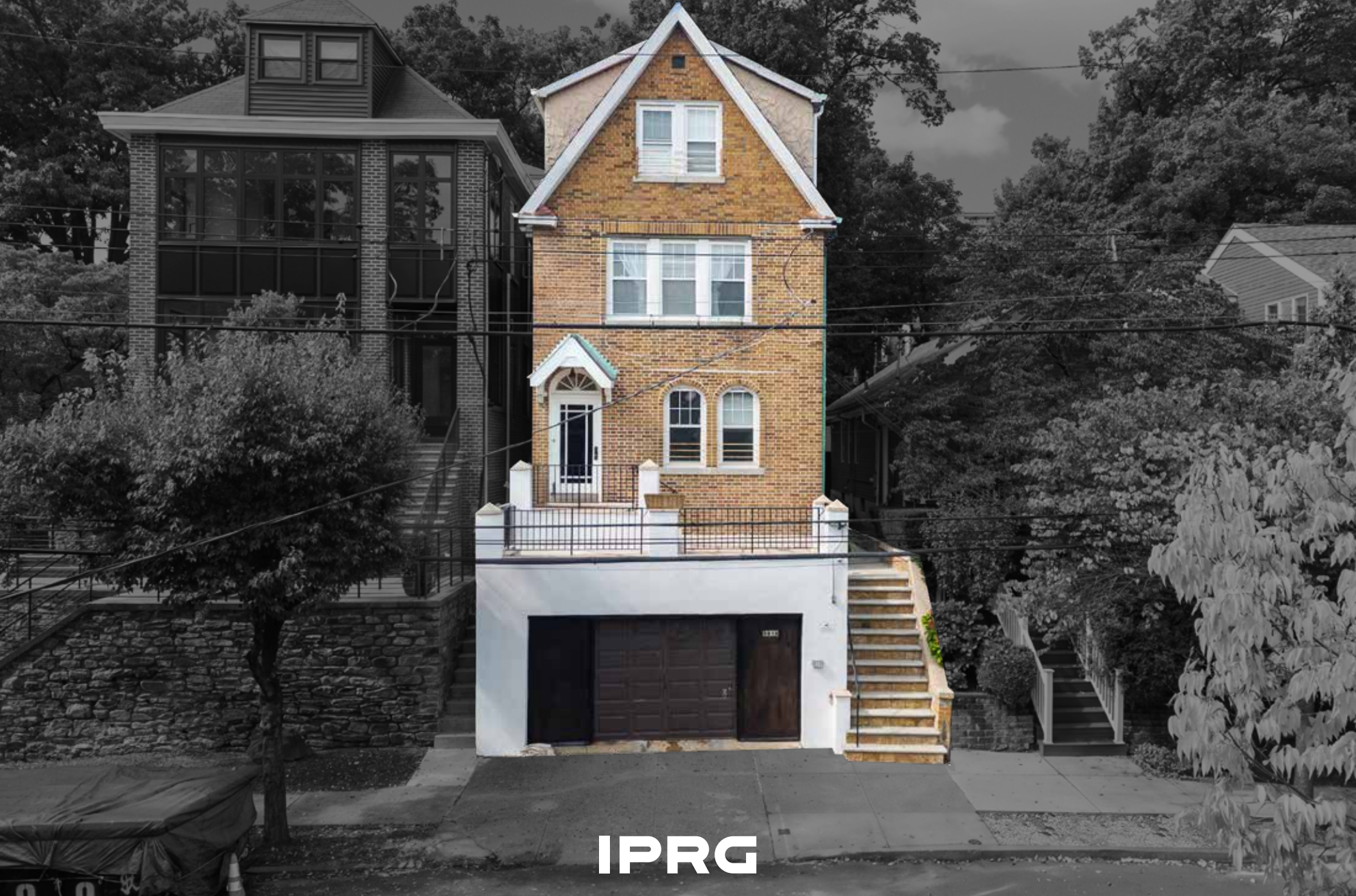


5815 LIEBIG AVENUE, BRONX, NY 10471

EXCLUSIVE OFFERING MEMORANDUM

Three-family North Riverdale home with two vacant units and immediate upside



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THREE-FAMILY NORTH RIVERDALE HOME WITH TWO VACANT UNITS FOR SALE

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FOR MORE INFORMATION,
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INVESTMENT PRICING

5815 LIEBIG AVENUE





OFFERING PRICE
\$1,250,000

INVESTMENT HIGHLIGHTS

3 Apts & 1 Garage
of Units

2,916
Approx. SF

6.69%
Current Cap Rate

2 VACANT UNITS

\$416,667
Price/Unit

\$429
Price/SF

10.34x
Current GRM

5815 LIEBIG AVENUE, BRONX, NY 10471

THREE-FAMILY NORTH RIVERDALE HOME WITH TWO VACANT UNITS **FOR SALE**

INCOME & EXPENSES

UNIT	TYPE	APPROX. SF	CURRENT	NOTES
1	3 BR (Vacant)	900	\$3,650	Vacant
2	3 BR (Vacant)	900	\$3,650	Vacant
3	2 BR	900	\$2,375	Occupied
Garage	1 Space		\$400	Vacant
MONTHLY:			\$10,075	
ANNUALLY:			\$120,900	

	CURRENT
GROSS OPERATING INCOME:	\$ 120,900
VACANCY/COLLECTION LOSS (3%):	\$ (3,627)
EFFECTIVE GROSS INCOME:	\$ 117,273
REAL ESTATE TAXES (CLASS 1):	\$ (11,828)
FUEL:	\$ (7,500)
WATER AND SEWER:	\$ (3,000)
INSURANCE:	\$ (4,000)
COMMON AREA ELECTRIC:	\$ (750)
REPAIRS & MAINTENANCE:	\$ (3,000)
MANAGEMENT (3%):	\$ (3,518)
TOTAL EXPENSES:	\$ (33,596)
NET OPERATING INCOME:	\$ 83,677

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PROPERTY INFORMATION

5815 LIEBIG AVE



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THREE-FAMILY NORTH RIVERDALE HOME WITH TWO VACANT UNITS **FOR SALE**

INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to arrange the sale of 5815 Liebig Avenue, a brick three-family home located in the highly sought-after North Riverdale section of the Bronx.

The property consists of approximately 3,000 square feet and features three apartments along with a garage. The units are comprised of two 3-bedroom apartments and one 2-bedroom apartment. Two of the three apartments are currently vacant, providing new ownership with immediate upside through the ability to bring the rents to market. The apartments are in good condition, allowing for a smooth transition for the next owner.

5815 Liebig Avenue is conveniently located in North Riverdale, just a five-minute drive from the Riverdale Metro-North Station, providing access to Grand Central Terminal in approximately 25 minutes.

BUILDING INFORMATION

BLOCK & LOT	5862-0068
NEIGHBORHOOD	North Riverdale
CROSS STREETS	Moshlu Avenue & West 259th Street
BUILDING DIMENSIONS	18 ft x 44 ft
LOT DIMENSIONS	25 ft x 110 ft
# OF UNITS	3 Apts & Garage
TOTAL SQUARE FOOTAGE	2,916 SF
ZONING	R3A
FAR	0.75
TAX CLASS	1
NOTES	2 Apts Vacant

TAX MAP



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ADDITIONAL PROPERTY PHOTOS



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