

**3857 WHITE PLAINS ROAD, BRONX, 10467**

**EXCLUSIVE OFFERING MEMORANDUM**

**4-Story Mixed-Use Property in Wakefield**

**IPRG**



3857 WHITE PLAINS ROAD, BRONX, NY 10467



PROPERTY IN WAKEFIELD FOR SALE

3857 WHITE PLAINS ROAD, BRONX, NY 10467

4-STORY MIXED-USE PROPERTY IN WAKEFIELD FOR SALE

## 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

**David Roman**

Associate

718.360.9609

droman@iprg.com

**Brandon Levy**

Associate

718.416.6137

blevy@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

3857 WHITE PLAINS ROAD







**OFFERING PRICE**  
**\$1,350,000**

## INVESTMENT HIGHLIGHTS

7 Apts & 1 Store  
# of Units

6,080  
Approx. SF

7.72%  
Current Cap Rate

\$168,750  
Price/Unit

\$222  
Price/SF

7.12  
Current GRM

3857 WHITE PLAINS ROAD, BRONX, NY 10467

4-STORY MIXED-USE PROPERTY IN WAKEFIELD FOR SALE

INCOME & EXPENSES

UNIT	TYPE	APPROX. SF	CURRENT	STATUS	NOTES
1	2 Bed 1 Bath	-	\$2,800	RS-TE	Build Out Required
2	3 Bed 1 Bath	-	\$2,200	RS	Cash
3	3 Bed 1 Bath	-	\$1,295	RS	In Court
4	3 Bed 1 Bath	-	\$910	RS	Cash
5	3 Bed 1 Bath	-	\$2,200	RS	Cash
6	3 Bed 1 Bath	-	\$1,200	RS	Cash
7	3 Bed 1 Bath	-	\$1,200	RS	Cash
Ground	Retail/Office	1,520	\$4,000	FM	Vacant [Built for Office]
MONTHLY:			\$15,805		
ANNUALLY:			\$189,658		

	CURRENT
GROSS OPERATING INCOME:	\$ 189,658
VACANCY/COLLECTION LOSS (4%):	\$ (7,586)
EFFECTIVE GROSS INCOME:	\$ 182,072
REAL ESTATE TAXES (2B):	\$ (38,098)
FUEL:	\$ (10,000)
WATER AND SEWER:	\$ (7,000)
INSURANCE:	\$ (10,000)
COMMON AREA ELECTRIC:	\$ (2,500)
REPAIRS & MAINTENANCE:	\$ (3,000)
MANAGEMENT (4%):	\$ (7,283)
TOTAL EXPENSES:	\$ (77,881)
NET OPERATING INCOME:	\$ 104,191

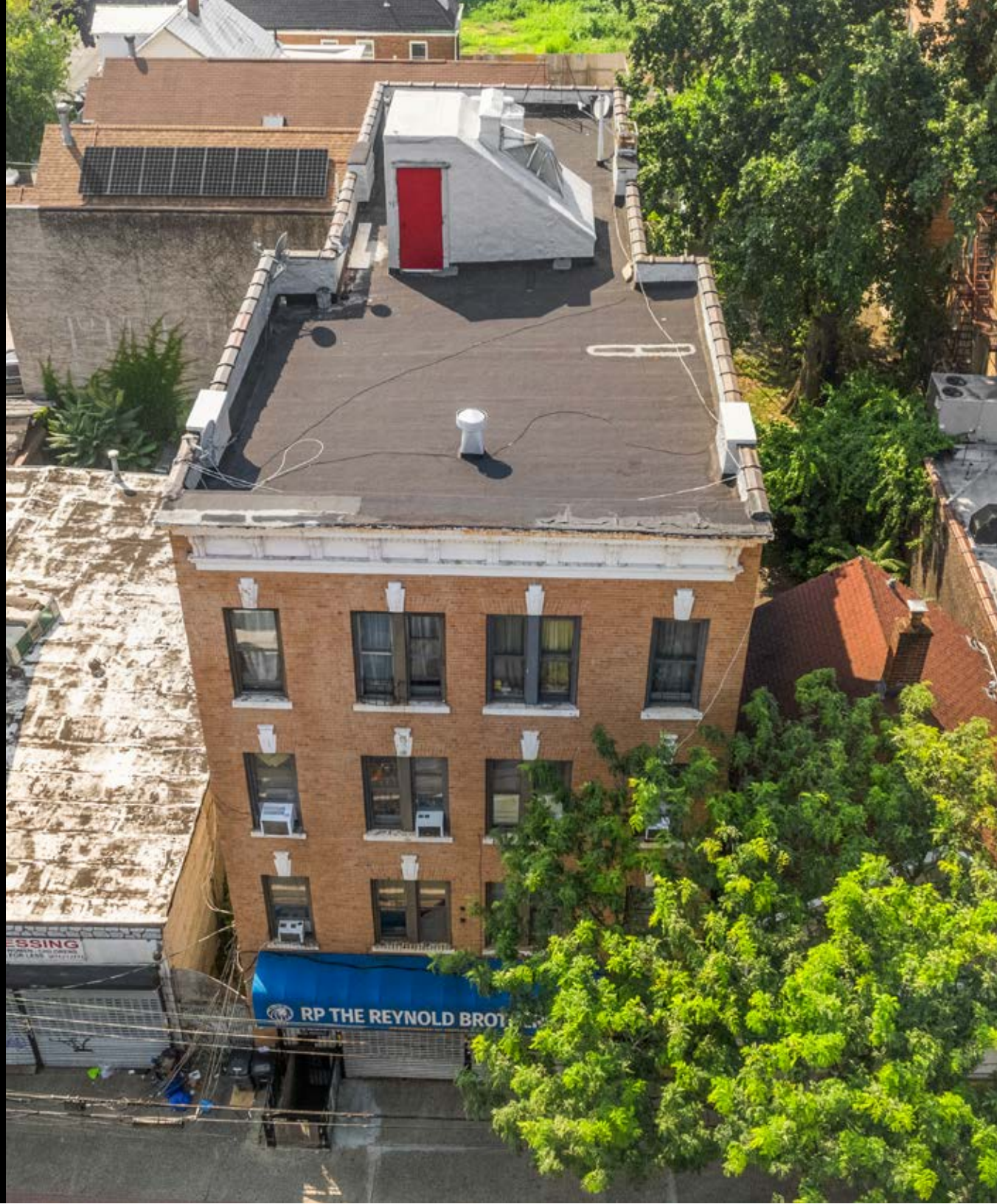
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk 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.



# IPRG

## PROPERTY INFORMATION

3857 WHITE PLAINS ROAD



# 3857 WHITE PLAINS ROAD, BRONX, NY 10467

4-STORY MIXED-USE PROPERTY IN WAKEFIELD FOR SALE

## INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 3857 White Plains Road, a 4-story mixed-use building located in the Wakefield section of the Bronx.

The property consists of six (6) residential apartments and one commercial space. Each apartment features three bedrooms and one bathroom. The commercial unit is currently vacant, with the potential to convert a portion of the space into a seventh apartment, increasing the property’s rent roll.

Situated on the busy corridor of White Plains Road between East 221st and East 222nd Streets, the building measures 20 feet in width and 68 feet in depth, totaling approximately 6,080 square feet.

Built in 1920, the property is ideally positioned within three blocks of both the 219th Street and 225th Street subway stations (2, 5 lines).

### BUILDING INFORMATION

BLOCK & LOT:	04656-0045
NEIGHBORHOOD:	Olinville
CROSS STREETS:	East 221st St & East 222nd St
BUILDING DIMENSIONS:	28 ft x 62 ft
LOT DIMENSIONS:	30.83 ft x 80 ft
# OF UNITS:	7 Apts & 1 Store
APPROX. TOTAL SF:	6,080 SF
ZONING:	R6
FAR:	2.43
TAX CLASS / ANNUAL TAXES:	2B

### TAX MAP



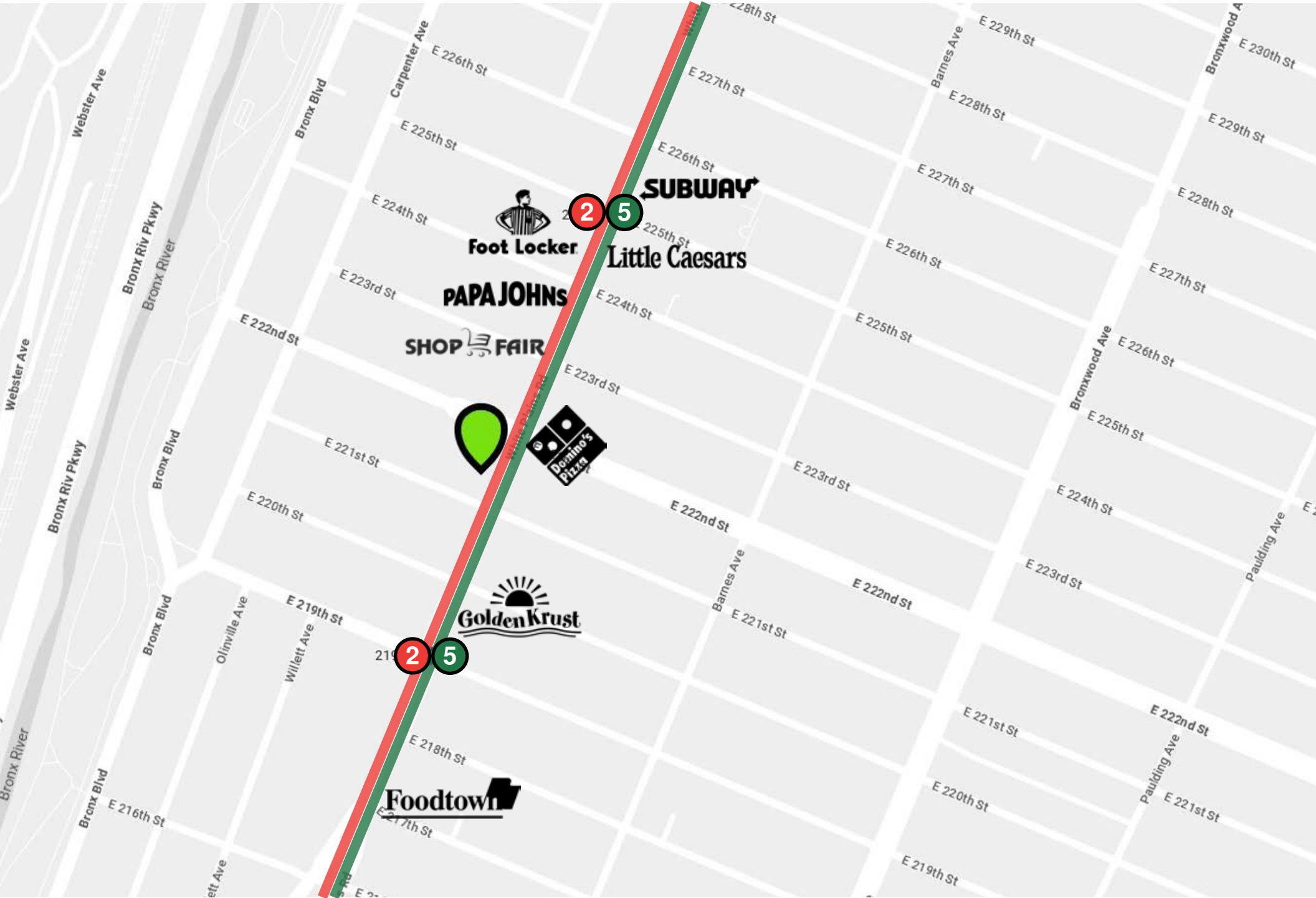
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk 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.



3857 WHITE PLAINS ROAD, BRONX, NY 10467

4-STORY MIXED-USE PROPERTY IN WAKEFIELD FOR SALE

PROPERTY MAP





# 3857 WHITE PLAINS ROAD, BRONX, NY 10467

4-STORY MIXED-USE PROPERTY IN WAKEFIELD FOR SALE

ADDITIONAL PROPERTY PHOTOS



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.



An aerial photograph of a city street, likely in the Bronx, showing a mix of residential and commercial buildings. A large, multi-story brick building is prominent in the center, surrounded by trees and other structures. The image is in black and white, with a dark overlay at the top and bottom.

# IPRG

3857 WHITE PLAINS ROAD, BRONX, NY 10467

4-STORY MIXED-USE PROPERTY IN WAKEFIELD FOR SALE

---

## 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)

**Brandon Levy**

Associate

718.416.6137

[blevy@iprg.com](mailto:blevy@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.