

Contact:

Mario Tsikis
917-749-6111
mario@citizonerealty.com

CITI ZONE REALTY

33-08 30th Ave. 2nd Floor
Astoria, NY 11103

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917-749-6111
MarioT111@aol.com

BRONX **8 FAMILY + 2 STORES** **MIXED-USE BUILDING** **EXCLUSIVE**

ADDRESS: **4175 THIRD AVENUE, BRONX, NY**
NEAR CROSSBRONX EXPWY AND TREMONT AVE.

DESCRIPTION: 4 STORY BUILDING WITH 8 UNITS AND 2 COMMERCIALS

BLOCK/LOT: 2924/36 **YEAR BUILT:** 1931

LOT SIZE: 26' X 96'.67" **BUILT:** 26' X 75'

ZONING: M1-4/R7X/MX-14

LAYOUT: 6/3BR'S, 2/STUDIO'S & 2/STORES

| | | | |
|----------------|----------|----|----------------------------|
| INCOME: | 8 APT(S) | \$ | 142,510.08 |
| | 2 STORES | \$ | 59,838.48 |
| | | | <u>\$202,348.56</u> |

| | | | |
|------------------|--------------------------|----|--------|
| 118 | | | |
| ESTIMATED | TAXES | \$ | 9,879 |
| EXPENSES: | WATER & SEWER | \$ | 9,826 |
| | INSURANCE | \$ | 13,000 |
| | FUEL/OIL | \$ | 9,500 |
| | GAS/ELC. | \$ | 4,800 |

| | | | |
|------------------------------|--|----|----------------------------|
| | | \$ | <u>\$47,005.00</u> |
| NET OPERATING INCOME: | | | <u>\$155,343.56</u> |

PRICE: **\$1,895,000 PRICE REDUCED!!**

CAP RATE: 8.2%

REMARKS: 8 FAMILY + 2 STORES 4 STORY BUILDING. THE BUILDING HAS UPDATED KITCHENS AND BATHROOMS. UPDATED ELECTRIC. 6-YEAR-OLD BOILER, ROOF AND PARAPET WALL DONE WITHIN 3 YEARS. REPOINTING THE BRICKS AND SEALANT INSIDE OUT. FIRE ESCAPES WERE TREATED AND REPAINTED. THE BUILDING IS IN EXCELLENT SHAPE. IN A TAX ZONE!!

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4175 3RD AVE. BRONX, NY **RENT ROLL**

| APT | ROOMS | RENT | RENT/YR |
|------------|----------------------|---------------------------|----------------------------|
| | | | |
| Barber | 450 Sq. Ft. | \$1,945.00 | \$23,340.00 |
| Auto Store | 450 Sq. Ft. | \$2,009.31 | \$24,111.72 |
| | <i>Retail Total:</i> | <i>\$4,986.54</i> | <i>\$59,838.48</i> |
| | | | |
| Apt 1 | Studio | \$1,116.64 | \$13,399.68 |
| Apt 2 | Studio | \$993.40 | \$11,920.80 |
| Apt 3 | 3BR | \$1,977.48 | \$23,729.76 |
| Apt 4 | 3BR | \$1,489.20 | \$17,870.40 |
| Apt 5 | 3BR | \$1,962.52 | \$23,550.24 |
| Apt 6 | 3BR | \$1,915.80 | \$22,989.60 |
| Apt 7 | 3BR | \$1,479.60 | \$17,755.20 |
| Apt 8 | 3BR | \$2,009.31 | \$24,111.72 |
| | <i>Res. Total:</i> | <i>\$11,875.84</i> | <i>\$142,510.08</i> |
| | | | |
| | <i>TOTAL:</i> | <i>\$16,862.38</i> | <i>\$202,348.56</i> |

** Barber shop lease expires next month.

Tenant requested a new lease, and owner will put a small increase on a new 5-year lease.

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