



2384 WEBSTER AVENUE, BRONX, NY 10458

EXCLUSIVE OFFERING MEMORANDUM

IPRG



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**FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS**

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

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INVESTMENT PRICING





OFFERING PRICE

\$1,250,000

INVESTMENT HIGHLIGHTS

10 Apartments
of Units

8,580
Approx. SF

9.20%
Current Cap Rate

\$125,000
Price/Unit

\$146
Price/SF

7.20x
Current GRM

INCOME

UNIT	TYPE	CURRENT	STATUS (FM/RS)
BSMT 1	1 BR	\$900	-
BSMT 2	2 BR	\$1,000	-
1S	3 BR	\$2,054	RS
1N	3 BR	\$984	RS
2N	3 BR	\$1,028	RS
2S	4 BR	\$2,300	RS
3N	3 BR	\$1,675	RS
3S	4 BR	\$2,421	RS
4N	3 BR	\$1,027	RS
4S	4 BR	\$1,087	RS
	MONTHLY:	\$14,476	
	ANNUALLY:	\$173,714	

EXPENSES

	CURRENT
GROSS OPERATING INCOME:	\$ 173,714
VACANCY/COLLECTION LOSS (3%):	\$ (5,211)
EFFECTIVE GROSS INCOME:	\$ 168,502
REAL ESTATE TAXES (2B):	\$ (8,762)
FUEL:	\$ (12,000)
WATER AND SEWER:	\$ (10,000)
INSURANCE:	\$ (10,725)
COMMON AREA ELECTRIC:	\$ (2,000)
REPAIRS & MAINTENANCE:	\$ (5,000)
MANAGEMENT (3%):	\$ (5,055)
TOTAL EXPENSES:	\$ (53,542)
NET OPERATING INCOME:	\$ 114,960

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PROPERTY INFORMATION



INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 2384 Webster Avenue. The subject property offers a four-story building that is in the Belmont section of the Bronx.

The building is made up of 10 apartments broken down as three 4-bedrooms, five 3-bedrooms, one 2-bedroom, and one 1-bedroom.

Built in 1909, the property is 36 feet wide and 65 feet deep, giving a total of 8,580 square feet. The building sits on a 3,600 square foot lot.

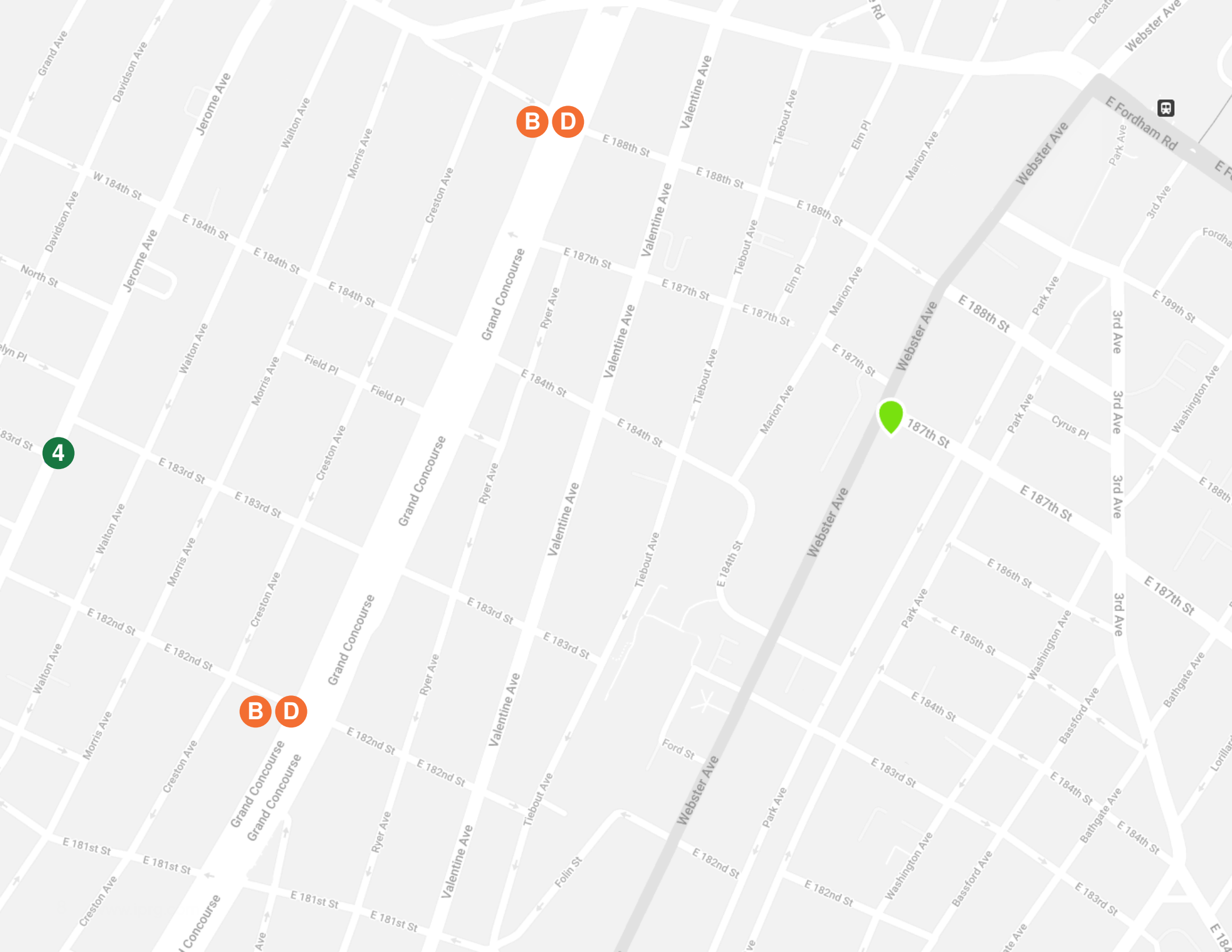
The building is in walking distance to the B & D subway lines.

BUILDING INFORMATION

BLOCK & LOT:	3031-0039
NEIGHBORHOOD:	Belmont
CROSS STREETS:	East 187th & East 184th Street
BUILDING DIMENSIONS:	36 ft x 65 ft
LOT DIMENSIONS:	36 ft x 100 ft
# OF UNITS:	10 Apartments
APPROX. TOTAL SF:	8,580 SF
ZONING:	R7-1
FAR:	3.44
TAX CLASS:	Tax Class 2B
PROPERTY TAXES:	\$8,762

TAX MAP





B D

B D

4



An aerial, grayscale photograph of a city, likely New York City, showing a dense urban landscape with numerous buildings, a multi-lane highway with traffic, and a large park area with trees. The image is partially obscured by a black bar on the left and a green bar at the top.

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