

**1075 WEST FARMS ROAD, BRONX, NY 10459**

**EXCLUSIVE OFFERING MEMORANDUM**

**Vacant Brand New Construction Building For Sale**



**IPRG**

1075 WEST FARMS ROAD, BRONX, NY 10459



VACANT BRAND NEW CONSTRUCTION BUILDING FOR SALE

1075 WEST FARMS ROAD, BRONX, NY 10459

VACANT BRAND NEW CONSTRUCTION BUILDING 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

**Daniel Morrison**

Associate

718.360.0668

dmorrison@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

1075 WEST FARMS ROAD





**OFFERING PRICE**

**\$6,250,000**

## INVESTMENT HIGHLIGHTS

19 Apartments  
# of Units

8,646  
Approx. SF

8.00%  
Projected Cap Rate

**DELIVERED VACANT**

\$328,947  
Price/Unit

\$723  
Price/SF

10.31x  
Projected GRM

1075 WEST FARMS ROAD, BRONX, NY 10459

VACANT BRAND NEW CONSTRUCTION BUILDING **FOR SALE**

INCOME

| UNIT      | TYPE          | NOTES  | PROJECTED        |
|-----------|---------------|--------|------------------|
| 1         | Studio/1 Bath | Vacant | \$2,646          |
| 2         | Studio/1 Bath | Vacant | \$2,646          |
| 3         | Studio/1 Bath | Vacant | \$2,646          |
| 4         | Studio/1 Bath | Vacant | \$2,646          |
| 5         | Studio/1 Bath | Vacant | \$2,646          |
| 6         | Studio/1 Bath | Vacant | \$2,646          |
| 7         | Studio/1 Bath | Vacant | \$2,646          |
| 8         | Studio/1 Bath | Vacant | \$2,646          |
| 9         | Studio/1 Bath | Vacant | \$2,646          |
| 10        | Studio/1 Bath | Vacant | \$2,646          |
| 11        | Studio/1 Bath | Vacant | \$2,646          |
| 12        | Studio/1 Bath | Vacant | \$2,646          |
| 13        | Studio/1 Bath | Vacant | \$2,646          |
| 14        | Studio/1 Bath | Vacant | \$2,646          |
| 15        | Studio/1 Bath | Vacant | \$2,646          |
| 16        | Studio/1 Bath | Vacant | \$2,646          |
| 17        | Studio/1 Bath | Vacant | \$2,646          |
| 18        | 1 Bed/1 Bath  | Vacant | \$2,762          |
| 19        | 1 Bed/1 Bath  | Vacant | \$2,762          |
| MONTHLY:  |               |        | \$50,506         |
| ANNUALLY: |               |        | <b>\$606,072</b> |

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.

# 1075 WEST FARMS ROAD, BRONX, NY 10459

VACANT BRAND NEW CONSTRUCTION BUILDING **FOR SALE**

## EXPENSES

|                               | PROJECTED         |
|-------------------------------|-------------------|
| GROSS OPERATING INCOME:       | \$ 606,072        |
| VACANCY/COLLECTION LOSS (3%): | \$ (24,243)       |
| EFFECTIVE GROSS INCOME:       | \$ 581,829        |
|                               |                   |
| REAL ESTATE TAXES (2):        | \$ (2,500)        |
| FUEL (TENANTS PAY):           | \$ 0              |
| WATER AND SEWER:              | \$ (19,000)       |
| INSURANCE:                    | \$ (25,000)       |
| COMMON AREA ELECTRIC:         | \$ (2,500)        |
| REPAIRS & MAINTENANCE:        | \$ (9,500)        |
| MANAGEMENT (3%):              | \$ (23,273)       |
| TOTAL EXPENSES:               | \$ (81,773)       |
| <b>NET OPERATING INCOME:</b>  | <b>\$ 500,056</b> |

# IPRG

## PROPERTY INFORMATION

1075 WEST FARMS ROAD



# 1075 WEST FARMS ROAD, BRONX, NY 10459

VACANT BRAND NEW CONSTRUCTION BUILDING **FOR SALE**

## INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 1075 West Farms Road; a brand-new four-story building located in the Foxhurst section of the Bronx.

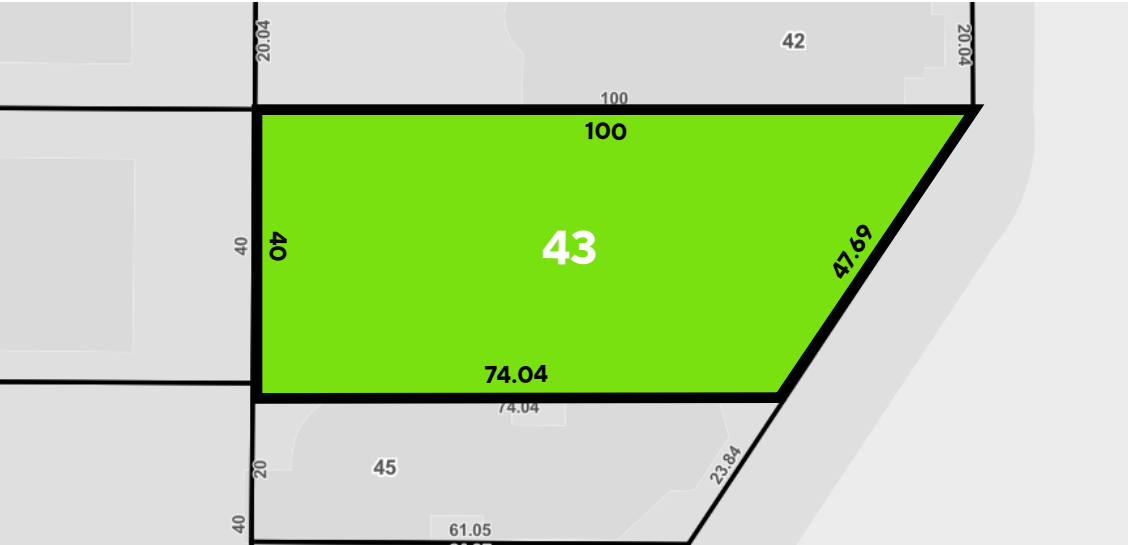
1075 West Farms Road consists of nineteen (19) apartments: seventeen (17) large studio apartments and two (2) 1-bedroom units. The building will benefit from a 485X tax abatement and can be delivered vacant with a Certificate of Occupancy (CO). This newly constructed building offers a total of 8,646 square feet.

It is located within walking distance of the Simpson Street subway station (2,5 lines).

### BUILDING INFORMATION

|                           |                                |
|---------------------------|--------------------------------|
| BLOCK & LOT:              | 02744-0043                     |
| NEIGHBORHOOD:             | Foxhurst                       |
| CROSS STREETS:            | West Farms Road and Hoe Avenue |
| LOT DIMENSIONS:           | 47.69 ft x 100 ft              |
| # OF UNITS:               | 19 Apartments                  |
| APPROX. TOTAL SF:         | 8,646                          |
| ZONING:                   | R7-1                           |
| FAR:                      | 3.44                           |
| TAX CLASS / ANNUAL TAXES: | 2                              |
| NOTES:                    | Delivered Vacant W/ CO         |

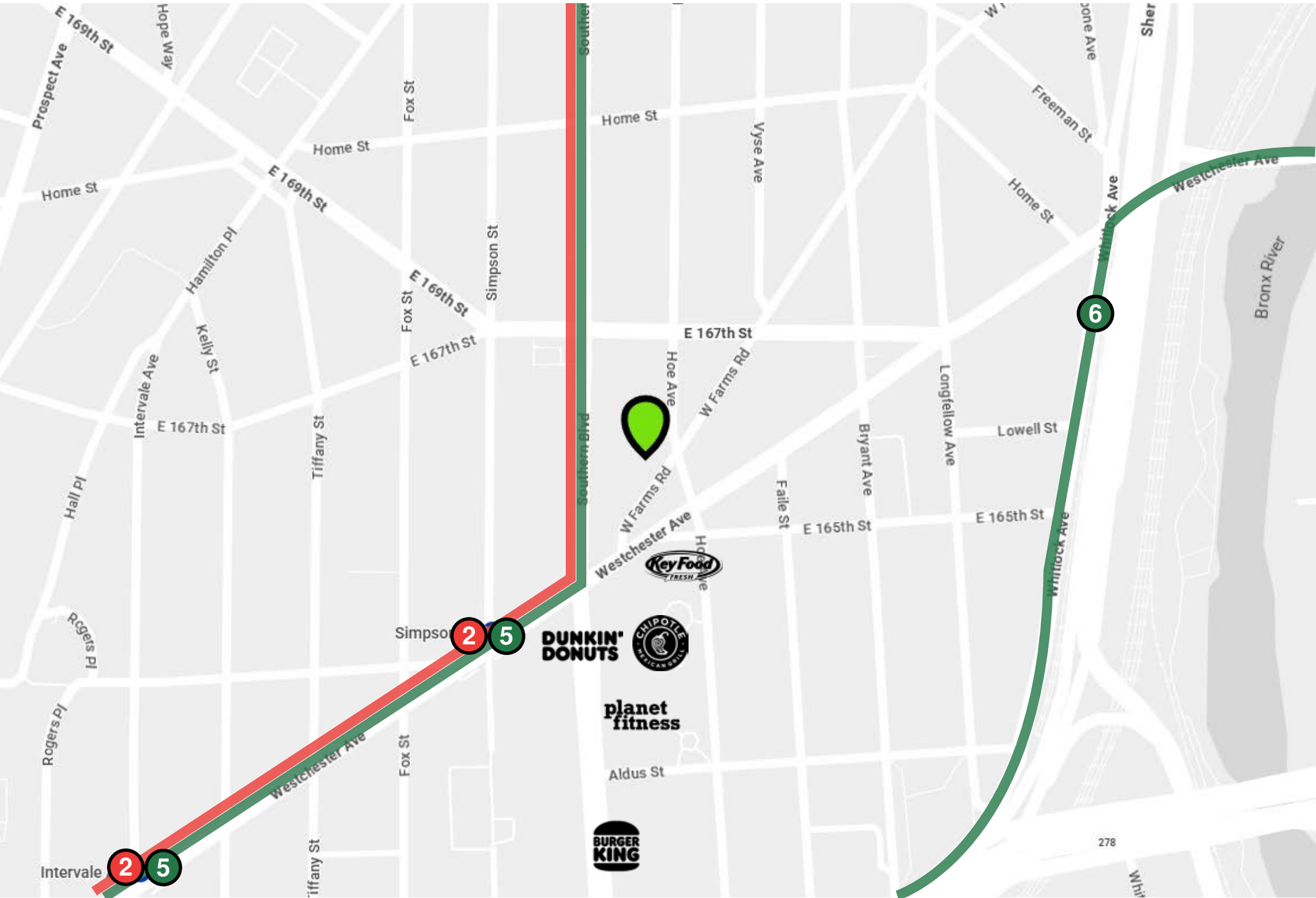
### TAX MAP



# 1075 WEST FARMS ROAD, BRONX, NY 10459

VACANT BRAND NEW CONSTRUCTION BUILDING **FOR SALE**

PROPERTY MAP



# 1075 WEST FARMS ROAD, BRONX, NY 10459

VACANT BRAND NEW CONSTRUCTION BUILDING **FOR SALE**

ADDITIONAL PROPERTY PHOTOS





1075 WEST FARMS ROAD, BRONX, NY 10459

VACANT BRAND NEW CONSTRUCTION BUILDING **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)

**Daniel Morrison**

Associate

718.360.0668

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