

1096 JACKSON AVENUE, BRONX, NY 10456

EXCLUSIVE OFFERING MEMORANDUM

Corner Free Market Building



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1096 JACKSON AVENUE, BRONX, NY 10456

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FREE MARKET BUILDING FOR SALE

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CORNER FREE MARKET BUILDING FOR SALE

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FOR MORE INFORMATION,
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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.

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INVESTMENT PRICING

1096 JACKSON AVENUE





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CORNER FREE MARKET BUILDING FOR SALE

OFFERING PRICE

\$1,350,000

INVESTMENT HIGHLIGHTS

4 Apartments
of Units

4,695
Approx. SF

7.13%
Current Cap Rate

8.16%
Pro Forma Cap Rate

\$337,500
Price/Unit

\$288
Price/SF

9.67x
Current GRM

8.75x
Pro Forma GRM

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INCOME & EXPENSES

UNIT	TYPE	CURRENT	PRO FORMA	NOTES
1	2 BR	\$1,800	\$3,027	MTM
2	2 BR (Duplex)	\$3,027	\$3,027	Vacant
3	2 BR	\$3,027	\$3,027	Vacant
4	3 BR	\$3,777	\$3,777	Vacant
	MONTHLY:	\$11,631	\$12,858	
	ANNUALLY:	\$139,572	\$154,296	

	CURRENT	PRO FORMA
GROSS OPERATING INCOME:	\$ 139,572	\$ 154,296
VACANCY/COLLECTION LOSS (3%):	\$ (4,187)	\$ (4,629)
EFFECTIVE GROSS INCOME:	\$ 135,385	\$ 149,667
REAL ESTATE TAXES (CLASS 2B):	\$ (16,055)	\$ (16,055)
FUEL:	\$ (6,000)	\$ (6,000)
WATER AND SEWER:	\$ (4,000)	\$ (4,000)
INSURANCE:	\$ (6,000)	\$ (6,000)
COMMON AREA ELECTRIC:	\$ (1,000)	\$ (1,000)
REPAIRS & MAINTENANCE:	\$ (2,000)	\$ (2,000)
MANAGEMENT (3%):	\$ (4,062)	\$ (4,490)
TOTAL EXPENSES:	\$ (39,117)	\$ (39,545)
NET OPERATING INCOME:	\$ 96,268	\$ 110,122

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PROPERTY INFORMATION

1096 JACKSON AVENUE



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INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) is pleased to present 1096 Jackson Avenue—an exclusive opportunity to acquire a corner apartment building located in the Morrisania section of the Bronx.

Situated at the intersection of East 166th Street and Jackson Avenue, this three-story property comprises four residential units, including three two-bedroom apartments (one configured as a duplex) and one three-bedroom unit. All apartments have been recently renovated, making this a turnkey investment. Notably, three out of the four units will be delivered vacant, allowing an investor to capture immediate rental upside.

Originally built in 1905, the building measures 19.42 feet in width by 80 feet in depth, totaling approximately 4,695 square feet.

Conveniently located within walking distance to the Melrose Metro-North Station, the property offers a commute of under 20 minutes to Grand Central Station.

BUILDING INFORMATION

BLOCK & LOT:	2651-0001
NEIGHBORHOOD:	Morrisania
CROSS STREETS:	Corner of East 166th Street and Jackson Avenue
BUILDING DIMENSIONS:	19.42 ft x 80 ft
LOT DIMENSIONS:	19.5 ft x 87.5 ft
# OF UNITS:	4 Apts
TOTAL SQUARE FOOTAGE:	4,695 SF
ZONING:	R6, C1-4
FAR:	3.0 (Wide Street)
TAX CLASS:	2B

TAX MAP

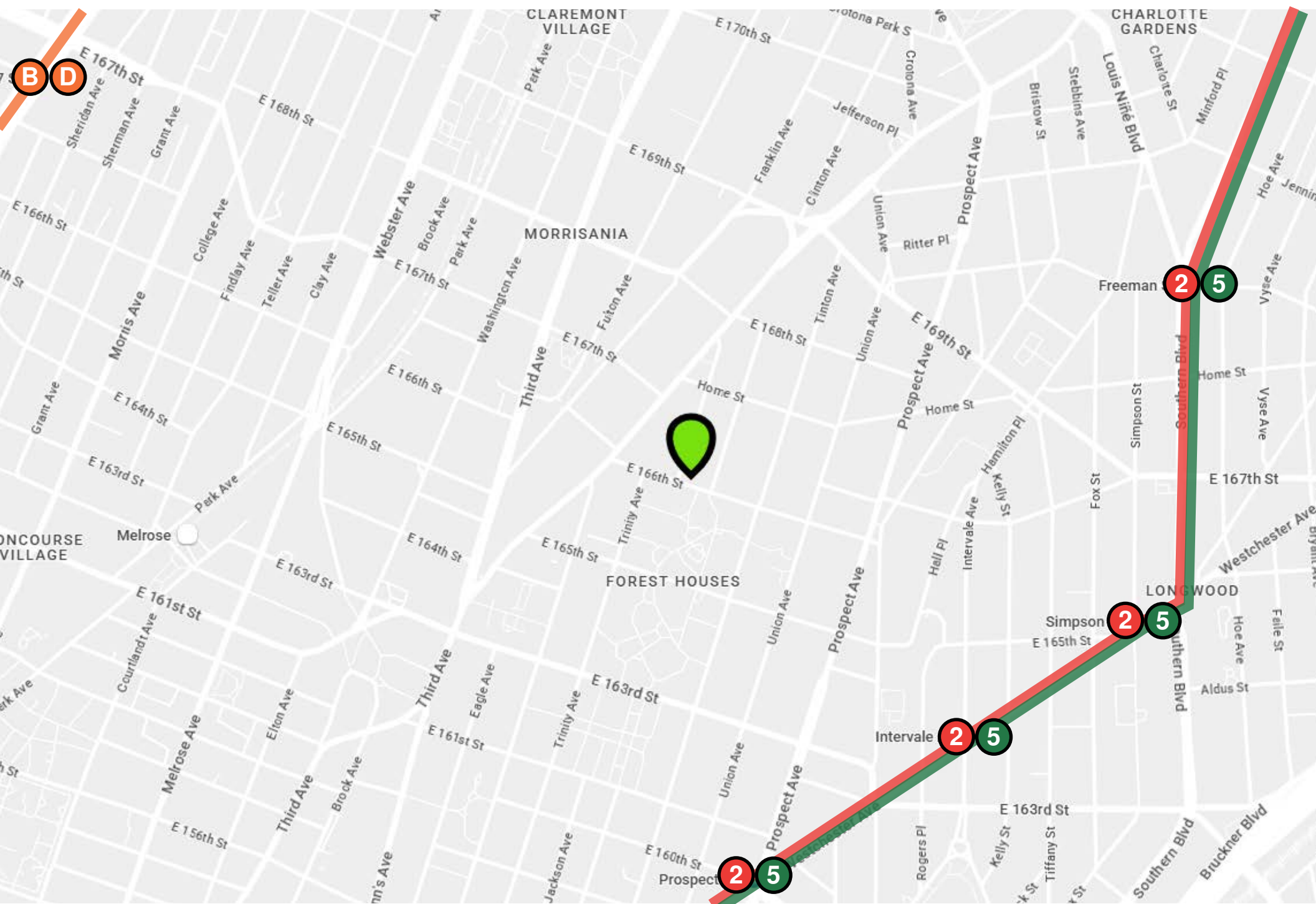


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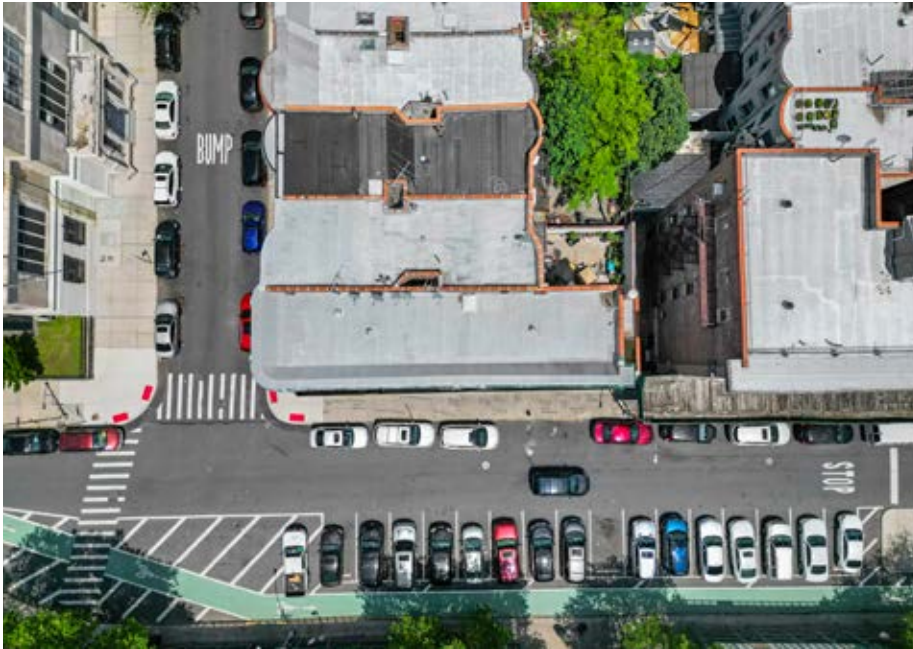
PROPERTY MAP



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ADDITIONAL PROPERTY PHOTOS



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