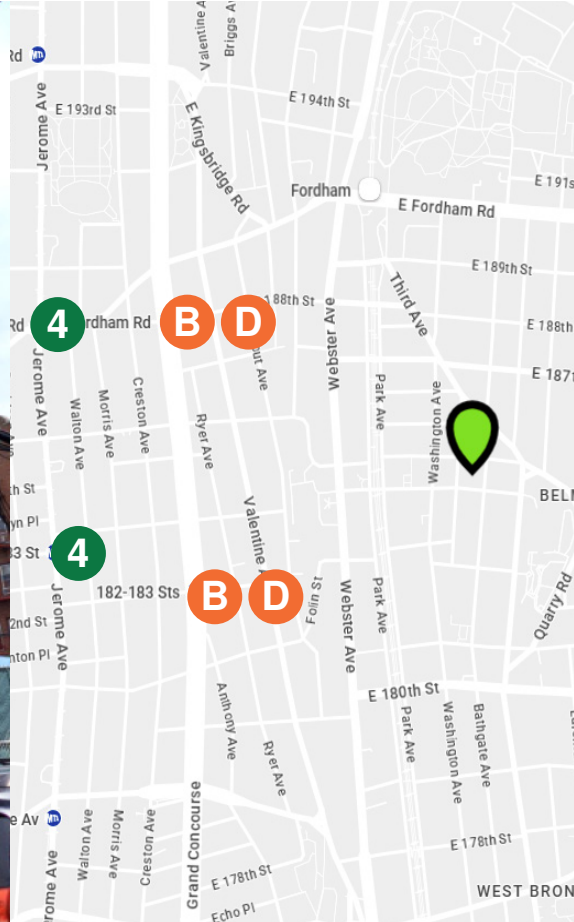


IPRG

511 EAST 183RD STREET BRONX, NY 10458

EXCLUSIVE LISTING



OFFERING PRICE

\$1,100,000

PROPERTY DESCRIPTION

BLOCK & LOT:	3053-0022
NEIGHBORHOOD:	Belmont
CROSS STREETS:	Bathgate & Bassford Avenue
BUILDING DIMENSIONS:	21 ft x 54 ft
LOT DIMENSIONS:	23 ft x 87.42 ft
# OF UNITS:	2 Apts & 1 Store
TOTAL SQUARE FOOTAGE:	4,280
ZONING:	R6A, C2-4
FAR:	3
TAX CLASS:	1

INVESTMENT HIGHLIGHTS

2 Apts & 1 Store	4,280
# of Units	Approx. SF
9.39%	8.44x
Current Cap Rate	Current GRM
\$366,667	\$257
Price/Unit	Price/SF

JARED
FRIEDMAN
Senior Director
718.550.0087

DAVID
ROMAN
Associate
718.360.5819

DANIEL
MORRISON
Associate
718.360.0668

INCOME

UNIT	TYPE	PRO FORMA	LEASE EXP.	NOTES
1A	4 BR	\$4,000	MTM	Can Be Delivered Vacant
2B	4 BR	\$4,000	MTM	Can Be Delivered Vacant
Ground	Deli	\$2,865	5/31/2033	3% Yearly Increases
	MONTHLY:	\$10,865		
	ANNUALLY:	\$130,380		

EXPENSES

	PRO FORMA
GROSS OPERATING INCOME:	\$ 130,380
VACANCY/COLLECTION LOSS (3%):	\$ (3,911)
EFFECTIVE GROSS INCOME:	\$ 126,469
REAL ESTATE TAXES (CLASS 1):	\$ (4,839)
FUEL (TENANT):	\$ 0
WATER AND SEWER:	\$ (3,000)
INSURANCE:	\$ (7,500)
COMMON AREA ELECTRIC:	\$ (1,000)
REPAIRS & MAINTENANCE:	\$ (3,000)
MANAGEMENT (3%):	\$ (3,794)
TOTAL EXPENSES:	\$ (23,133)
NET OPERATING INCOME:	\$ 103,336