

**683 EAST 231ST STREET, BRONX, NY 10466**

**EXCLUSIVE OFFERING MEMORANDUM**



**IPRG**



683 EAST 231ST STREET, BRONX, NY 10466

**IPRG** FAMILY FOR SALE

683 EAST 231ST STREET, BRONX, NY 10466

WAKEFIELD MULTIFAMILY 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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# IPRG

## INVESTMENT PRICING

683 EAST 231ST STREET







**OFFERING PRICE**

**\$999,999**

## INVESTMENT HIGHLIGHTS

6 Apts & 3 Parking Spaces  
# of Units

5,250  
Approx. SF

9.28%  
Current Cap Rate

\$166,667  
Price/Unit

\$190  
Price/SF

6.09  
Current GRM

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WAKEFIELD MULTIFAMILY FOR SALE

INCOME & EXPENSES

UNIT	TYPE	CURRENT
1F	2 BR	\$1,562
1R	1 BR	\$2,306
2F	2 BR (Vacant)	\$2,380
2R	2 BR	\$1,891
3F	2 BR	\$2,885
3R	2 BR	\$2,050
Parking	Vacant	\$200
Parking	Vacant	\$200
Parking	Vacant	\$200
MONTHLY:		\$13,674
ANNUALLY:		\$164,082

	CURRENT
GROSS OPERATING INCOME:	\$ 164,082
VACANCY/COLLECTION LOSS (4%):	\$ (6,563)
EFFECTIVE GROSS INCOME:	\$ 157,519
REAL ESTATE TAXES (2B):	\$ (23,452)
FUEL:	\$ (12,000)
WATER AND SEWER:	\$ (7,000)
INSURANCE:	\$ (10,000)
COMMON AREA ELECTRIC:	\$ (1,500)
REPAIRS & MAINTENANCE:	\$ (4,500)
MANAGEMENT (4%):	\$ (6,301)
TOTAL EXPENSES:	\$ (64,753)
NET OPERATING INCOME:	\$ 92,766

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# IPRG

## PROPERTY INFORMATION

683 EAST 231ST STREET

BACK OF PROPERTY



# 683 EAST 231ST STREET, BRONX, NY 10466

## WAKEFIELD MULTIFAMILY FOR SALE

## INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 683 East 231 Street. The subject property offers a three-story building that is in the Wakefield section of the Bronx. The property sits on 231st Street between White Plains Road and Carpenter Avenue.

The building is made up of six (6) apartments broken down as five 2-bedrooms, and one -1 bedrooms. The property benefits from having a vacant bonus basement apartment and three parking spaces.

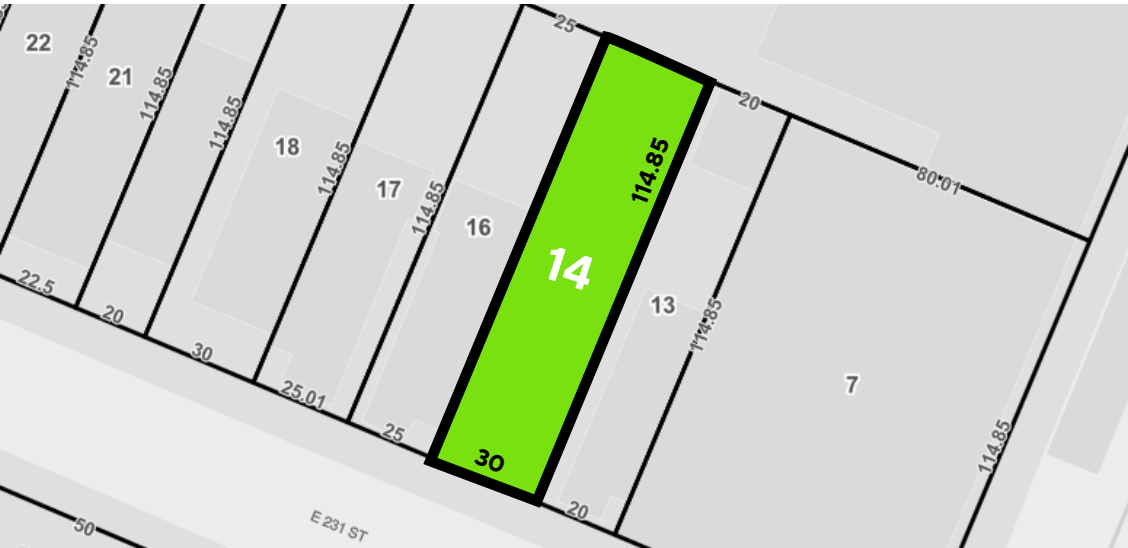
Built in 1931, the property is 25 feet wide and 70 feet deep, giving a total of 5,250 square feet. The building sits on a 3,440 square foot lot.

The building is steps away from the 233rd street subway station (2,5) on White Plains Road.

### BUILDING INFORMATION

BLOCK & LOT:	4834-0014
NEIGHBORHOOD:	Wakefield
CROSS STREETS:	White Plains Road & Carpenter Avenue
BUILDING DIMENSIONS:	25 ft x 70 ft
LOT DIMENSIONS:	30 ft x 114.67 ft
# OF UNITS:	6 Apts & 3 Parking Spaces
APPROX. TOTAL SF:	5,250 SF
ZONING:	R6
FAR:	2.43
TAX CLASS / ANNUAL TAXES:	2B / \$23,452

### TAX MAP



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WAKEFIELD MULTIFAMILY FOR SALE

PROPERTY MAP





# 683 EAST 231ST STREET, BRONX, NY 10466

WAKEFIELD MULTIFAMILY FOR SALE

ADDITIONAL PROPERTY PHOTOS



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A black and white photograph of a multi-story brick building, likely a residential structure, featuring a prominent fire escape on its side. The building has multiple windows and a classic architectural style. The image is used as a background for the real estate advertisement.

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