

4175 THIRD AVENUE, BRONX, NY 10457
EXCLUSIVE OFFERING MEMORANDUM



4175 THIRD AVENUE, BRONX, NY 10457

IPRG MIXED-USE BUILDING LOCATED IN TREMONT FOR SALE

4175 THIRD AVENUE, BRONX, NY 10457

FOUR-STORY MIXED-USE BUILDING LOCATED IN TREMONT FOR SALE

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FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

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IPRG

INVESTMENT PRICING

4175 THIRD AVENUE





OFFERING PRICE
\$1,799,999

INVESTMENT HIGHLIGHTS

8 Apts & 2 Stores
of Units

7,124
Approx. SF

7.59%
Preferential Cap Rate

7.98%
Legal Cap Rate

\$180,000
Price/Unit

\$253
Price/SF

8.84x
Preferential GRM

8.32x
Legal GRM

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FOR SALE

INCOME & EXPENSES

UNIT	TYPE	PREFERENTIAL RENT	LEGAL RENT	LEASE EXPIRY
Apt 1	Studio	\$1,145	\$1,246	3/31/2025
Apt 2	Studio	\$1,021	\$964	5/31/2025
Apt 3	3 BR	\$1,977	\$2,155	9/3/2025
Apt 4	3 BR	\$1,537	\$1,615	6/30/2026
Apt 5	3 BR	\$1,963	\$1,967	7/31/2026
Apt 6	3 BR	\$1,916	\$2,012	7/31/2025
Apt 7	3 BR	\$1,480	\$2,062	6/30/2025
Apt 8	3 BR	\$1,973	\$2,050	9/31/2026
Store 1	Barbershop	\$2,009	\$2,009	1/31/2025
Store 2	Auto Sound	\$1,945	\$1,950	8/31/2029
		MONTHLY:	\$16,965	\$18,030
		ANNUALLY:	\$203,583	\$216,359

	PREFERENTIAL	LEGAL
GROSS OPERATING INCOME:	\$ 203,583	\$ 216,359
VACANCY/COLLECTION LOSS (3%):	\$ (6,107)	\$ (6,491)
EFFECTIVE GROSS INCOME:	\$ 197,476	\$ 209,868
REAL ESTATE TAXES (2B):	\$ (10,196)	\$ (10,196)
FUEL (OIL):	\$ (13,000)	\$ (13,000)
WATER AND SEWER:	\$ (9,800)	\$ (9,800)
INSURANCE:	\$ (13,000)	\$ (13,000)
CON EDISON:	\$ (5,000)	\$ (5,000)
REPAIRS & MAINTENANCE:	\$ (4,000)	\$ (4,000)
MANAGEMENT (3%):	\$ (5,924)	\$ (6,296)
TOTAL EXPENSES:	\$ (60,920)	\$ (66,292)
NET OPERATING INCOME:	\$ 136,555	\$ 143,576

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IPRG

PROPERTY INFORMATION

4175 THIRD AVENUE



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INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 4175 Third Avenue; a four-story mixed-use building located in the Tremont section of the Bronx.

The property consists of eight residential units and two commercial stores on the ground floor. The apartments are configured as two studios and six three-bedroom units. The building benefits from its protected 2B tax class, with a tax bill of only \$10,196 per year. It is well maintained with zero HPD violations. Additionally, the tenants currently receive preferential rents, providing potential upside in the rent roll upon vacancy.

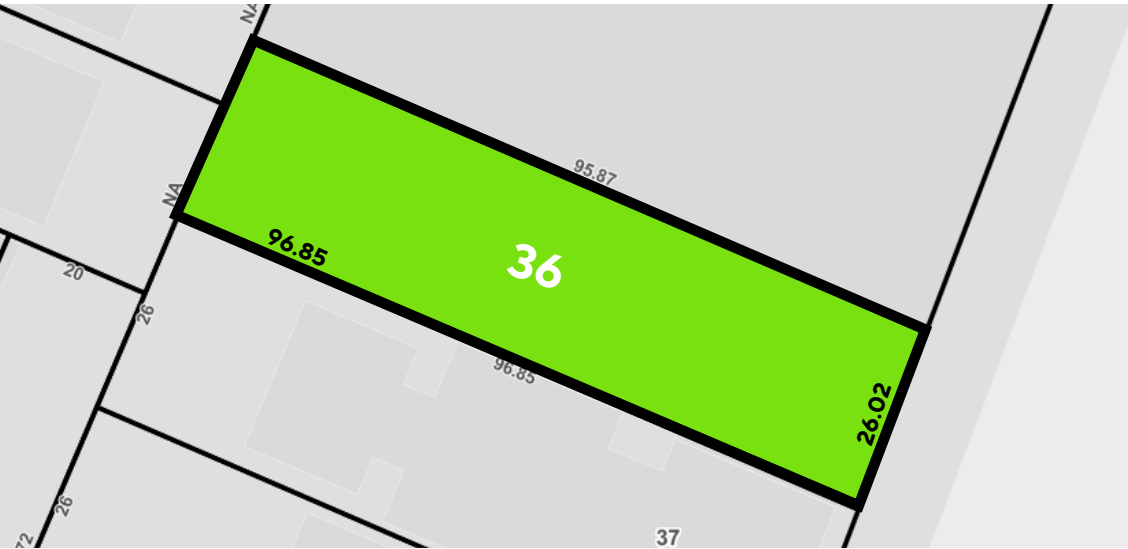
Built in 1931, the property measures 26 feet in width and 75 feet in depth, totaling 7,124 square feet.

The building is conveniently located within walking distance of the Tremont Metro-North Station, which offers a commute to Grand Central Station in under 20 minutes.

BUILDING INFORMATION

BLOCK & LOT:	2924-0036
NEIGHBORHOOD:	Tremont
CROSS STREETS:	East 176th Street & East Tremont Avenue
BUILDING DIMENSIONS:	26 ft x 75 ft
LOT DIMENSIONS:	26 ft x 96.67 ft
# OF UNITS:	8 Apts & 2 Commercial Units
APPROX. TOTAL SF:	7,124
ZONING:	M1-4/R7X, MX-14
FAR:	5
TAX CLASS / ANNUAL TAXES:	2B / \$10,196

TAX MAP

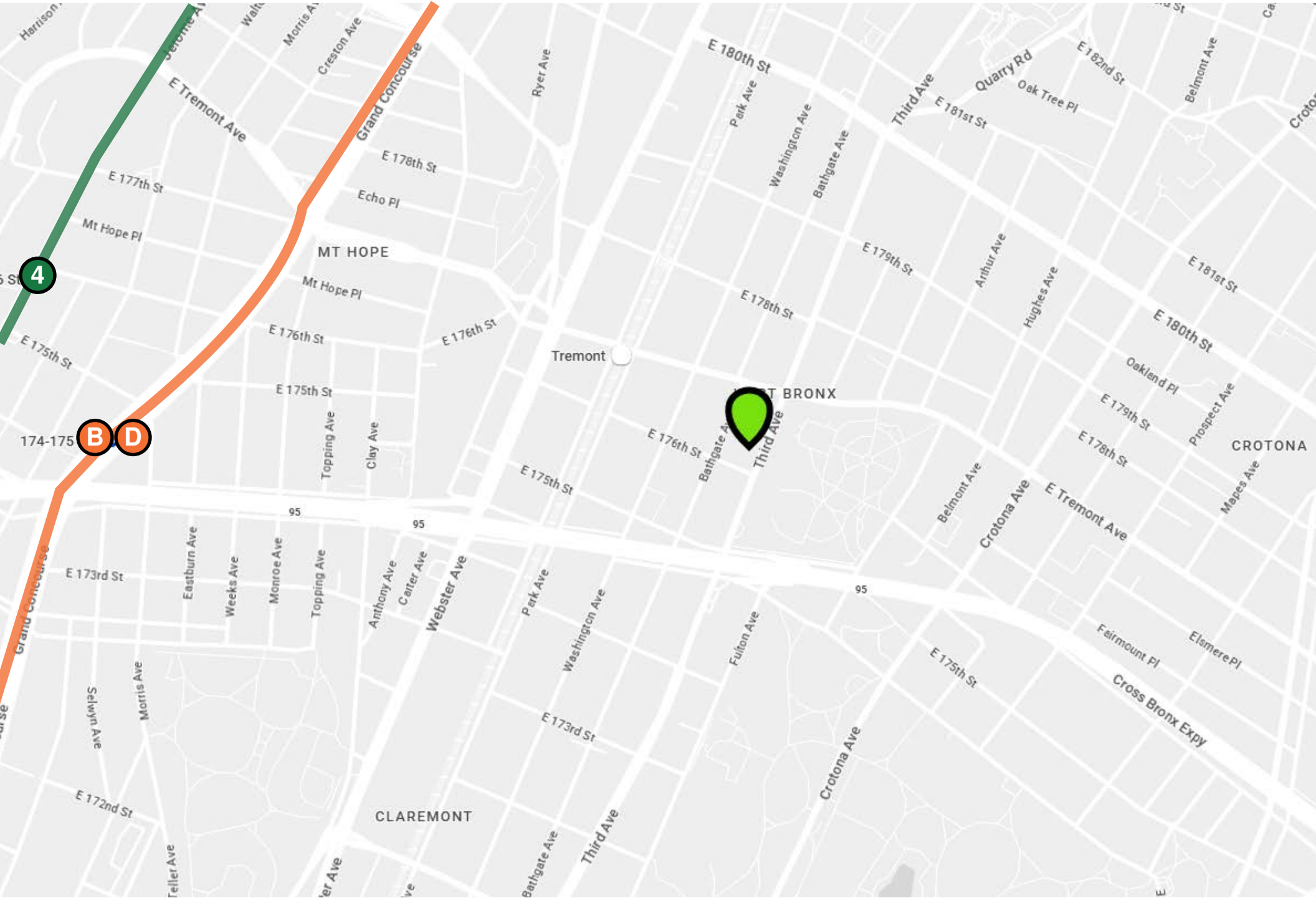


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PROPERTY MAP



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ADDITIONAL PROPERTY PHOTOS



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