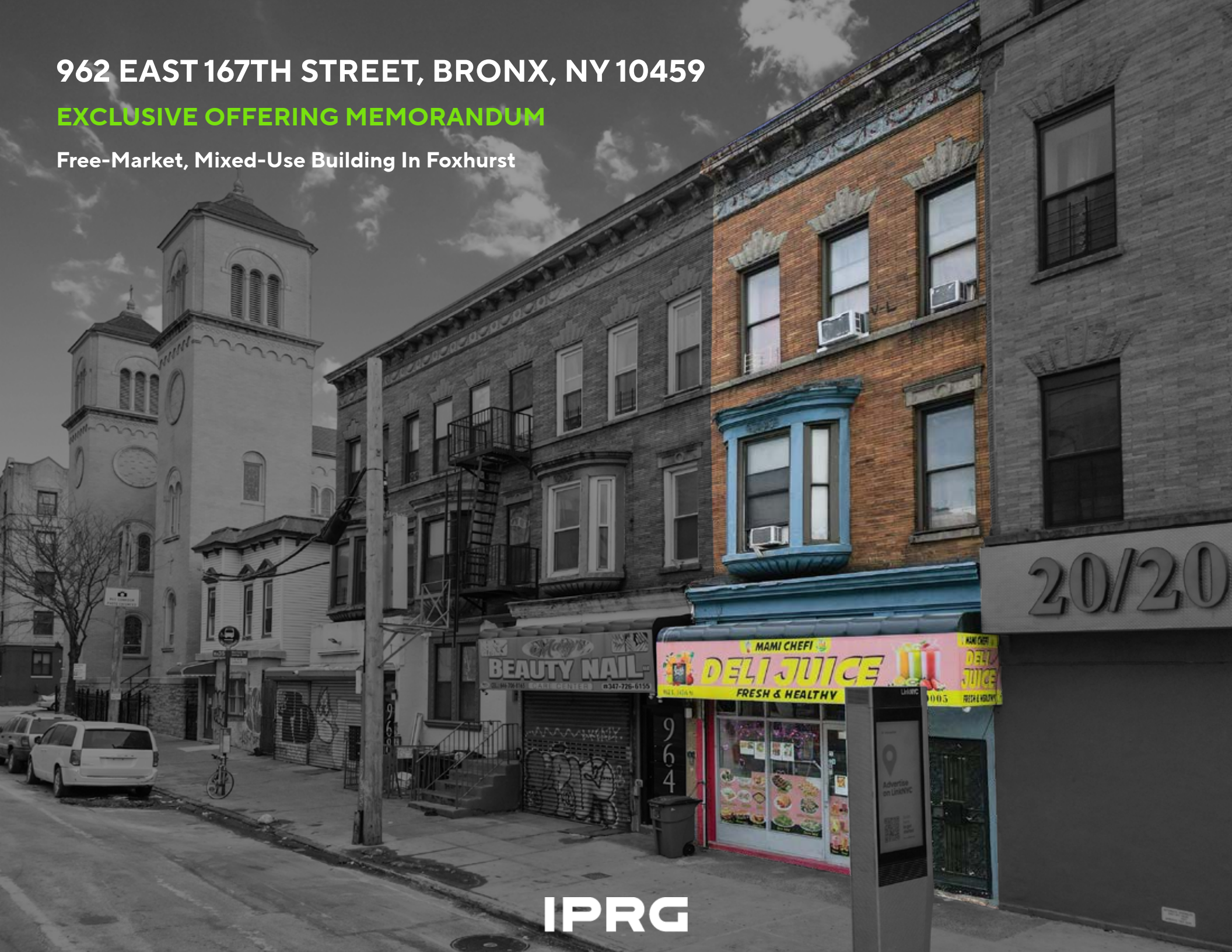


962 EAST 167TH STREET, BRONX, NY 10459

EXCLUSIVE OFFERING MEMORANDUM

Free-Market, Mixed-Use Building In Foxhurst



IPRG

962 EAST 167TH STREET, BRONX, NY 10459



MIXED-USE BUILDING IN FOXHURST FOR SALE

962 EAST 167TH STREET, BRONX, NY 10459

FREE-MARKET, MIXED-USE BUILDING IN FOXHURST FOR SALE

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FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

Jared Friedman

Senior Director

718.550.0087

jfriedman@iprg.com

David Roman

Associate

718.360.9609

droman@iprg.com

Brandon Levy

Associate

718.416.6137

blevy@iprg.com

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INVESTMENT PRICING

962 EAST 167TH STREET



962 EAST 167TH STREET, BRONX, NY 10459

FREE-MARKET, MIXED-USE BUILDING IN FOXHURST FOR SALE



OFFERING PRICE

\$999,999

INVESTMENT HIGHLIGHTS

2 Apts* & 1 Store
of Units

2,580
Approx. SF

7.58%
Current Cap Rate

\$333,333
Price/Unit

\$388
Price/SF

10.22x
Current GRM

*** ALL APTS WILL BE DELIVERED UPON CLOSING**

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FREE-MARKET, MIXED-USE BUILDING IN FOXHURST **FOR SALE**

INCOME & EXPENSES

UNIT	TYPE	APPROX. SF	CURRENT	NOTES
962-1	3 BR (Delivered Vacant)	-	\$3,500	Tenants Pay Utilities
962-2	1 BR (Delivered Vacant)	-	\$2,500	Tenants Pay Utilities
962-1	Store	900	\$2,150	Lease Exp. 2028; Tenants Pay Utilities
		MONTHLY:	\$8,150	
		ANNUALLY:	\$97,800	

	CURRENT
GROSS INCOME	\$ 97,800
VACANCY AND COLLECTION	\$ (2,934)
EFFECTIVE GROSS INCOME	\$ 94,866
TAXES	\$ (8,233)
WATER & SEWER	\$ (2,000)
INSURANCE	\$ (4,000)
ELECTRIC	\$ (500)
REPAIRS	\$ (1,500)
MANAGEMENT	\$ (2,846)
TOTAL EXPENSES	\$ (19,079)
NET OPERATING INCOME	\$ 75,787

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PROPERTY INFORMATION

962 EAST 167TH STREET



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FREE-MARKET, MIXED-USE BUILDING IN FOXHURST **FOR SALE**

INVESTMENT SUMMARY

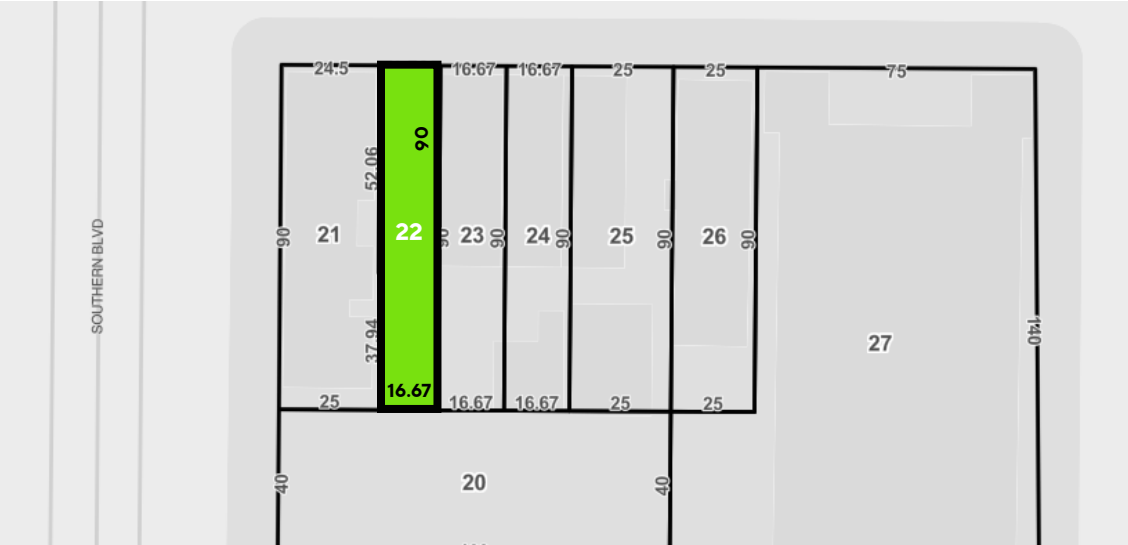
Investment Property Realty Group (IPRG) has been exclusively retained to sell 962 970 East 167th Street. 962 East 167th Street is a mixed-use building located in the Foxhurst neighborhood of the Bronx. The property consists of two residential units and one ground-floor retail store. The residential units include a 3-bedroom and a 1-bedroom apartment, both of which will be delivered vacant at closing. The building sits on a 17 ft x 90 ft lot and benefits from R7-1 / C2-4 zoning with a 3.44 FAR.

Located just steps from Hoe Avenue and Southern Boulevard, the property is conveniently accessible via the 2 and 5 subway lines at Freeman Street and Simpson Street stations, making it an ideal asset for both investors and end-users seeking value-add opportunities in a high-demand corridor of the Bronx.

BUILDING INFORMATION

BLOCK & LOT:	02744-0022
NEIGHBORHOOD:	Foxhurst
CROSS STREETS:	E 167th street and Southern Blvd
BUILDING DIMENSIONS:	16.65 ft x 50 ft
LOT DIMENSIONS:	17 ft x 90 ft
# OF UNITS:	2 Apartments and 1 Store
APPROX. TOTAL SF:	2850 SF
ZONING:	R71; C2-4
FAR:	3.44
TAX CLASS:	2A

TAX MAP

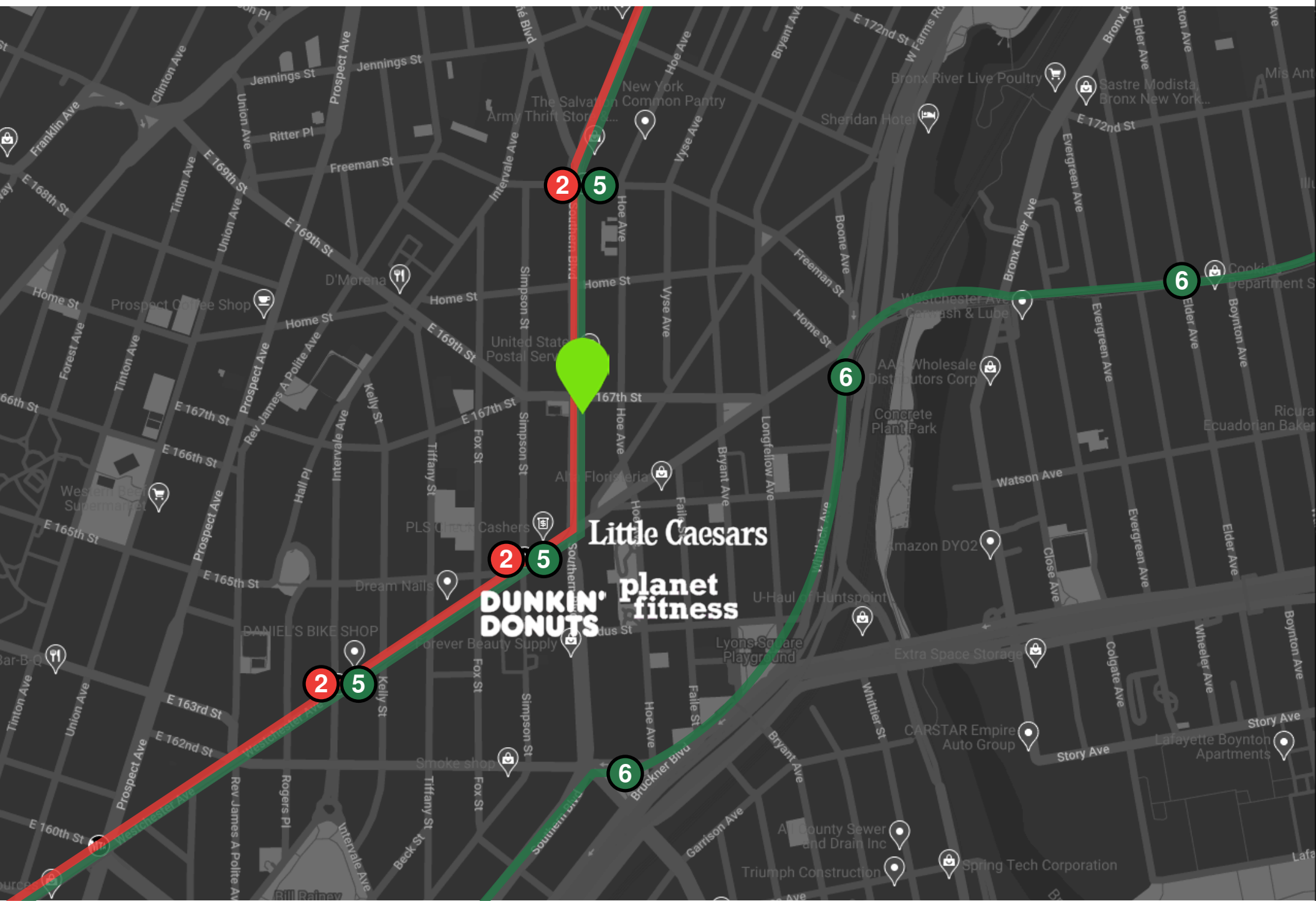


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PROPERTY MAP





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