

**2414 CAMBRELENG AVENUE, BRONX, NY 10458**

**EXCLUSIVE OFFERING MEMORANDUM**

**IPRG**



## TABLE OF CONTENTS

**01 INVESTMENT PRICING**

**02 PROPERTY INFORMATION**

FOR MORE INFORMATION,  
PLEASE CONTACT EXCLUSIVE AGENTS

**Jared Friedman**

Senior Director

718.550.0087

[jfriedman@iprg.com](mailto:jfriedman@iprg.com)

**David Roman**

Associate

718.360.9609

[droman@iprg.com](mailto:droman@iprg.com)

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

[www.iprg.com](http://www.iprg.com)

# IPRG

## INVESTMENT PRICING





**OFFERING PRICE**

**\$4,800,000**

**INVESTMENT HIGHLIGHTS**

13 Apartments  
# of Units

11,020  
Approx. SF

8.85%  
Current Cap Rate

**DELIVERED VACANT**

\$369,231  
Price/Unit

\$436  
Price/SF

8.79x  
Current GRM

# INCOME

UNIT	TYPE	CURRENT
1A	Studio	\$3,300
2A	1 BR	\$3,500
2B	1 BR	\$3,500
2C	1 BR	\$3,253
2D	1 BR	\$3,253
3A	1 BR	\$3,500
3B	1 BR	\$3,500
3C	1 BR	\$3,253
3D	1 BR	\$3,253
4A	1 BR	\$3,500
4B	1 BR	\$3,500
4C	1 BR	\$3,500
4D	1 BR	\$3,500
<b>Parking</b>	8 Spaces	\$1,200

MONTHLY: \$45,512  
**ANNUALLY: \$546,144**

# EXPENSES

	CURRENT
GROSS OPERATING INCOME:	\$ 546,144
VACANCY/COLLECTION LOSS (3%):	\$ (27,307)
EFFECTIVE GROSS INCOME:	\$ 518,837
REAL ESTATE TAXES (2):	\$ (2,937)
WATER AND SEWER:	\$ (13,000)
INSURANCE:	\$ (13,000)
ELECTRIC:	\$ (13,000)
REPAIRS & MAINTENANCE:	\$ (13,000)
SUPER:	\$ (13,000)
MANAGEMENT (3%):	\$ (25,942)
TOTAL EXPENSES:	\$ (93,879)
<b>NET OPERATING INCOME:</b>	<b>\$ 424,957</b>

# IPRG

## PROPERTY INFORMATION



## INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 2414 Cambreleng Avenue. The subject property offers a brand-new construction 4-story building that is located in the Little Italy section of the Bronx.

The building is made up of thirteen apartments broken down into one studio, twelve 1-bedrooms. The building benefits from having a 421-A tax abatement giving a yearly tax bill of \$2,937.48 for 30 years. The property will be delivered vacant with a C/O.

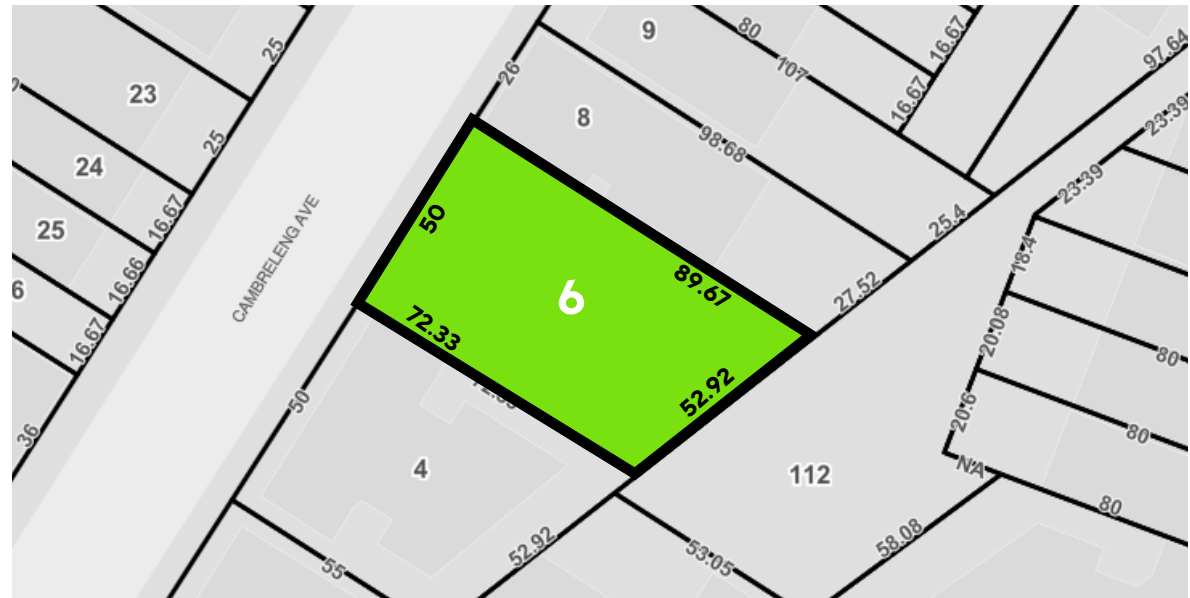
Built in 2024, the property is 50 feet wide and 55.1 feet deep, giving a total of 11,020 square feet.

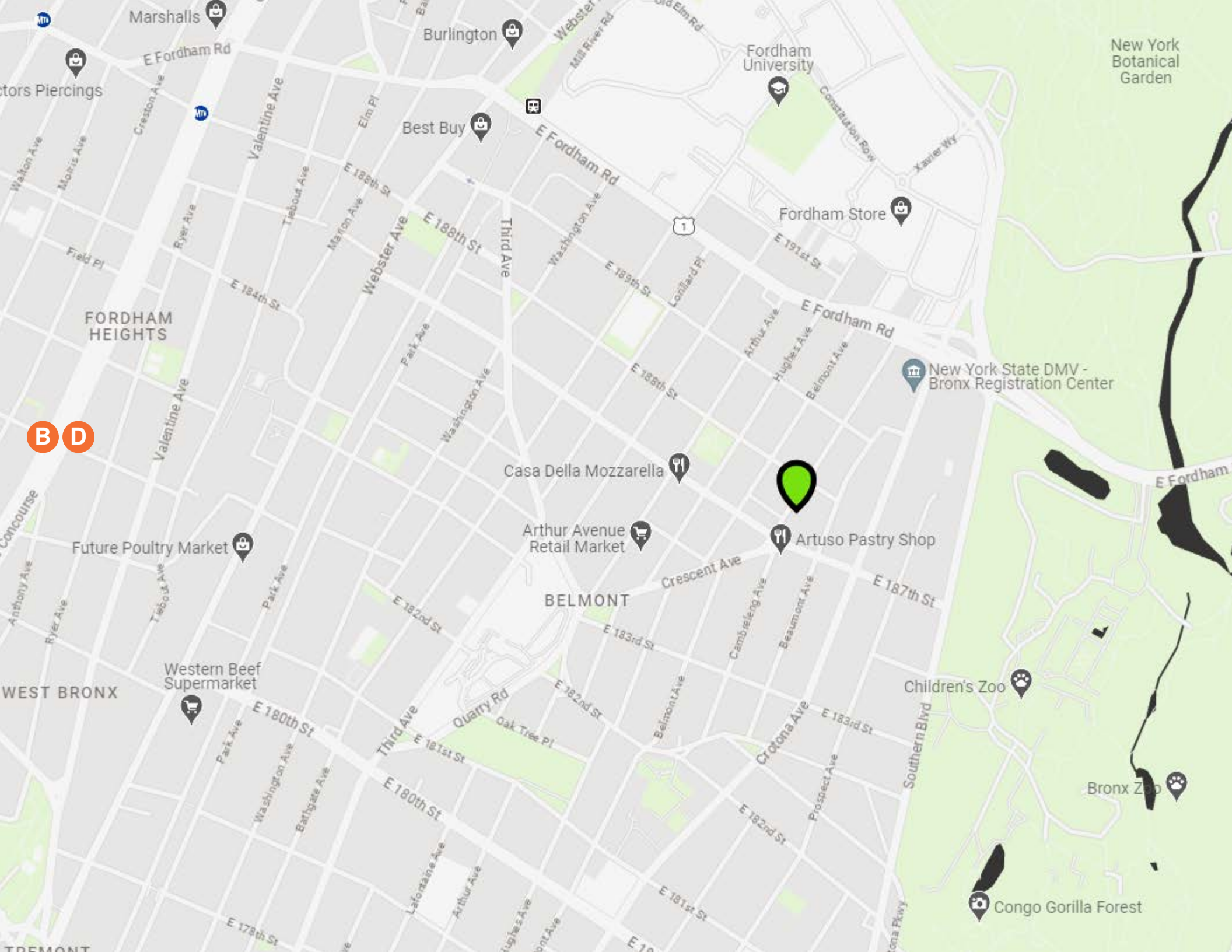
The building is within walking distance to the B & D subway lines and the Fordham Metro-North Station.

## BUILDING INFORMATION

<b>BLOCK &amp; LOT:</b>	03090-0006
<b>NEIGHBORHOOD:</b>	Belmont
<b>CROSS STREETS:</b>	East 187th St & East 188th St
<b>LOT DIMENSIONS:</b>	50 ft x 89.5 ft
<b># OF UNITS:</b>	13 Apartments
<b>APPROX. TOTAL SF:</b>	11,020
<b>ZONING:</b>	R6
<b>FAR:</b>	2.43
<b>TAX CLASS:</b>	2

## TAX MAP





Marshalls

Doctors Piercings

Burlington

Fordham University

New York Botanical Garden

E Fordham Rd

Best Buy

E Fordham Rd

Fordham Store

FORDHAM HEIGHTS

New York State DMV - Bronx Registration Center

B D

Casa Della Mozzarella



Future Poultry Market

Arthur Avenue Retail Market

Artuso Pastry Shop

WEST BRONX

BELMONT

Western Beef Supermarket

Children's Zoo

Bronx Zoo

Congo Gorilla Forest

TREMONT



An aerial, black and white photograph of a city, likely New York City, showing a complex network of highways, buildings, and green spaces. The image is used as a background for the business card.

**IPRG**

**2414 CAMBRELENG AVENUE**  
**BRONX, NY 10458**

**JARED  
FRIEDMAN**  
718.550.0087  
[jfriedman@iprg.com](mailto:jfriedman@iprg.com)

---

**DAVID  
ROMAN**  
718.360.9609  
[droman@iprg.com](mailto:droman@iprg.com)

---