

3857 WHITE PLAINS ROAD, BRONX, 10467

EXCLUSIVE OFFERING MEMORANDUM

4-Story Mixed-Use Property in Wakefield

IPRG



3857 WHITE PLAINS ROAD, BRONX, NY 10467



4-STORY MIXED-USE PROPERTY IN WAKEFIELD FOR SALE

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4-STORY MIXED-USE PROPERTY IN WAKEFIELD FOR SALE

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FOR MORE INFORMATION,
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INVESTMENT PRICING

3857 WHITE PLAINS ROAD





OFFERING PRICE
\$875,000

INVESTMENT HIGHLIGHTS

6 Apts & 1 Store
of Units

6,080
Approx. SF

8.37%
Current Cap Rate

\$109,375
Price/Unit

\$144
Price/SF

5.61x
Current GRM

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INCOME & EXPENSES

UNIT	TYPE	APPROX. SF	CURRENT	STATUS	NOTES
2	2 Bed 1 Bath	-	\$2,200	RS	
3	2 Bed 1 Bath	-	\$1,295	RS	
4	2 Bed 1 Bath	-	\$910	RS	
5	2 Bed 1 Bath	-	\$2,200	RS	
6	2 Bed 1 Bath	-	\$1,200	RS	
7	1 Bed 1 Bath	-	\$1,200	RS	
Ground	Retail/Office	1,520	\$4,000	FM	Vacant (Built for Office)
MONTHLY:			\$13,005		
ANNUALLY:			\$156,060		

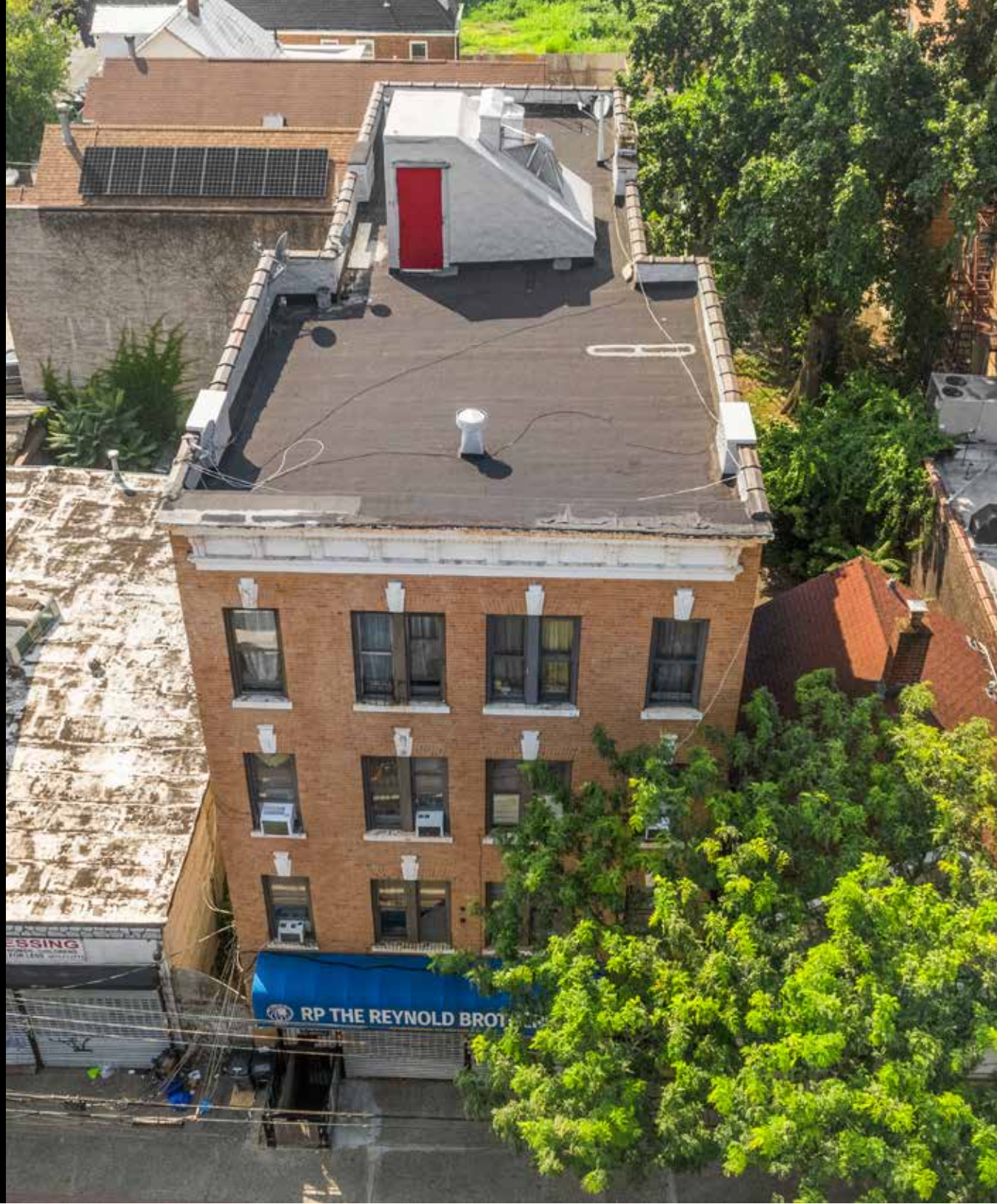
	CURRENT
GROSS OPERATING INCOME:	\$ 156,060
VACANCY/COLLECTION LOSS (4%):	\$ (6,242)
EFFECTIVE GROSS INCOME:	\$ 149,818
REAL ESTATE TAXES (2B):	\$ (38,098)
FUEL:	\$ (10,000)
WATER AND SEWER:	\$ (7,000)
INSURANCE:	\$ (10,000)
COMMON AREA ELECTRIC:	\$ (2,500)
REPAIRS & MAINTENANCE:	\$ (3,000)
MANAGEMENT (4%):	\$ (5,993)
TOTAL EXPENSES:	\$ (76,591)
NET OPERATING INCOME:	\$ 73,227

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PROPERTY INFORMATION

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4-STORY MIXED-USE PROPERTY IN WAKEFIELD FOR SALE

INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 3857 White Plains Road, a 4-story mixed-use building located in the Wakefield section of the Bronx.

The property consists of six (6) residential apartments and one commercial space. Each apartment features three bedrooms and one bathroom. The commercial unit is currently vacant, with the potential to convert a portion of the space into a seventh apartment, increasing the property’s rent roll.

Situated on the busy corridor of White Plains Road between East 221st and East 222nd Streets, the building measures 20 feet in width and 68 feet in depth, totaling approximately 6,080 square feet.

Built in 1920, the property is ideally positioned within three blocks of both the 219th Street and 225th Street subway stations (2, 5 lines).

BUILDING INFORMATION

BLOCK & LOT:	04656-0045
NEIGHBORHOOD:	Olinville
CROSS STREETS:	East 221st St & East 222nd St
BUILDING DIMENSIONS:	28 ft x 62 ft
LOT DIMENSIONS:	30.83 ft x 80 ft
# OF UNITS:	6 Apts & 1 Store
APPROX. TOTAL SF:	6,080 SF
ZONING:	R6
FAR:	2.43
TAX CLASS / ANNUAL TAXES:	2B / \$38,098

TAX MAP

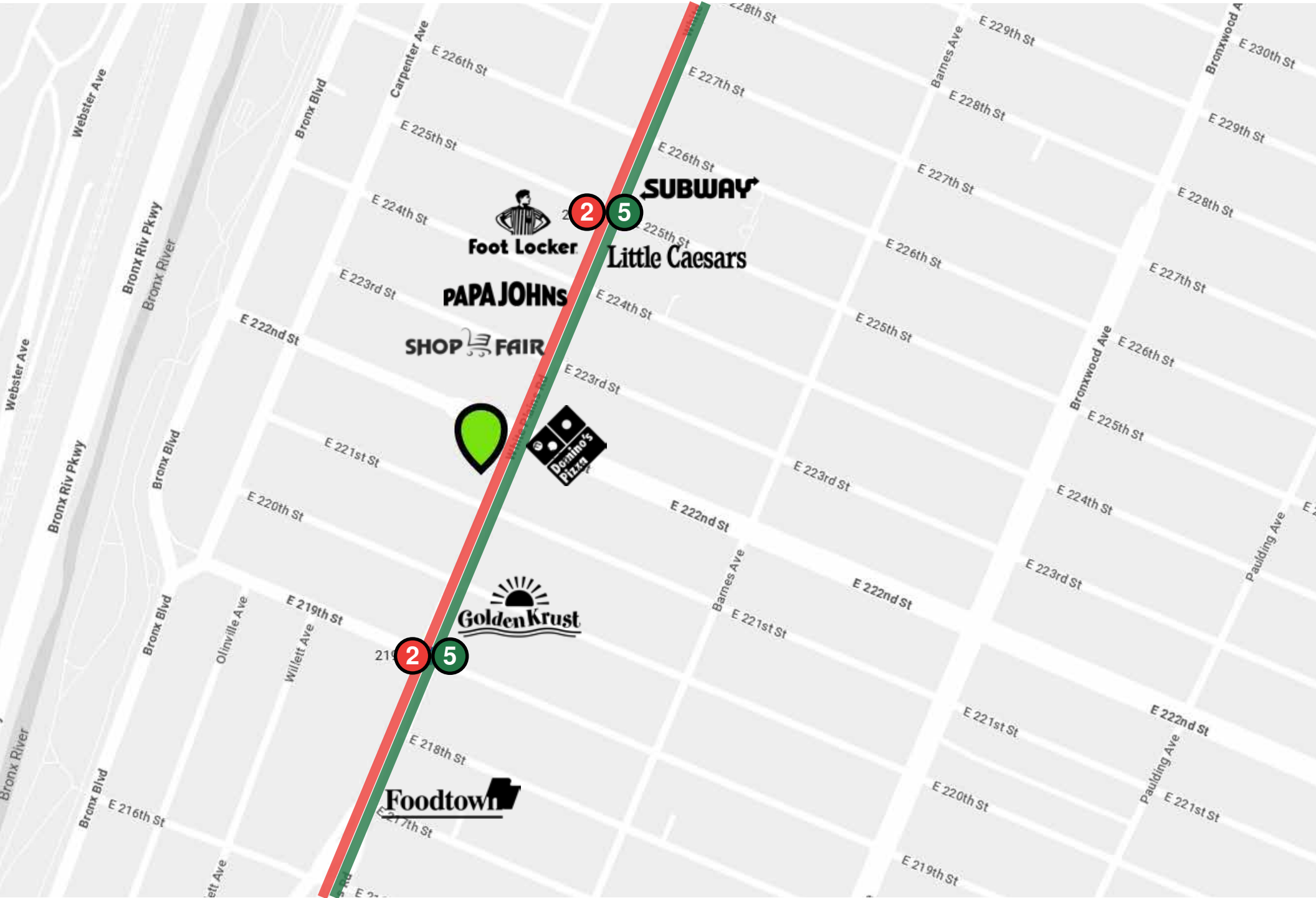


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PROPERTY MAP



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ADDITIONAL PROPERTY PHOTOS



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An aerial photograph of a city street, likely in the Bronx, showing a mix of residential and commercial buildings. A large, multi-story brick building is prominent in the center, surrounded by trees and other structures. The image is in black and white, with a dark overlay at the top and bottom.

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