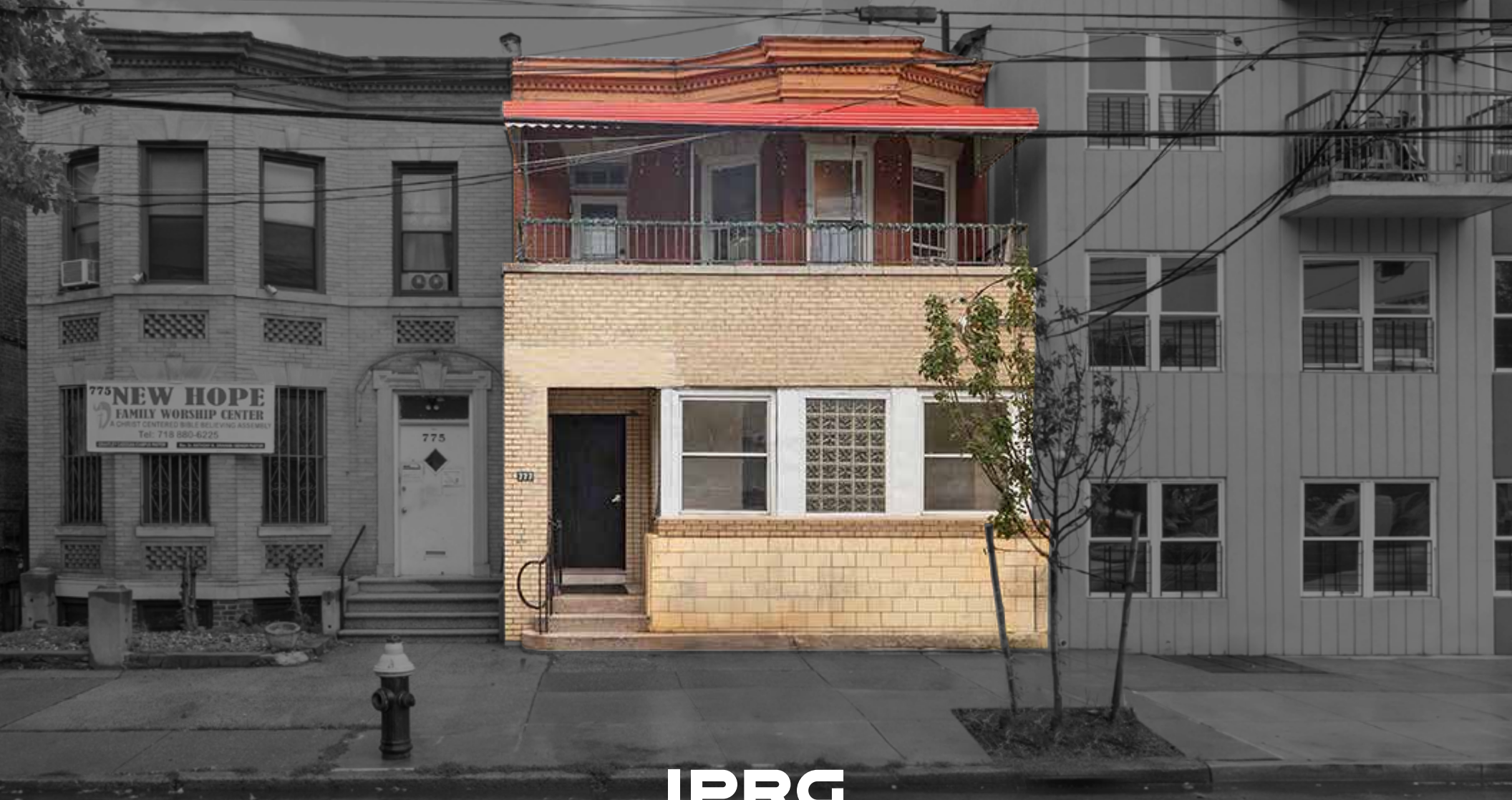


777 BURKE AVENUE, BRONX, NY 10467

EXCLUSIVE OFFERING MEMORANDUM

3 Family Delivered Vacant For Sale



IPRG

777 BURKE AVENUE, BRONX, NY 10467

IPRG D VACANT FOR SALE

777 BURKE AVENUE, BRONX, NY 10467

3 FAMILY DELIVERED VACANT FOR SALE

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FOR MORE INFORMATION,
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INVESTMENT PRICING

777 BURKE AVENUE





OFFERING PRICE

\$999,999

INVESTMENT HIGHLIGHTS

3 Apartments
of Units

2,376
Approx. SF

7.55%
Current Cap Rate

DELIVERED VACANT

\$333,333
Price/Unit

\$421
Price/SF

9.31x
Current GRM

777 BURKE AVENUE, BRONX, NY 10467

3 FAMILY DELIVERED VACANT **FOR SALE**

INCOME & EXPENSES

UNIT	TYPE	APPROX. SF	PRO FORMA	NOTES
1	3 BR	1,000	\$3,650	Delivered Vacant
2	1 BR	600	\$2,650	Delivered Vacant
3	1 BR	600	\$2,650	Delivered Vacant
		MONTHLY:	\$8,950	
		ANNUALLY:	\$107,400	

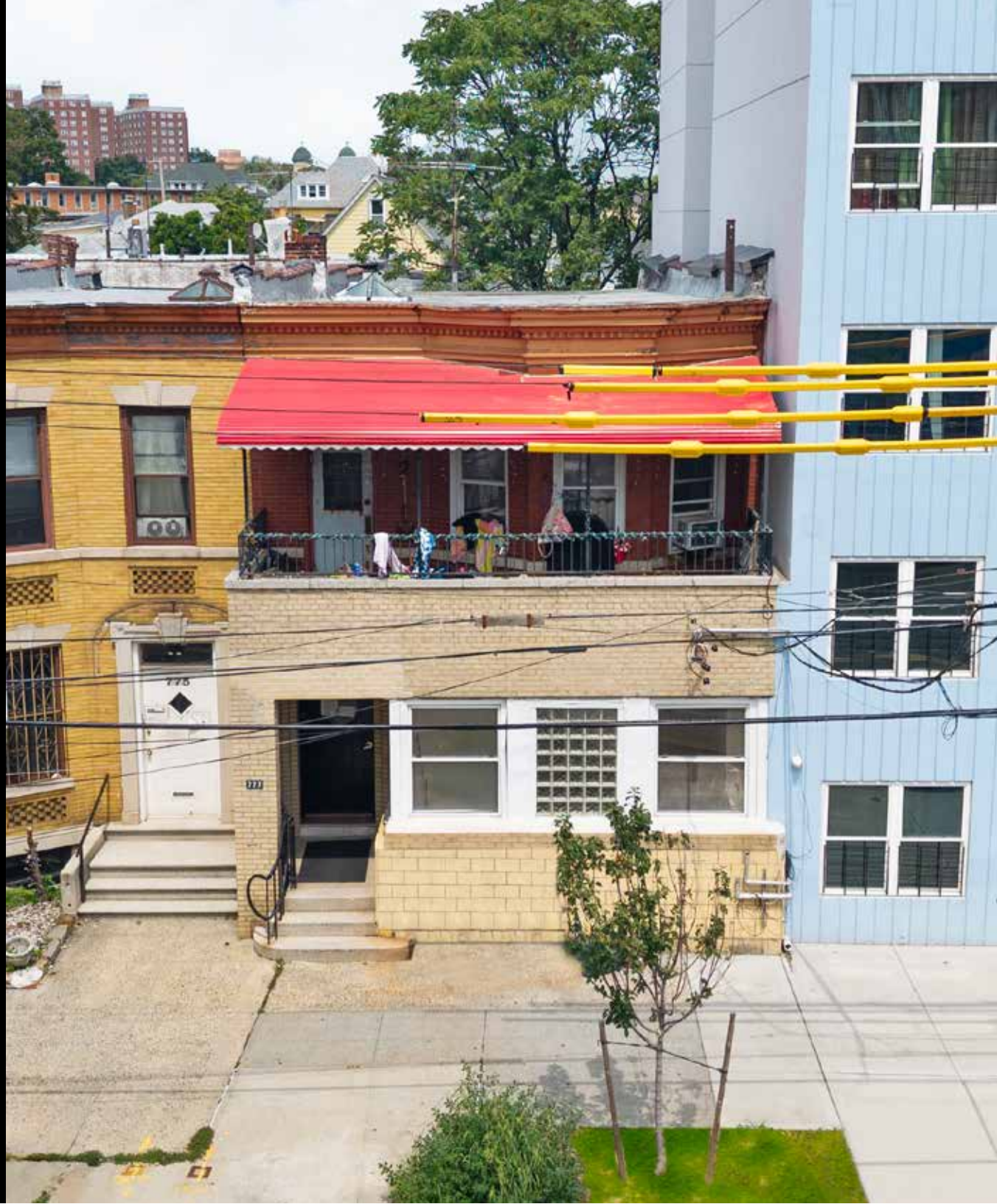
	PRO FORMA
GROSS OPERATING INCOME:	\$ 107,400
VACANCY/COLLECTION LOSS (3%):	\$ (3,222)
EFFECTIVE GROSS INCOME:	\$ 104,178
REAL ESTATE TAXES (CLASS 1):	\$ (5,566)
FUEL:	\$ (6,000)
WATER AND SEWER:	\$ (4,500)
INSURANCE:	\$ (5,500)
COMMON AREA ELECTRIC:	\$ (1,000)
REPAIRS & MAINTENANCE:	\$ (3,000)
MANAGEMENT (3%):	\$ (3,125)
TOTAL EXPENSES:	\$ (28,691)
NET OPERATING INCOME:	\$ 75,487

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PROPERTY INFORMATION

777 BURKE AVENUE



777 BURKE AVENUE, BRONX, NY 10467

3 FAMILY DELIVERED VACANT **FOR SALE**

INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to arrange the sale of 777 Burke Avenue, a brick three-family house located in the Williamsbridge section of the Bronx.

The property consists of three apartments with a full basement allowing you the potential to add an additional unit. The current unit mix is comprised of two 1-bedroom units, and one 3-bedroom apartment. This building benefits from already having renovated units allowing almost no work to be done by the new purchaser.

The property is located within walking distance to the Burke Avenue subway station (2,5).

BUILDING INFORMATION

BLOCK & LOT:	4603-0027
NEIGHBORHOOD:	Williamsbridge
CROSS STREETS:	Barnes & Wallace Avenue
BUILDING DIMENSIONS:	22.25 ft x 54 ft
LOT DIMENSIONS:	22.25 ft x 100 ft
# OF UNITS:	3 Apts
APPROX. TOTAL SF:	2,376 SF
ZONING:	R6
FAR:	3
TAX CLASS / ANNUAL TAXES:	Class 1 / (\$5,566)
NOTES:	Delivered Vacant

TAX MAP

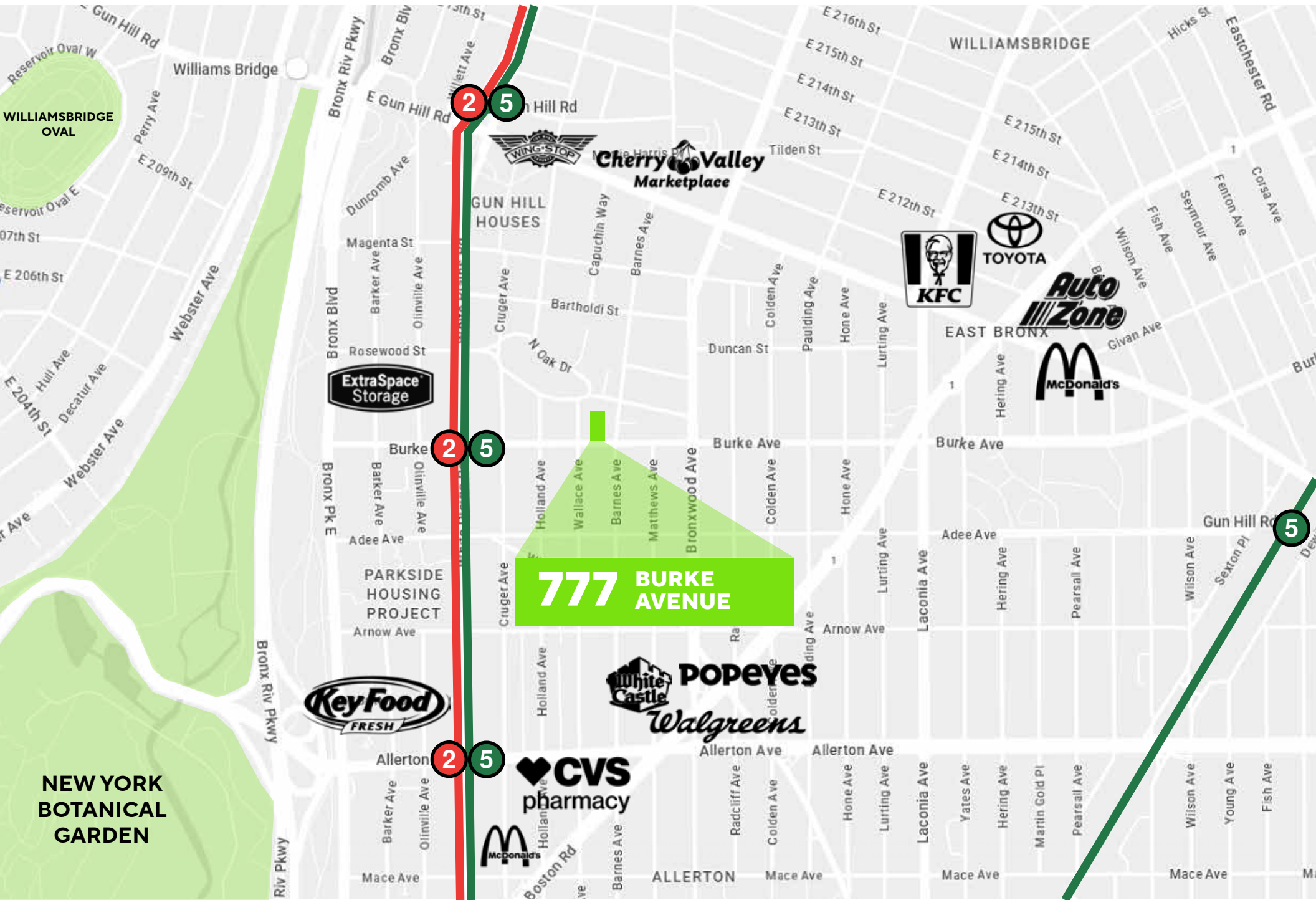


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3 FAMILY DELIVERED VACANT **FOR SALE**

PROPERTY MAP



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3 FAMILY DELIVERED VACANT **FOR SALE**

ADDITIONAL PROPERTY PHOTOS



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