



BRONX MULTIFAMILY FOR SALE

253 MOUNT HOPE PLACE • BRONX, NY 10457



Details:

Building Size: 3,138 SF
Lot Size: 1,858 SF
Zoning: R8
Taxes: \$3,740 (2022)
Notes: 3 story house, 8 units, Gross
Income: \$73,080/annum, 11,185
Buildable Square Feet

Features:

- Located in the Mount Hope neighborhood
- Easy access to I-95
- Fully sprinklered building
- 5 min walk to Tremont Ave Subway

Price: \$1.125mm

Contact Exclusive Agents

Elias Everett - 914.907.3858 - elias@southbronxcommercial.com
Augusto De la Cruz - 929.437.9958 - august@southbronxcommercial.com



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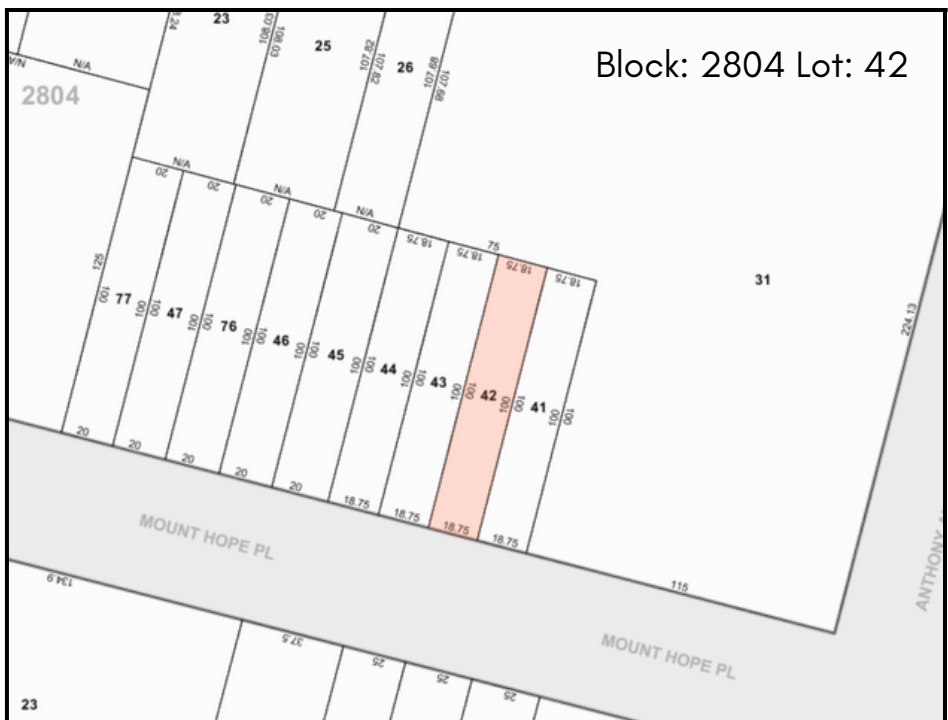
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Rent Roll

Floor	Rental/month	Rent/annum	Unit Size	Term	Notes
1	\$1,600.00	\$19,200.00	3 bedroom	No lease	Has backyard and porch area
2	\$400.00	\$4,800.00	Individual Room	No lease	Has stove and fridge
2	\$1,000.00	\$12,000.00	Studio Apartment	No lease	
2	\$750.00	\$9,000.00	Studio Apartment	No lease	
3	\$640.00	\$7,680.00	Individual Room	No lease	Shared kitchen and bathroom
3	\$500.00	\$6,000.00	Individual Room	No lease	Shared kitchen and bathroom
3	\$400.00	\$4,800.00	Individual Room	No lease	Shared kitchen and bathroom
3	\$800.00	\$9,600.00	Studio Apartment	No lease	
Total:	\$6,090.00	\$73,080.00			

Projection

Gross Rental Income	\$73,080
Less: Vacancy (5%)	(\$7,308)
Less: Taxes	(\$3,740)
Less: Utilities	(\$10,000)
Net Operating Income	\$52,032
Price:	\$1,125,000
Cap Rate Projection:	4.60%



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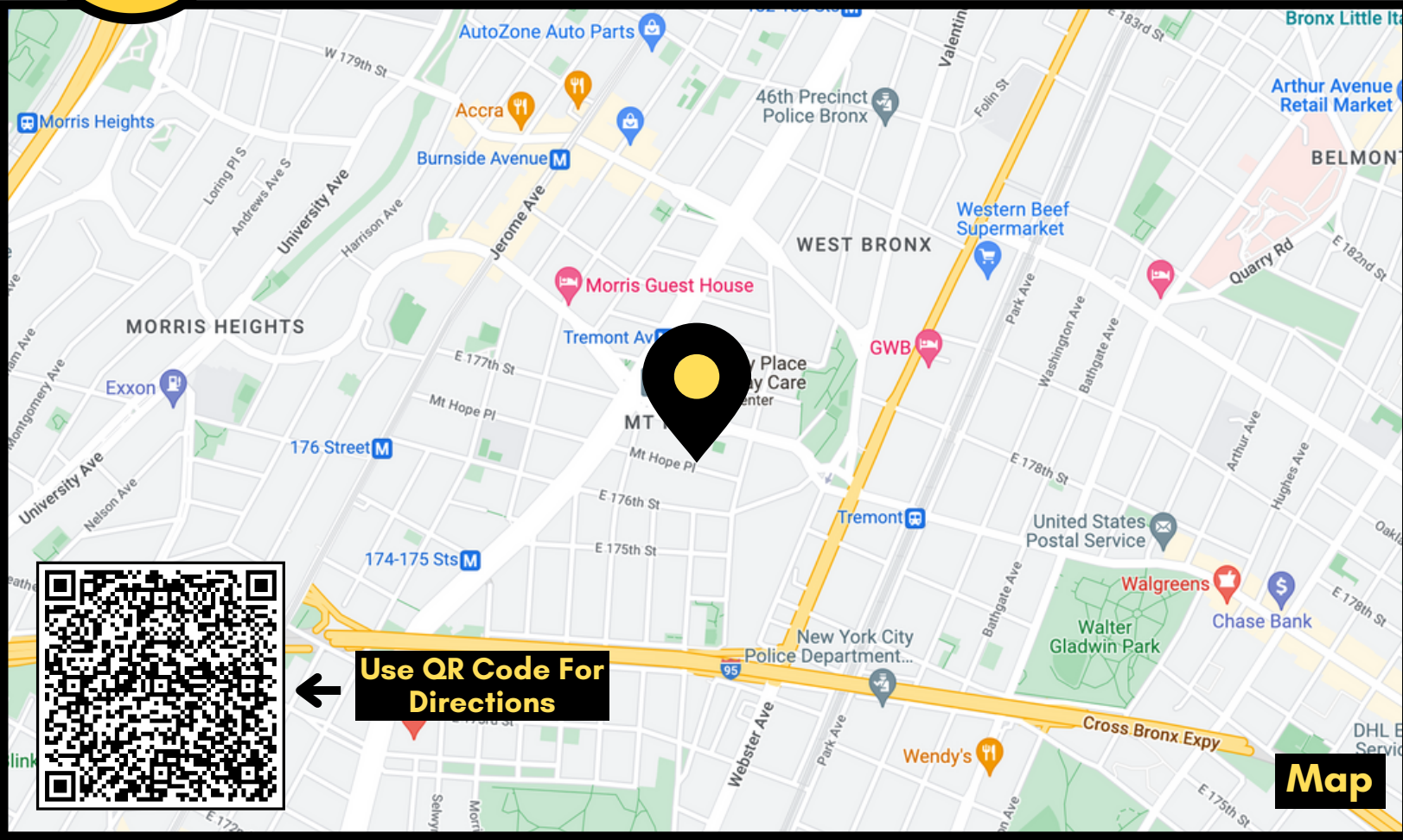
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Offering Details

Property Overview

Location Details

- Price: \$1.125mm
- Units: 8
- Rental Income: \$73,080

- 8 total units
- Taxes: \$3,740
- Building size: 3,138 SF
- Uses natural gas
- Total Buildable SF: 11,285 BSF

- Close By:
- Metro North Station
 - Subway **B** **D**
- Easy Access To:
- Cross BX Expressway

Commentary:

3 story house with a total of 8 units. Building is fully sprinklered and the boiler is 2 years old. It is located on a calm street in the Mt. Hope neighborhood of the Bronx. The property is two tax lots from a public school.

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