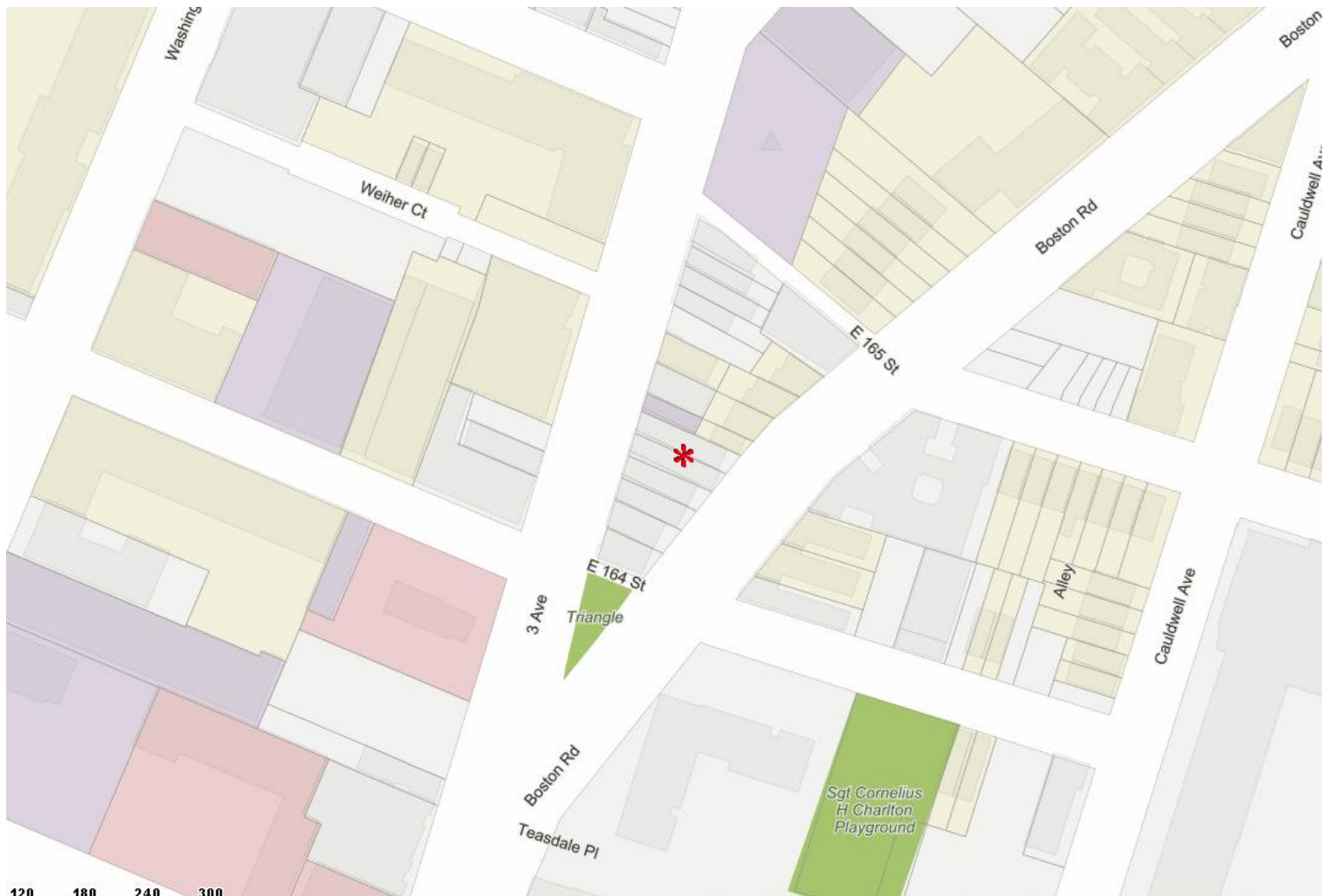


Address:	989-991 Boston Road aka 3308-3310 Third Avenue Bronx, NY 10456			
Location:	Though Block Buildings From Third Ave to Boston Road Between East 164th and Weiher Ct in the Morrisania Section of the Bronx.			
Description:	2 Three Story Walkup Buildings with 6 Apartments on Boston Road, AND 2 One Story Taxpayers with 2 Stores on Third Ave, ALL Built NEW in 2006. Total of 6 Apartments and 2 Stores.			
Block / Lot:	2608 / 98, 99	Zoning:	R6 / C2-4	
Lot Size:	989: 21.55 x 93.88 / 991:21.57 x 102.17	Lot SF:	5,833	
Building Size:	989: 21 x 93.88 / 991 21 x 56.9	Building SF:	10,950	
CAP Rate:	8.25%	Price PSF:	\$145.66	
<b>INCOME:</b>				
Residential:	\$	140,873		
Commercial:	\$	36,000		
Commercial (Projected):	\$	36,000		
<b>Gross Annual Income:</b>	<b>\$</b>	<b>212,873</b>		
<b>EXPENSES: (ESTIMATED)</b>				
Real Estate Taxes (421A in place until 7/1/2029 - then phases out by 20% each year until expiration 6/30/2033)	\$	18,300		
Water/Sewer	\$	25,000		
Insurance	\$	15,000		
Utilities	\$	7,500		
Management	\$	8,515		
Maintenance & Repair	\$	7,000		
<b>Total Expense:</b>	<b>\$</b>	<b>81,315</b>		
<b>Estimated Net Operating Income:</b>	<b>\$</b>	<b>131,558</b>		



**Asking Price: \$ 1,595,000**

**RETAIL AND APARTMENTS FOR SALE**  
**BUILT NEW IN 2006**  
**ASKING 8.25% CAP**  
**RETAIL ON THE THIRD AVENUE SIDE**



RENT ROLL					
Units	Bedrooms	Status	Lease Expiration	Monthly Rent	Annual Rent
989/1	2	Stablized		\$ 1,850.79	\$ 22,209.48
989/2	2	Stablized/S8		\$ 2,021.70	\$ 24,260.40
989/3	Large 2	Stablized		\$ 2,157.75	\$ 25,893.00
991/1	2	Stablized/S8		\$ 1,701.89	\$ 20,422.68
991/2	2	Stablized/S8		\$ 2,033.52	\$ 24,402.24
991/3	Large 2	Stablized		\$ 1,973.79	\$ 23,685.48
989	El Burro Shipping Co		03/01/27	\$ 3,000.00	\$ 36,000.00
991	Vacant Projected			\$ 3,000.00	\$ 36,000.00
Total				\$ 17,739.44	\$ 212,873.28

**RETAIL AND APARTMENTS FOR SALE**  
**BUILT NEW IN 2006**  
**ASKING 8.25% CAP**  
**RETAIL ON THE THIRD AVENUE SIDE**



**RETAIL AND APARTMENTS FOR SALE**  
**BUILT NEW IN 2006**  
**ASKING 8.25% CAP**  
**RETAIL ON THE THIRD AVENUE SIDE**

