

**1570 WEBSTER AVENUE, BRONX, NY 10457**

**EXCLUSIVE OFFERING MEMORANDUM**

**Corner Mixed Use Building in the Claremont section of the Bronx**



**IPRG**



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FOR MORE INFORMATION,  
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# I PRG

## INVESTMENT PRICING







**OFFERING PRICE**  
**\$2,000,000**

**INVESTMENT HIGHLIGHTS**

6 Apts & 3 Stores  
# of Units

11,921  
Approx. SF

7.17%  
Current Cap Rate

\$222,222  
Price/Unit

\$168  
Price/SF

7.15x  
Current GRM

# INCOME

UNIT	TYPE	CURRENT
2A	1,000 SF	\$1,443
2B	1,000 SF	\$1,542
2C	1,000 SF	\$1,616
3A	1,000 SF	\$1,905
3B	1,000 SF	\$1,597
3C	1,000 SF	\$1,597
Claremont Deli	1,000 SF	\$4,100
Claremont Auto	1,000 SF	\$4,150
JC Appliance	1,000 SF	\$4,000
Tax Reimbursement	Grocery Store	\$682
Tax Reimbursement	Auto Parts	\$682
	MONTHLY:	\$23,312
	<b>ANNUALLY:</b>	<b>\$279,741</b>

# EXPENSES

	CURRENT
GROSS INCOME	\$ 279,741
VACANCY AND COLLECTION	\$ (11,190)
EFFECTIVE GROSS INCOME	\$ 268,551
TAXES (CLASS 2B)	\$ (74,456)
FUEL (TENANT)	\$ 0
WATER & SEWER	\$ (7,000)
INSURANCE	\$ (25,000)
ELECTRIC	\$ (3,000)
REPAIRS	\$ (5,000)
MANAGEMENT	\$ (10,742)
TOTAL	\$ (125,198)
NET OPERATING INCOME	<b>\$ 143,353</b>



# IPRG

## PROPERTY INFORMATION



## INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 1570 Webster Ave. The subject property offers a corner 3-story mixed use building that is in the Claremont Section of the Bronx.

Located on a prime corner in Claremont, Bronx, 1570 Webster Avenue offers 6 spacious 3-bedroom residential units and 3 retail units. The apartments offer ample living space, while the retail units are in a high-traffic area near Claremont Park. This property presents a fantastic investment opportunity, blending residential and commercial potential in a popular location.

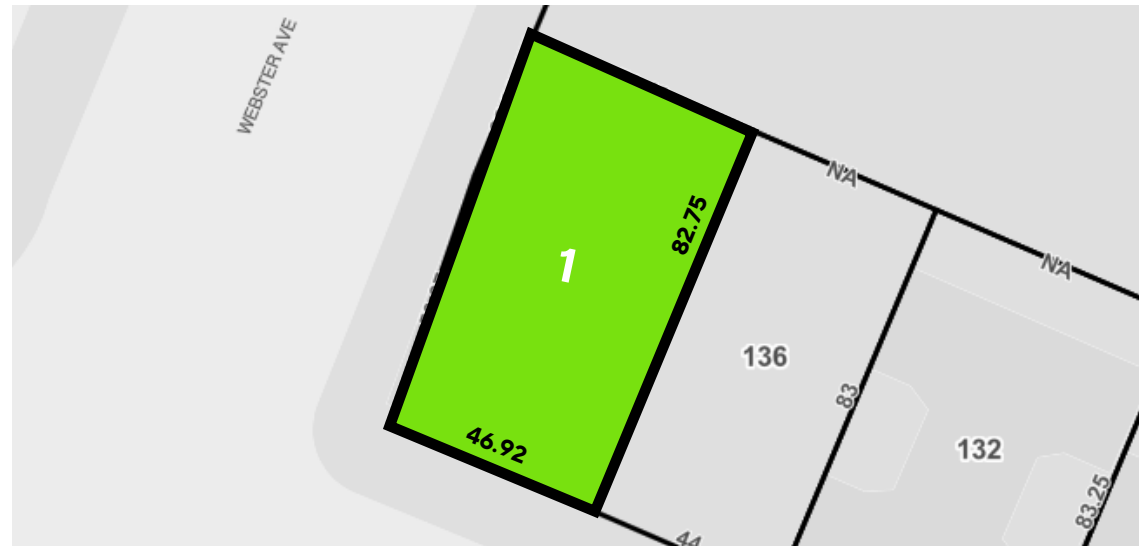
Built in 1931, the property is 46.75 feet wide and 80 feet deep, giving a total of 11,921 square feet.

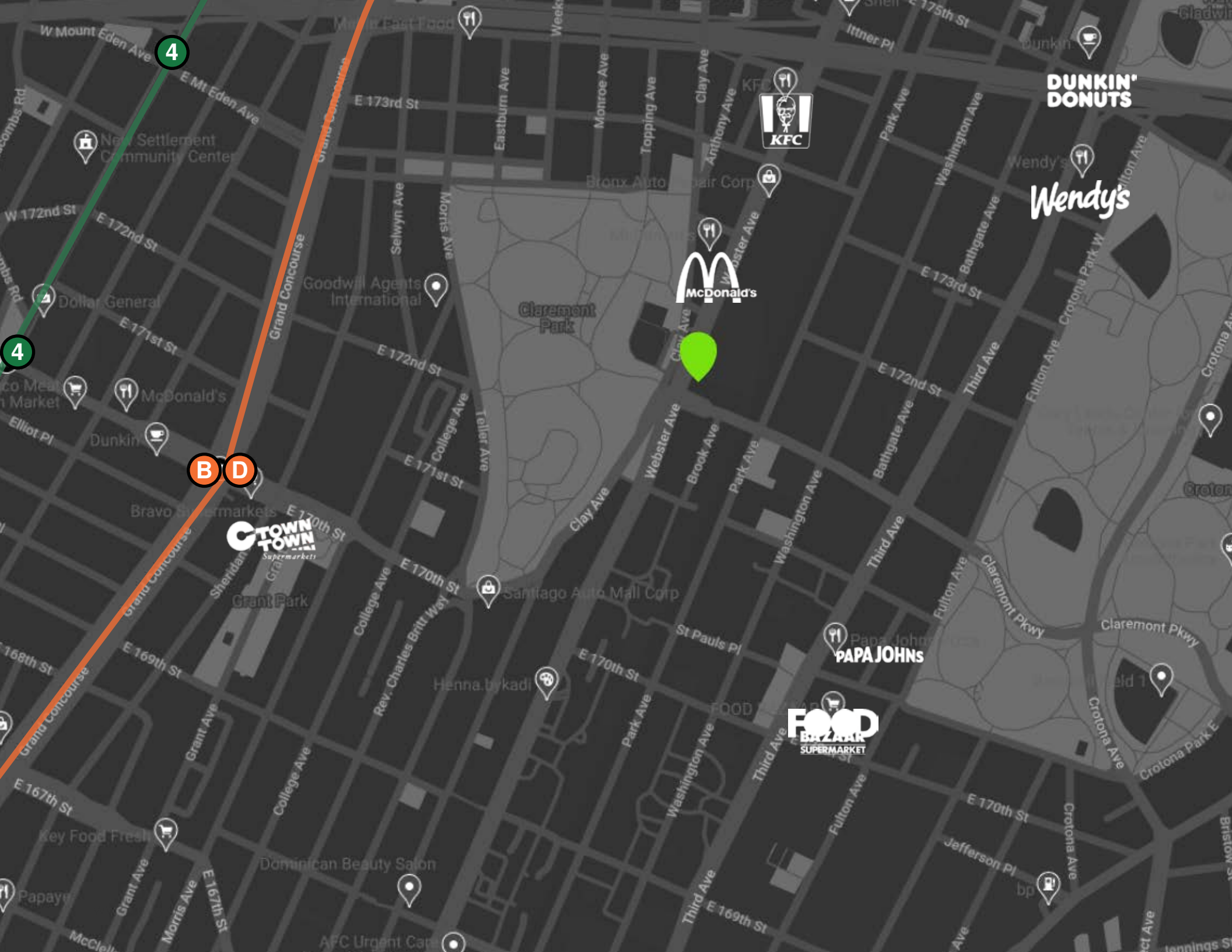
The building is in walking distance to the B and D subway stations.

## BUILDING INFORMATION

<b>BLOCK &amp; LOT:</b>	2897-0001
<b>NEIGHBORHOOD:</b>	Claremont
<b>CROSS STREETS:</b>	Corner of Claremont Pkwy & Webster Ave
<b>BUILDING DIMENSIONS:</b>	46.75 ft x 80 ft
<b>LOT DIMENSIONS:</b>	46.92 ft x 82.61 ft
<b># OF UNITS:</b>	6 Apts & 3 Stores
<b>APPROX. TOTAL SF:</b>	11,921 SF
<b>ZONING:</b>	R7-1
<b>FAR:</b>	3.44
<b>TAX CLASS:</b>	2B

## TAX MAP





4

B

D

**C TOWN TOWN**  
Supermarkets

**McDonald's**

**KFC**

**DUNKIN' DONUTS**

**Wendy's**

**PAPA JOHN'S**

**FOOD BAZAAR**  
SUPERMARKET

Claremont Park

Grant Park

Claremont Pkwy

Crotona Ave

AFC Urgent Care

Dominican Beauty Salon

Key Food Fresh

Papaya

E 167th St

E 168th St

E 170th St

E 171st St

E 172nd St

E 173rd St

W Mount Eden Ave

Morris Ave

Grant Ave

College Ave

Sheridan Ave

Elliot Pl

W 172nd St

Combs Rd

Week

Jefferson Pl

Third Ave

Washington Ave

St Pauls Pl

Webster Ave

Clay Ave

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# ADDITIONAL PROPERTY PHOTOS







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