803 WEST BOSTON POST ROAD, MAMARONECK, NY 10543

EXCLUSIVE OFFERING MEMORANDUM

10-UNIT, 8,800 SF MIXED-USE PROPERTY WITH ON-SITE PARKING IN MAMARONECK

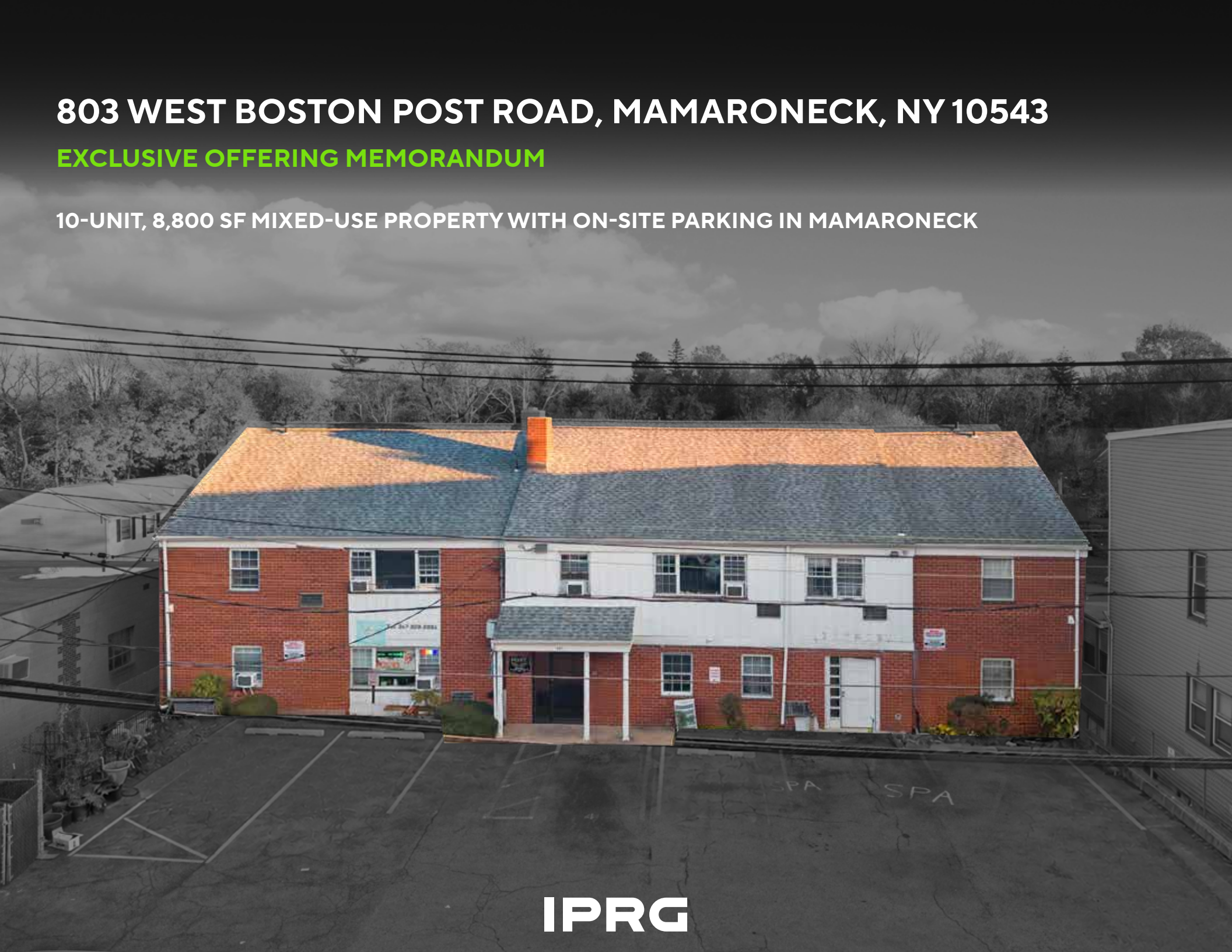

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TABLE OF CONTENTS

01 INVESTMENT PRICING

02 PROPERTY INFORMATION

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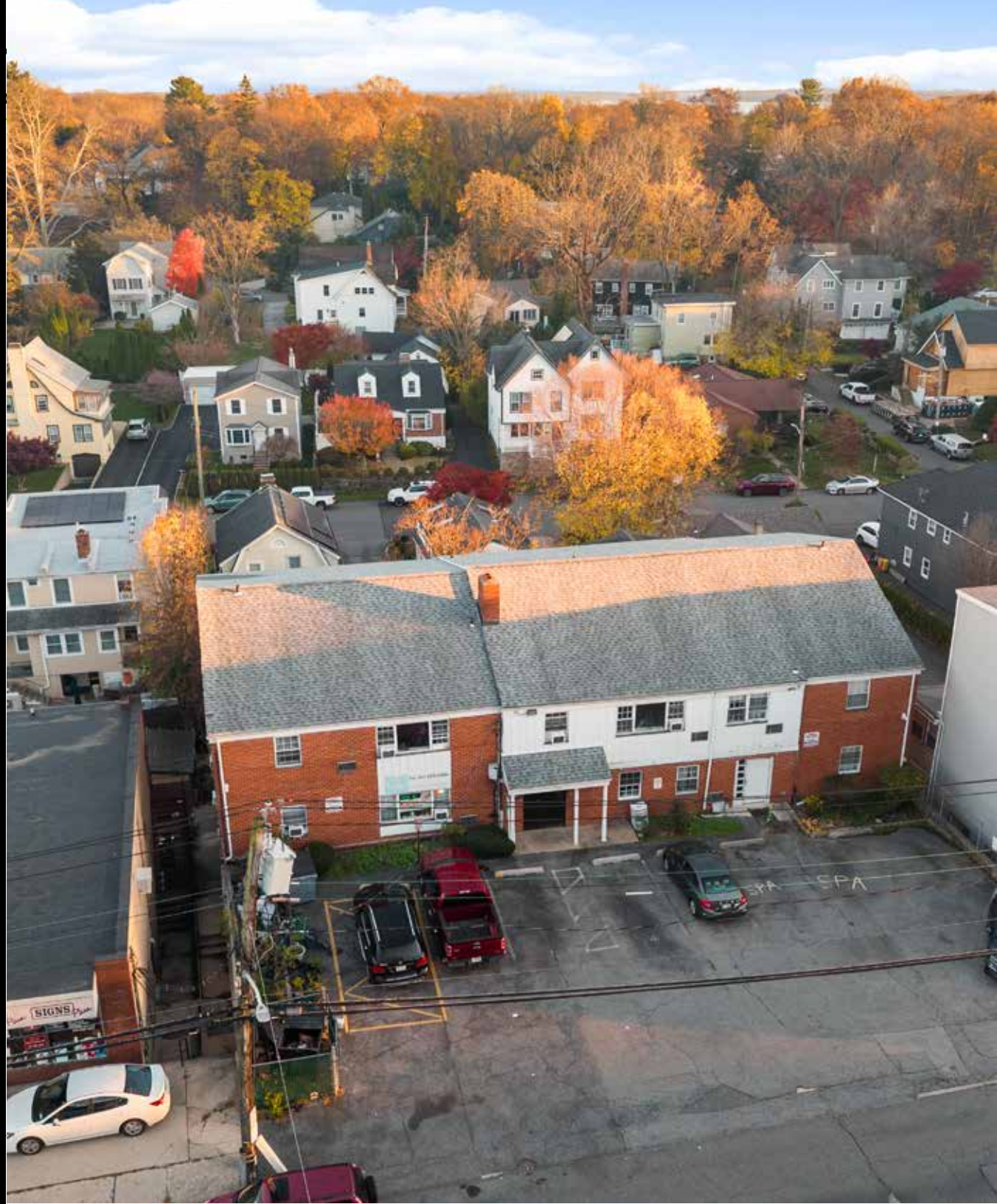
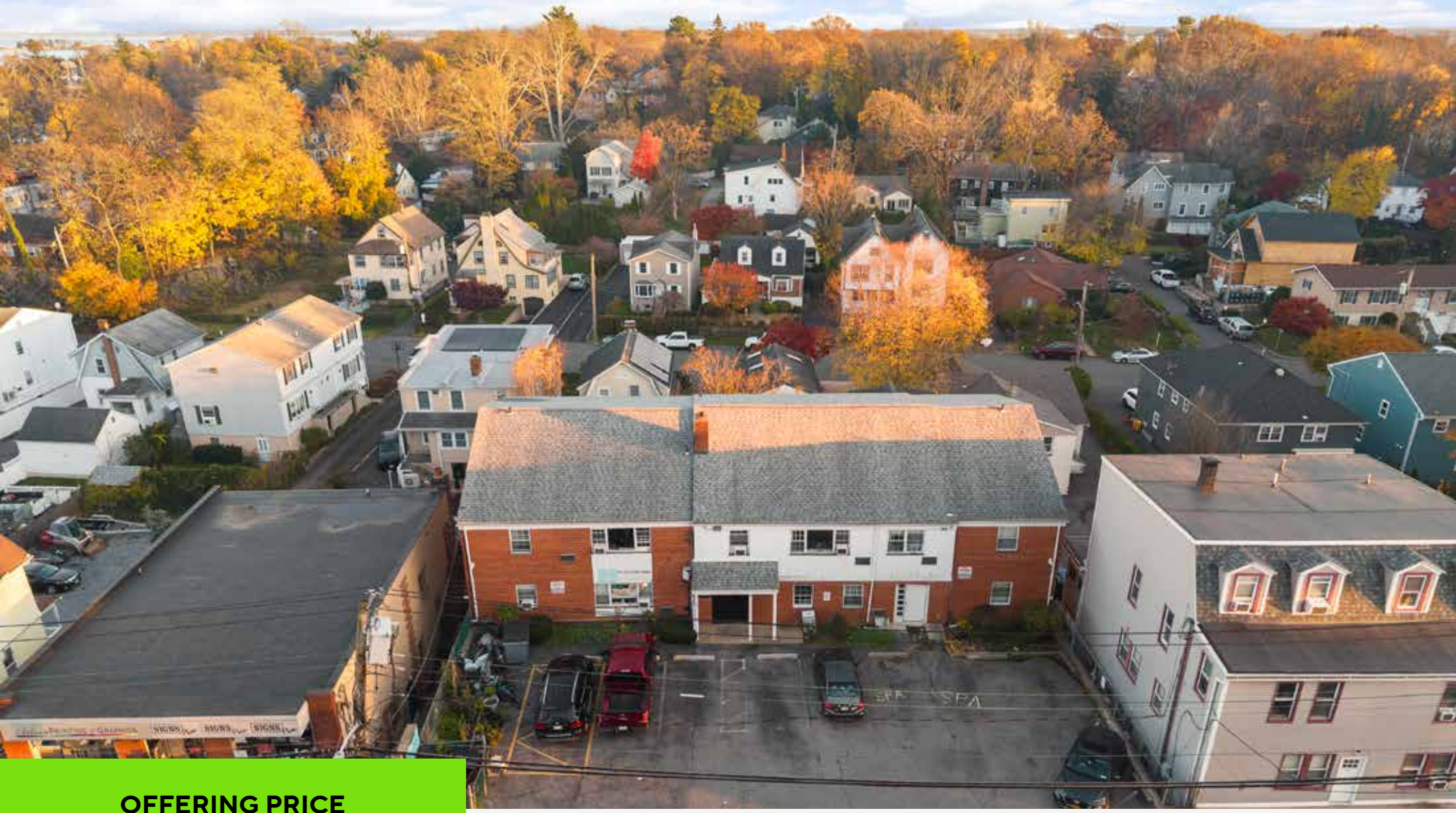
INVESTMENT PRICING

803 W BOSTON POST ROAD





OFFERING PRICE

$1,700,000

INVESTMENT HIGHLIGHTS

8 Apts & 2 Store # of Units	8,800 Approx. SF	8.12% Current Cap Rate
$170,000 Price/Unit	$193 Price/SF	

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10-UNIT, 8,800 SF MIXED-USE PROPERTY WITH ON-SITE PARKING IN MAMARONECK **FOR SALE**

UNIT	TYPE	APPROX. SF	CURRENT
1	-	900	$882
2	-	900	$1,781
3	-	900	$1,900
4	-	900	$2,100
5	-	900	$1,900
6	-	900	$2,100
7	-	900	$1,900
8	-	900	$886
Comm 1	Vacant	900	$2,300
Comm 2	Occupied	900	$2,300
		MONTHLY:	$18,049
		ANNUALLY:	**$216,584**

	CURRENT
GROSS OPERATING INCOME:	$ 216,584
VACANCY/COLLECTION LOSS (4%):	$ (8,663)
EFFECTIVE GROSS INCOME:	$ 207,920
REAL ESTATE TAXES (2):	$ (24,328)
FUEL:	$ (10,000)
WATER AND SEWER:	$ (8,000)
INSURANCE:	$ (10,000)
COMMON AREA ELECTRIC:	$ (1,200)
REPAIRS & MAINTENANCE:	$ (8,000)
MANAGEMENT (4%):	$ (8,317)
TOTAL EXPENSES:	$ (69,845)
NET OPERATING INCOME:	**$ 138,075**

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PROPERTY INFORMATION

803 W BOSTON POST ROAD



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10-UNIT, 8,800 SF MIXED-USE PROPERTY WITH ON-SITE PARKING IN MAMARONECK **FOR SALE**

Investment Property Realty Group (IPRG) has been exclusively retained to sell 803 West Boston Post Road, an 8,800 SF mixed-use building with parking located near Orienta Avenue and Old Post Road in Mamaroneck, NY.

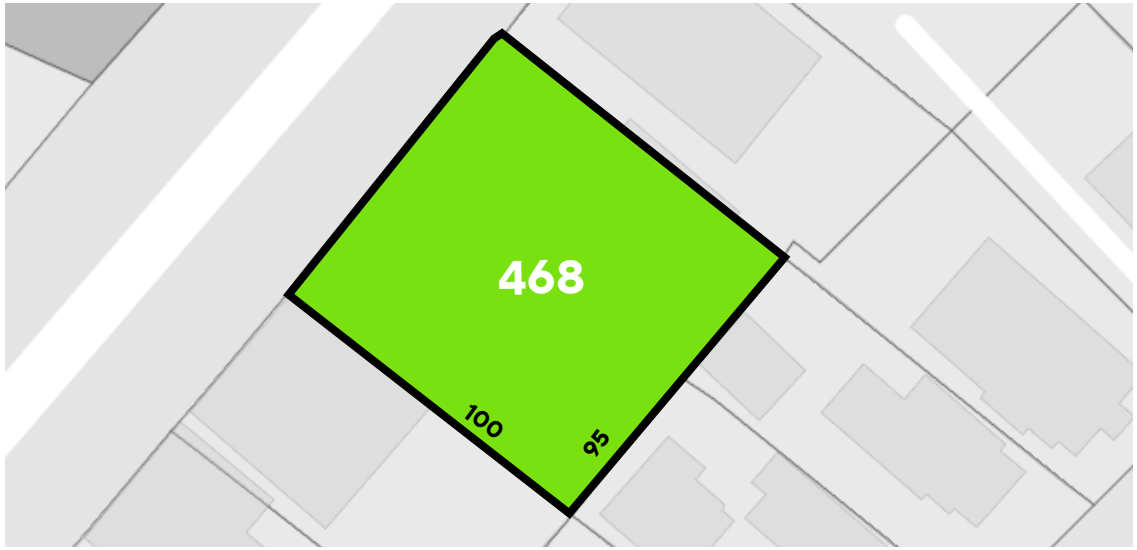
The building contains eight rent-stabilized apartments and two office units of approximately 900 SF each, along with on-site parking for tenants.

The property is offered at $1,700,000, or $170,000 per unit and $193 per SF. Zoned C-1 along the Boston Post Road corridor, the building has convenient access to I-95 and the Mamaroneck Metro-North station.

BUILDING INFORMATION

BLOCK & LOT	9.20-486-0
NEIGHBORHOOD	Mamaroneck
CROSS STREETS	Orienta Avenue & Old Post Road
# OF UNITS	8 Apts & 2 Offices
TOTAL SQUARE FOOTAGE	8,800
ZONING	(C-1)
TAXES	$24,328
NOTES	RS W/ Parking

TAX MAP



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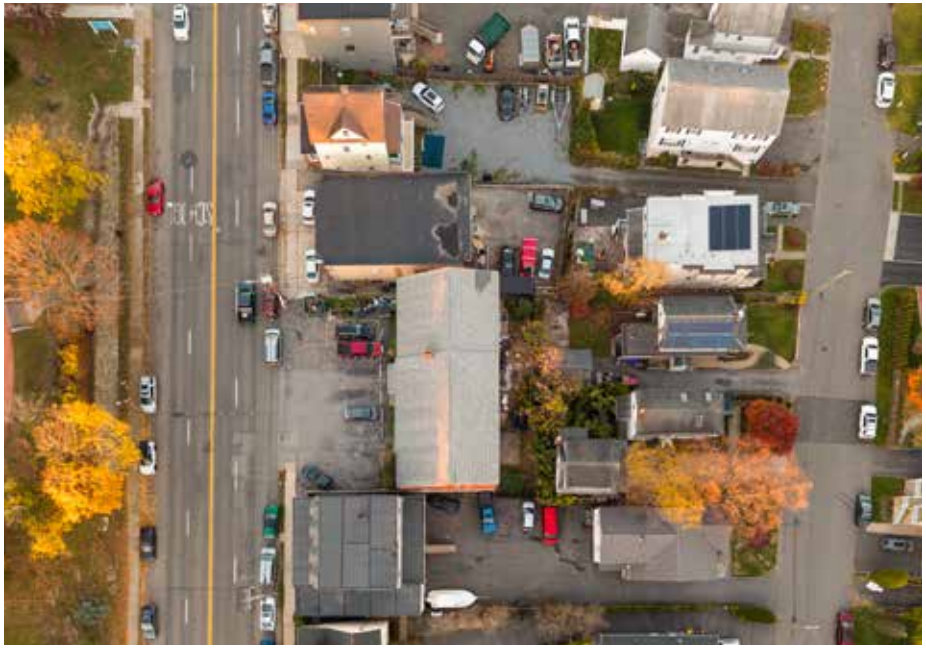
ADDITIONAL PROPERTY PHOTOS









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