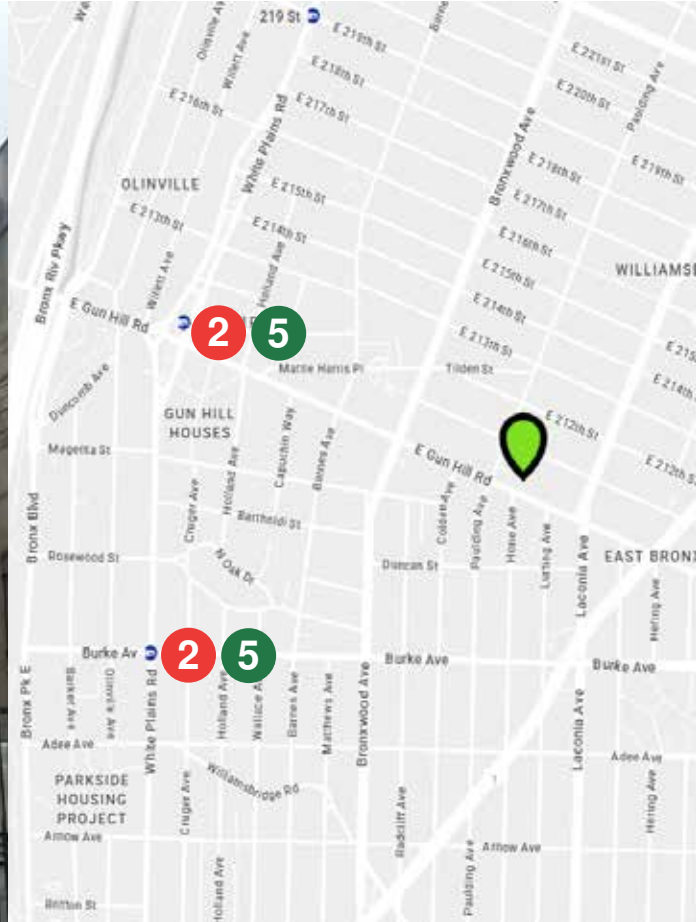


IPRG

1019 EAST GUN HILL ROAD BRONX, NY 10469

EXCLUSIVE LISTING



OFFERING PRICE

\$999,999

PROPERTY DESCRIPTION

BLOCK & LOT:	4693-0024
NEIGHBORHOOD:	Williamsbridge
CROSS STREETS:	Paulding & Laconia Avenue
BUILDING DIMENSIONS:	21 ft x 52 ft
LOT DIMENSIONS:	25 ft x 120 ft
# OF UNITS:	3 Apts
TOTAL SQUARE FOOTAGE:	2,022 SF
ZONING:	R6A, C1-4
FAR:	3
TAX CLASS:	1

INVESTMENT HIGHLIGHTS

3 Apartments

of Units

2,022

Approx. SF

4.32%

Current Cap Rate

14.25x

Current GRM

8.78%

Pro Forma Cap Rate

8.50x

Pro Forma GRM

\$333,333

Price/Unit

\$495

Price/SF

JARED
FRIEDMAN
Senior Director
718.550.0087

DAVID
ROMAN
Associate
718.360.5819

DANIEL
MORRISON
Associate
718.360.0668

INCOME

UNIT	TYPE	CURRENT	PRO FORMA	LEASE EXP.	NOTES
1FL	2 BR	\$1,519	\$3,000	1/31/2026	FM
2F	2 BR	\$1,830	\$3,000	1/31/2026	FM
GF	3 BR	\$2,500	\$3,800	MTM	FM
	MONTHLY:	\$5,849	\$9,800		
	ANNUALLY:	\$70,188	\$117,600		

EXPENSES

	CURRENT	PRO FORMA
GROSS OPERATING INCOME:	\$ 70,188	\$ 117,600
VACANCY/COLLECTION LOSS (3%):	\$ (2,106)	\$ (3,528)
EFFECTIVE GROSS INCOME:	\$ 68,082	\$ 114,072
REAL ESTATE TAXES (CLASS 1):	\$ (5,865)	\$ (5,865)
FUEL:	\$ (5,000)	\$ (5,000)
WATER AND SEWER:	\$ (3,000)	\$ (3,000)
INSURANCE:	\$ (5,000)	\$ (5,000)
COMMON AREA ELECTRIC:	\$ (1,000)	\$ (1,000)
REPAIRS & MAINTENANCE:	\$ (3,000)	\$ (3,000)
MANAGEMENT (3%):	\$ (2,042)	\$ (3,422)
TOTAL EXPENSES:	\$ (24,907)	\$ (26,287)
NET OPERATING INCOME:	\$ 43,175	\$ 87,785