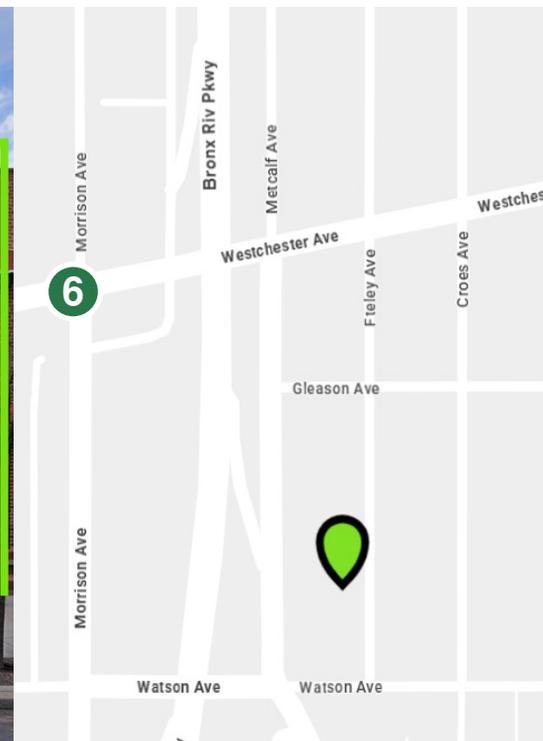
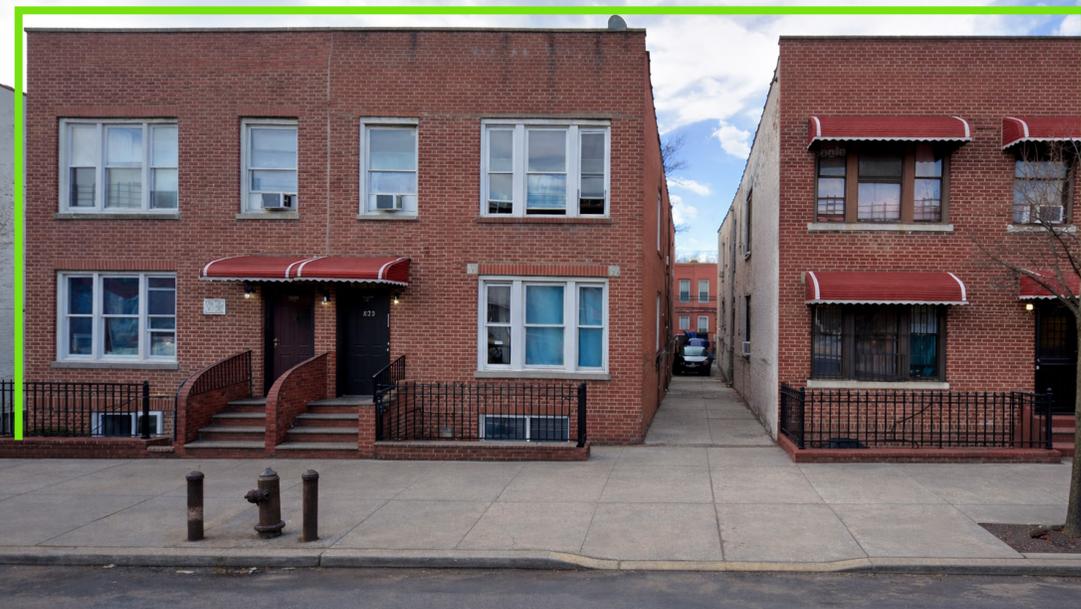


EXCLUSIVE LISTING



### OFFERING PRICE

# \$4,000,000

### PROPERTY DESCRIPTION

<b>BLOCK &amp; LOT:</b>	3747-0067, 0066 & 0065
<b>NEIGHBORHOOD:</b>	Soundview
<b>CROSS STREETS:</b>	Watson Ave & Gleason Ave
<b>PROPERTY DIMENSIONS:</b>	20 ft x 80 ft (Each Building)
<b>LOT DIMENSIONS:</b>	25 ft x 100 ft (Each Lot)
<b>ZONING:</b>	R6
<b>FAR:</b>	2.2
<b>TAX CLASS:</b>	2A

### INVESTMENT HIGHLIGHTS

12 Apartments

# of Units

9,960

Approx. SF

8.13%

Current Cap Rate

8.51x

Current GRM

### INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 1121-1127 Fteley Avenue Bronx, NY 10472. The subject deal offers three (3) contiguous four (4) unit buildings that are in the Soundview Section of the Bronx.

Each building is made up of 4 apartments giving a total of 12 free market units across the three buildings. Each building is broken down into four 3-bedroom apartments. There is currently a total of three units vacant across the portfolio allowing upside in the rent roll from day one.

Built in 1928, each property is 20 feet wide and 80 feet deep, giving a total of 3,200 square feet.

The buildings are within walking distance of the Morrison Ave- Subway Station (6).

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MORRISON  
Associate  
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## INCOME

UNIT	TYPE	CURRENT	STATUS	NOTES
1121 - 1F	3 BR	\$2,900	FM	HPD
1121 - 1R	3 BR	\$3,264	FM	-
1121 - 2F	3 BR	\$2,990	FM	NYCHA
1121 - 2R	3 BR	\$3,314	FM	HASA
1123 - 1F	3 BR	\$2,906	FM	-
1123 - 1R	3 BR	\$2,885	FM	NYCHA
1123 - 2F	3 BR	\$2,720	FM	HASA
1123 - 2R	3 BR	\$3,606	FM	-
1127 - 1F	3 BR	\$3,650	FM	CITY FHEPS
1127 - 1R	3 BR	\$3,650	FM	Vacant
1127 - 2F	3 BR	\$3,650	FM	Vacant
1127 - 2R	3 BR	\$3,650	FM	Vacant
	MONTHLY:	\$39,185		
	<b>ANNUALLY:</b>	<b>\$470,220</b>		

## EXPENSES

	CURRENT
GROSS OPERATING INCOME:	\$ 470,220
VACANCY/COLLECTION LOSS (4%):	\$ (18,809)
EFFECTIVE GROSS INCOME:	\$ 451,411
REAL ESTATE TAXES (CLASS 2A):	\$ (48,153)
OIL:	\$ (18,000)
WATER AND SEWER:	\$ (12,000)
INSURANCE:	\$ (18,000)
COMMON AREA ELECTRIC:	\$ (3,000)
REPAIRS & MAINTENANCE:	\$ (9,000)
MANAGEMENT (4%):	\$ (18,056)
TOTAL EXPENSES:	\$ (126,209)
<b>NET OPERATING INCOME:</b>	<b>\$ 325,202</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.