

THREE STORY FIVE-UNIT APARTMENT BUILDING
FOR SALE
EXCELLENT INVESTMENT/USER OPPORTUNITY
910 HOME STREET AKA: 1142-1144 FOX STREET
BRONX, NEW YORK

Location:	South east corner of Home and Fox Streets	
Block:	2719	
Lot:	47	
Lot Size:	21' x 74'	
Building Size:	Basement:	21' x 56' = 1,176
	1 st Floor:	21' x 74' = 1,554
	2 nd Floor:	21' x 56' = 1,176
	3 rd Floor:	21' x 56' = 1,176
Stories:	Three (3)	
Gross Square Feet:	3,906 (Approximately)	
Zoning: (FAR)	R7-1 (3.44) Height Limit 75'	
Total Buildable Square Feet:	5,464	
Total Available Air Rights:	1,558	
Assessment:	\$51,199 (22/23)	
Real Estate Taxes:	\$6,280.60	

Description: A 21' wide five-unit three story apartment building. The first floor front apartment is a three-bedroom unit. The back unit is a two-bedroom apartment. The second floor is a floor-through four-bedroom apartment. The third floor has a front one-bedroom apartment and a back two-bedroom apartment. The units have a full kitchen and bathroom along with a living/dining area.

The property is a **prime investment opportunity** because all the units are free market and the rents are low. The units can be renovated to command market rents. There is the potential to give each unit their own boiler and water heater. The basement has 8' ceilings and two means of egress, it can be duplexed with the first floor. The air rights can be used to add another floor. The first floor and the third floor can be converted into floor-through units. The basement can also be used for a laundry or extra storage space for the tenants.

The property is also a **great user opportunity**, a user can occupy the first floor front unit and rent out the other apartments for income.

The building is individually metered for gas and electric, the meters are located in the basement. There is an oil boiler along with two oil tanks. **The C of O is for a four family and a store.** The fifth apartment is linked

to the common area gas and electric meters. A corner store would be great for the property and the area.

The property is located on a nice residential area which is three blocks from the 2 & 5 trains which gives easy access into Manhattan and Brooklyn. The building is close to Southern Blvd and Freeman Street which has great retail stores, restaurants and clothing stores.

Income:

	<u>Unit</u>	<u>Description</u>	<u>Unit Type</u>	<u>Rev</u>	<u>Lxp</u>	<u>Projected</u>
First Floor:	1F	3 Bd Apt	Free Market	\$1,500	Mo-Mo	\$3,000
	1R	2 Bd Apt	Free Market	\$1,500	In Court	\$2,350
Second Floor:	2	4 Bd Apt	Free Market	\$1,996	In Court	\$3,500
Third Floor:	3F	1 Bd Apt	Free Market	\$1,450	6/24	\$1,850
	3R	2 Bd Apt	Free Market	<u>\$1,800</u>	Mo-Mo	<u>\$2,350</u>
Monthly Income:				\$8,246		\$13,050
Annual Income:				\$98,952		\$156,600

Expenses:

Real Estate Taxes:	\$6,280.60
Water & Sewer:	\$3,200.00
Insurance:	\$2,750.00
Heat (Oil):	\$3,200.00
Electric: (common areas)	\$1,200.00
Repairs & Maintenance:	<u>\$3,200.00</u>
Total Annual Expenses	\$19,830.6

Net Operating Income: \$79,121.4

Projected Net Operating Income: \$136,769.4 CAP RATE: 10.9%

ASKING PRICE: \$1,250,000

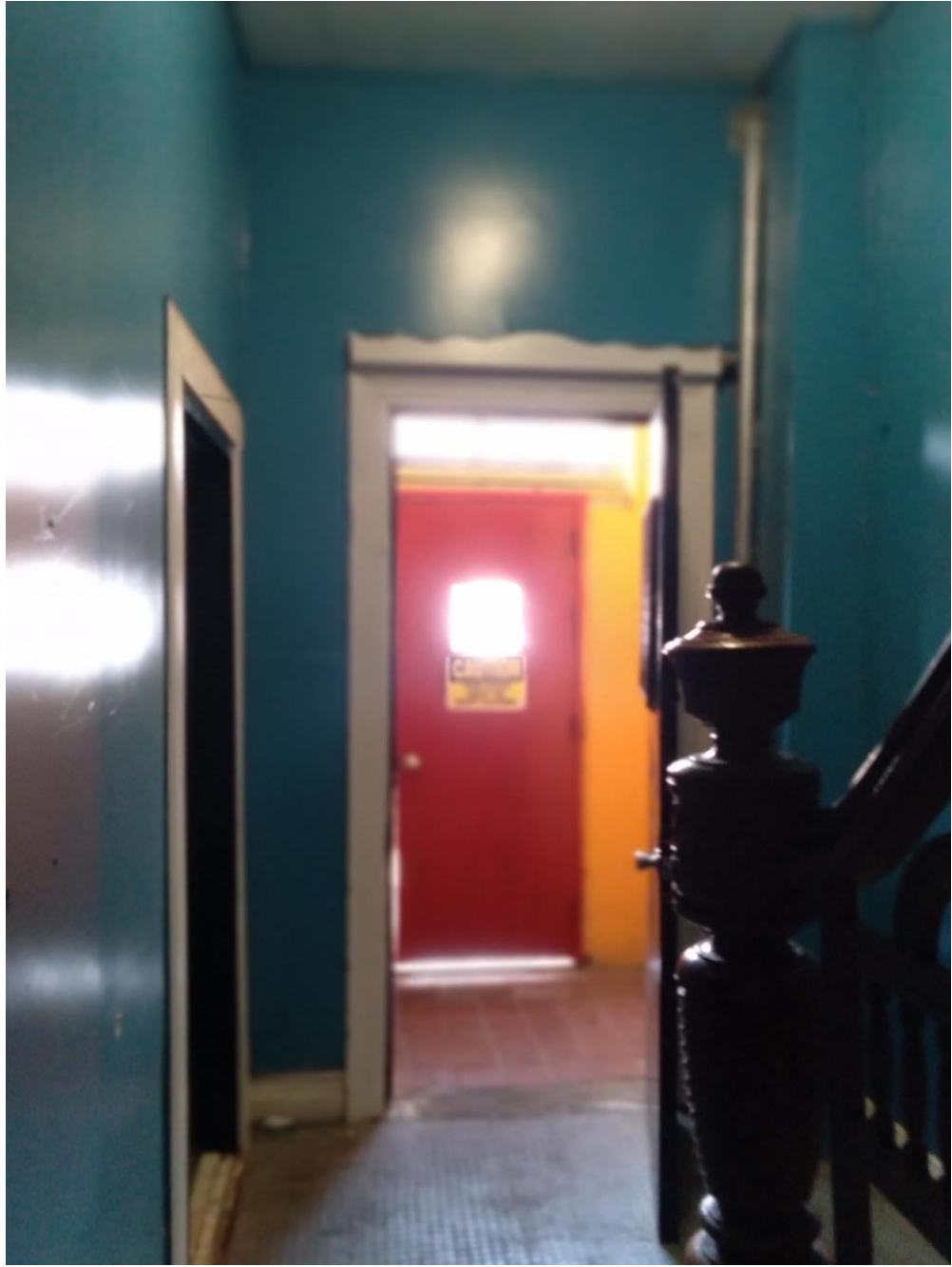
For Further Information or Inspection, Please Contact Sales Agent:

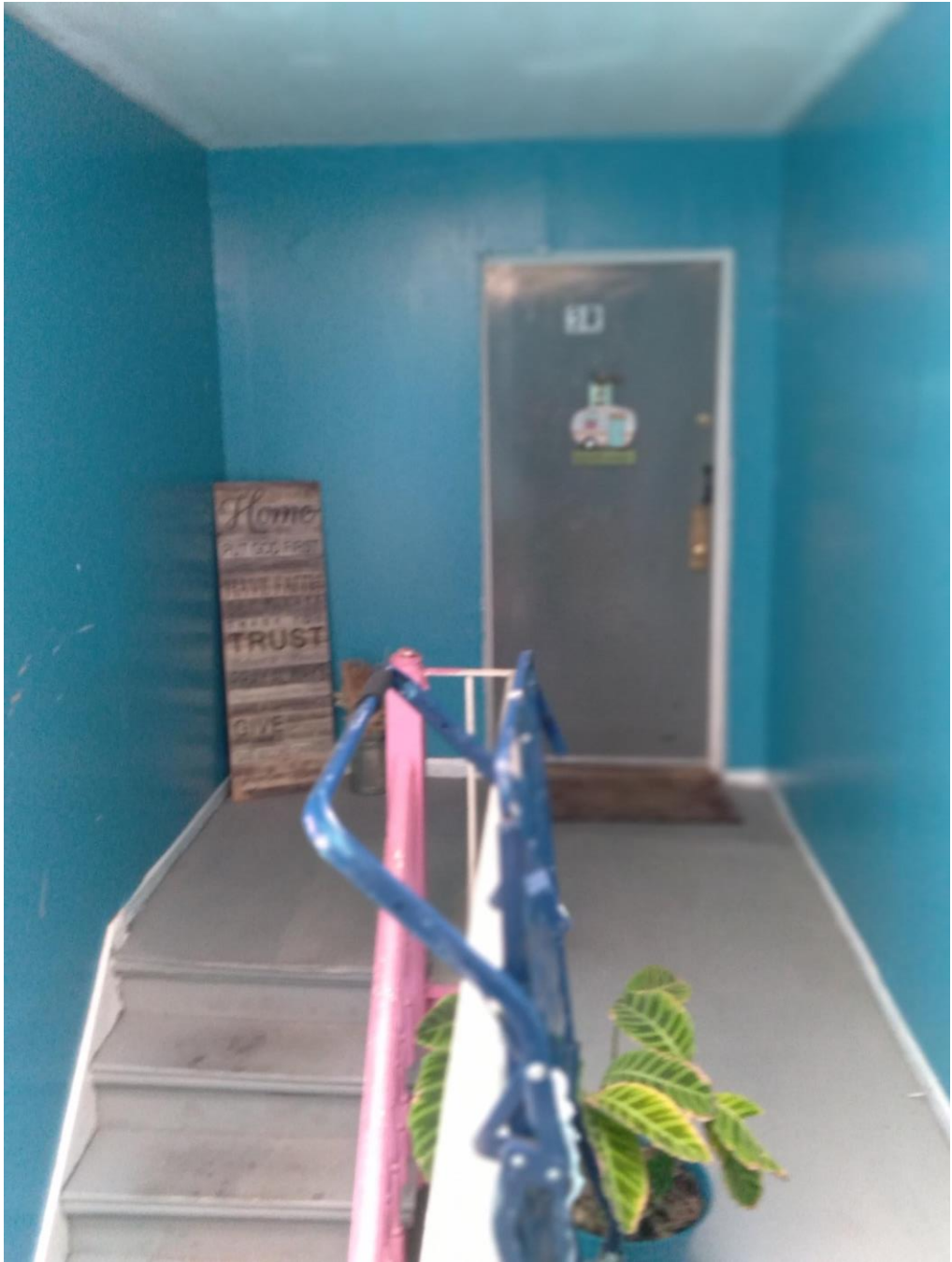
Kervin Vales (212) 396-8244











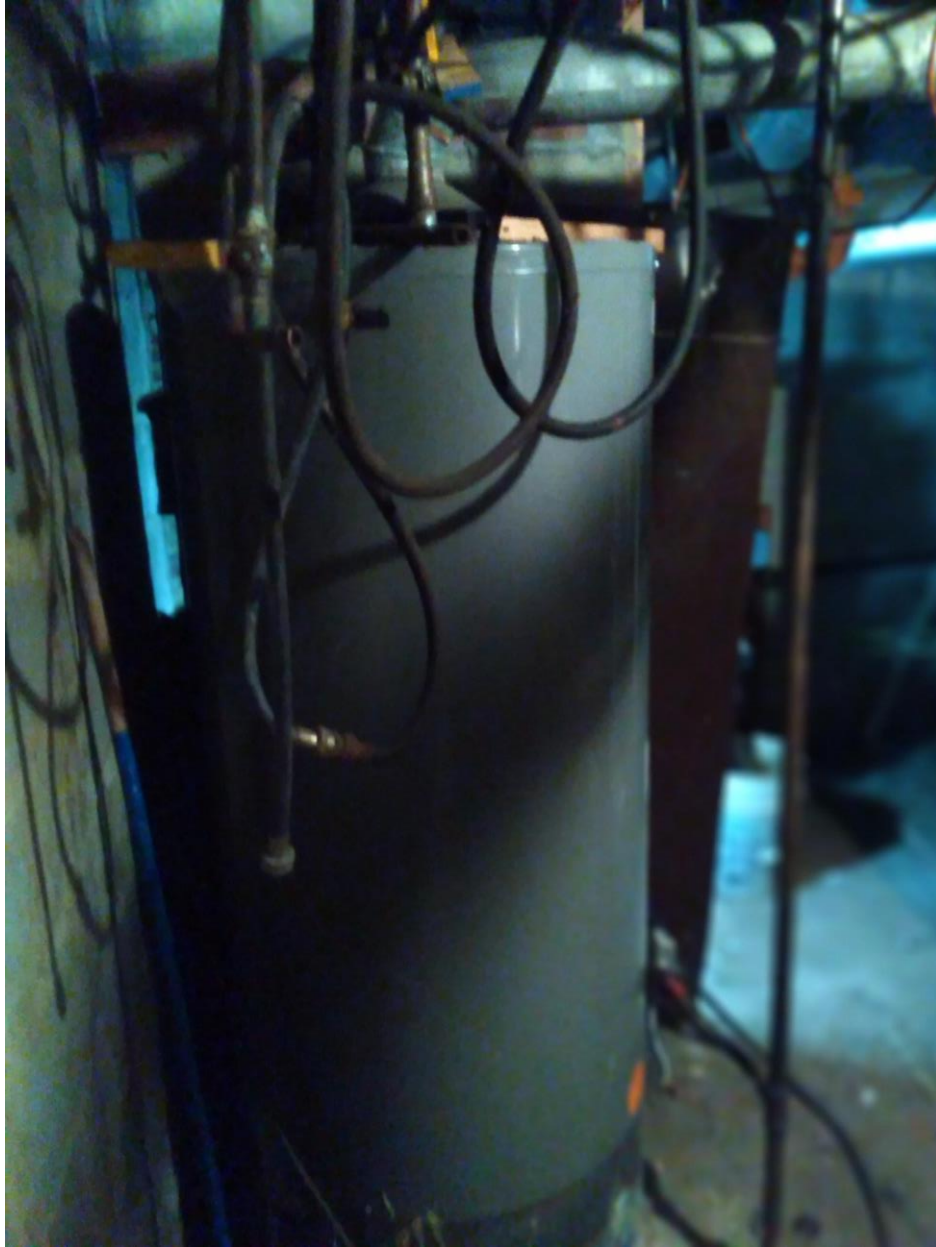












TERMS OF DEAL FOR 910 HOME STREET

1. The property is being sold in "As Is" condition with the tenants in place.
 2. The property is being sold with all the violations, the seller is responsible for the fees and fines and the buyer must fix the violations after the closing.
- The certificate of occupancy has the property as a four family with a store.