

1927 GILDERSLEEVE AVENUE, BRONX, NY 10473

EXCLUSIVE OFFERING MEMORANDUM

Long-Term Bess Lease W/ Additional Land Plus a Vacant Single-Family House



IPRG

1927 GILDERSLEEVE AVENUE, BRONX, NY 10473

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LEASE W/ ADDITIONAL LAND PLUS A VA

1927 GILDERSLEEVE AVENUE, BRONX, NY 10473

LONG-TERM BESS LEASE W/ ADDITIONAL LAND PLUS A VACANT SINGLE-FAMILY HOUSE FOR SALE

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FOR MORE INFORMATION,
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INVESTMENT PRICING

1927 GILDERSLEEVE AVENUE





OFFERING PRICE
\$3,000,000

INVESTMENT HIGHLIGHTS

6.62%
Current Cap Rate

11.04x
Current GRM

\$190
Price/SF

90 ft x 175 ft
Lot Dimensions

15,750 SF
Lot SF

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PROPERTY INFORMATION

1927 GILDERSLEEVE AVENUE



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INVESTMENT SUMMARY

LONG-TERM BESS LEASE W/ ADDITIONAL LAND PLUS A VACANT SINGLE-FAMILY HOUSE FOR SALE

Investment Property Realty Group (IPRG) has been exclusively retained to market for sale 1927 Gildersleeve Avenue, a unique mixed-use investment opportunity located at the intersection of Soundview Avenue and Rudd Place in the Clason Point section of The Bronx.

The property consists of a 15,750 square foot lot featuring a long-term Battery Energy Storage System (BESS) lease with Orenda, in addition to excess land improved with a detached single-family residence.

The BESS portion of the site occupies approximately 60' x 167' and is secured by a 25-year lease with scheduled 2% annual rent increases, providing stable long-term income through August 1, 2048.

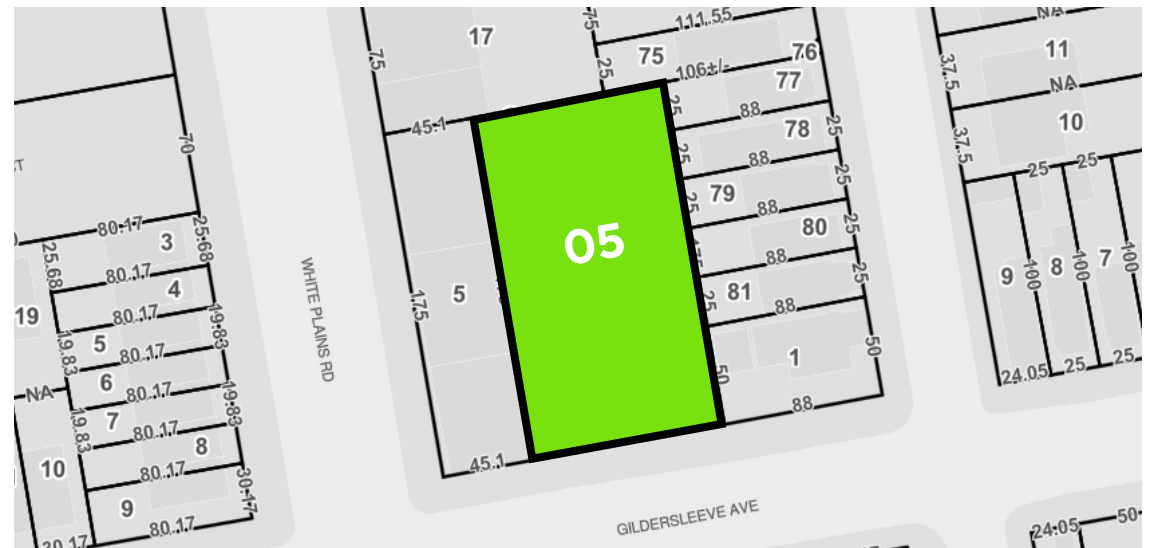
The remaining portion of the property consists of approximately 30' x 175' and is improved with a one-story single-family home containing 6 bedrooms and approximately 1,000 square feet.

1927 Gildersleeve Avenue is strategically positioned in the evolving Clason Point neighborhood and offers convenient access to major transportation corridors, as well as the 6, 2, and 5 subway lines. The property presents investors with a rare opportunity to acquire a stable cash-flowing asset with long-term leased infrastructure income and additional upside through the remaining excess land.

BUILDING INFORMATION

BLOCK & LOT:	3456-5
NEIGHBORHOOD:	Clason Point
CROSS STREETS:	Soundview Ave & Rudd Pl
LOT DIMENSIONS:	90 ft x 175 ft
TOTAL SQUARE FOOTAGE:	15,750 SF
ZONING:	R3-2,R3A,C1-1
FAR:	0.75
TAX CLASS / ANNUAL TAXES:	Class 1 / \$56,675
NOTES:	Battery Storage and Single Family Home

TAX MAP



BESS LEASE INCOME OVERVIEW

LEASE YEAR	MONTHLY RENT	ANNUAL RENT
Year 1	\$12,782.00	\$153,384.00
Year 2	\$13,037.64	\$156,451.68
Year 3	\$13,298.39	\$159,580.68
Year 4	\$13,564.36	\$162,772.32
Year 5	\$13,835.65	\$166,027.80
Year 6	\$14,112.36	\$169,348.32
Year 7	\$14,394.61	\$172,735.32
Year 8	\$14,682.50	\$176,190.00
Year 9	\$14,976.15	\$179,713.80
Year 10	\$15,275.67	\$183,308.04

LEASE HIGHLIGHTS

- 25-Year BESS Lease
- 2% Annual Rental Escalations
- Tenant utilizes Tesla battery storage equipment
- Long-term income stream through 2050 under revised amendment

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INCOME & EXPENSES

UNIT	TYPE	APPROX. SF	CURRENT	NOTES
1	6 Bed / 2 Bath	1,140	\$5,500	MTM
LOT	BESS [Tesla]	9,968	\$12,800	25 Year Lease with 2% increase every year.
LOT	Vacant Lot	5,782	\$2,000	30 FT X 175 FT MTM
LOT	Tax Reimbursement	9,968	\$2,346	MTM
		MONTHLY:	\$22,646	
		ANNUALLY:	\$271,752	

	CURRENT
GROSS OPERATING INCOME:	\$ 271,752
VACANCY/COLLECTION LOSS (2%):	\$ (5,435)
EFFECTIVE GROSS INCOME:	\$ 266,317
REAL ESTATE TAXES (CLASS 1):	\$ (56,308)
FUEL:	\$ (1,368)
WATER AND SEWER:	\$ (1,150)
INSURANCE:	\$ (1,254)
COMMON AREA ELECTRIC:	\$ (171)
REPAIRS & MAINTENANCE:	\$ (1,100)
PAYROLL:	\$ (912)
MANAGEMENT (2%):	\$ (5,326)
TOTAL EXPENSES:	\$ (67,589)
NET OPERATING INCOME:	\$ 198,728

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PROPERTY MAP



1927 GILDERSLEEVE AVENUE

SOUNDVIEW PARK AMPHITHEATER

CLASON POINT

CASTLE HILL

HARDING PARK

CLASON POINT PARK

SHOREHAVEN

Castle Hill Point

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PROPERTY PHOTOS



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