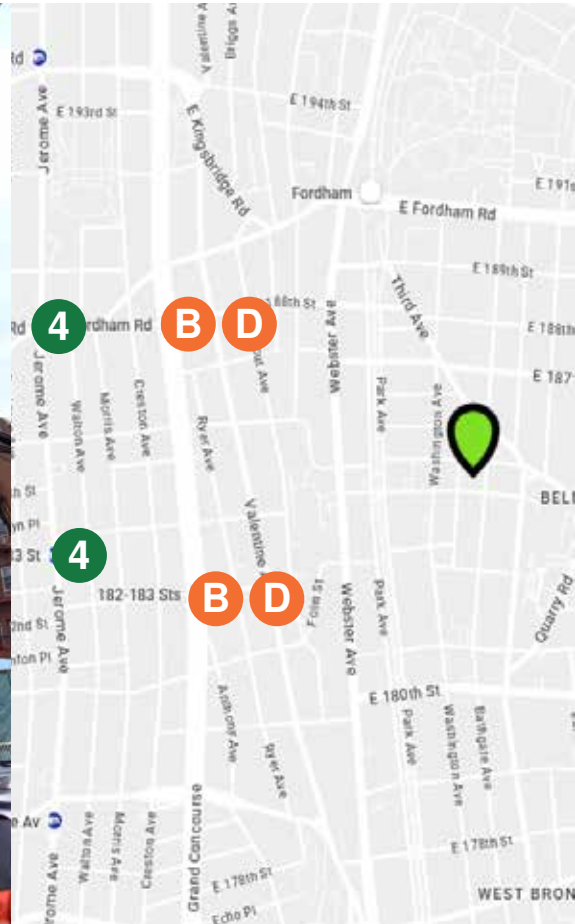


511 EAST 183RD STREET
BRONX, NY 10458

A photograph of a three-story building with a storefront for '183 Organic' and a 'DELI' sign. The building is surrounded by other urban structures and has many power lines overhead.



\$999,999

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

DANIEL
MORRISON
Associate
718.360.0668

INCOME

UNIT	TYPE	CURRENT	PRO FORMA	LEASE EXP.	NOTES
1A	3 BR	\$3,300	\$3,800	MTM	FM
2B	3 BR	\$2,444	\$3,800	MTM	FM
Ground	Deli	\$2,865	\$2,865	5/31/2033	3% Yearly Increases
	MONTHLY:	\$8,609	\$10,465		
	ANNUALLY:	\$103,308	\$125,580		

EXPENSES

	CURRENT	PRO FORMA
GROSS OPERATING INCOME:	\$ 103,308	\$ 125,580
VACANCY/COLLECTION LOSS (3%):	\$ (3,099)	\$ (3,767)
EFFECTIVE GROSS INCOME:	\$ 100,209	\$ 121,813
REAL ESTATE TAXES (CLASS 1):	\$ (4,839)	\$ (4,839)
FUEL (TENANT):	\$ 0	\$ 0
WATER AND SEWER:	\$ (3,000)	\$ (3,000)
INSURANCE:	\$ (7,500)	\$ (7,500)
COMMON AREA ELECTRIC:	\$ (1,000)	\$ (1,000)
REPAIRS & MAINTENANCE:	\$ (3,000)	\$ (3,000)
MANAGEMENT (3%):	\$ (3,006)	\$ (3,654)
TOTAL EXPENSES:	\$ (22,345)	\$ (22,993)
NET OPERATING INCOME:	\$ 77,864	\$ 98,820

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.