

253 EAST KINGSBRIDGE ROAD, BRONX, NY 10458

EXCLUSIVE OFFERING MEMORANDUM



IPRG



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FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

Jared Friedman	David Roman	Brandon Levy
Senior Director	Associate	Associate
718.550.0087	718.360.9609	718.416.6137
jfriedman@iprg.com	droman@iprg.com	blevy@iprg.com

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INVESTMENT PRICING





OFFERING PRICE
\$1,799,999

INVESTMENT HIGHLIGHTS

11 Apartments
of Units

18,048
Approx. SF

8.54%
Current Cap Rate

\$163,636
Price/Unit

\$100
Price/SF

6.14x
Current GRM

INCOME

UNIT	CURRENT	TYPE
1A	\$2,319	3 BR
1B	\$2,571	3 BR
2A	\$2,435	3 BR
2B	\$2,574	3 BR
3A	\$2,054	3 BR
3B	\$2,390	3 BR
4A	\$2,027	3 BR
4B	\$2,748	3 BR
5A	\$2,344	3 BR
5B	\$1,472	3 BR
B	\$1,500	3 BR
	MONTHLY:	\$24,433
	ANNUALLY:	\$293,197

EXPENSES

	CURRENT
GROSS INCOME	\$ 293,197
VACANCY AND COLLECTION	\$ (11,728)
EFFECTIVE GROSS INCOME	\$ 281,470
TAXES (CLASS 2)	\$ (68,410)
FUEL	\$ (15,000)
WATER & SEWER	\$ (11,000)
INSURANCE	\$ (15,000)
ELECTRIC	\$ (1,500)
REPAIRS	\$ (5,500)
MANAGEMENT	\$ (11,259)
TOTAL	\$ (127,669)
NET OPERATING INCOME	\$ 153,801

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PROPERTY INFORMATION



INVESTMENT SUMMARY

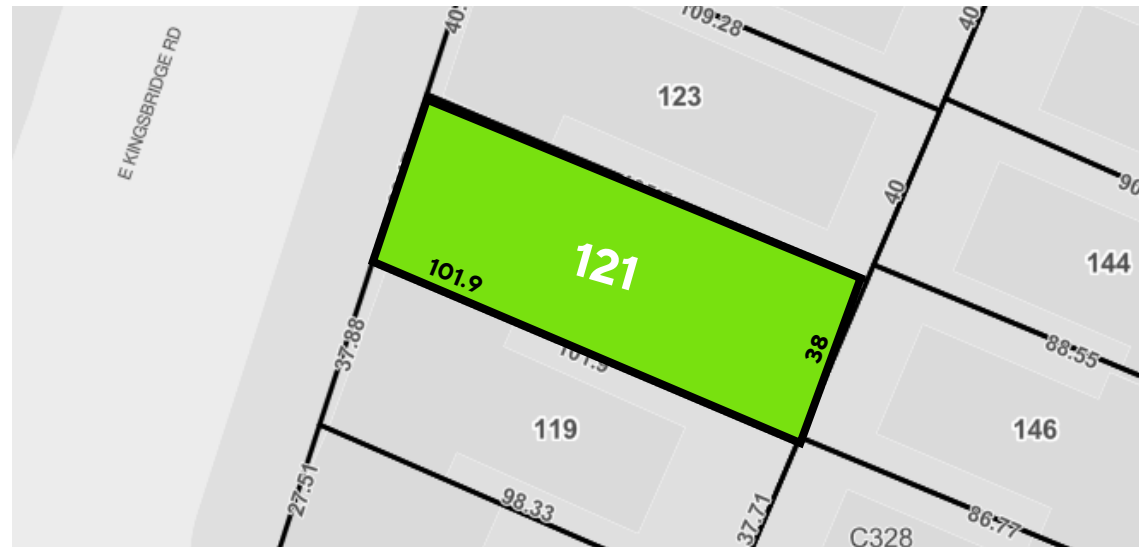
Investment Property Realty Group (IPRG) is exclusively offering 253 East Kingsbridge Road, a five-story residential building in the Fordham section of the Bronx, for the first time in 42 years. Built in 1913, the property spans 18,048 square feet with 11 three-bedroom apartments, each featuring seven rooms, including separate living and dining areas.

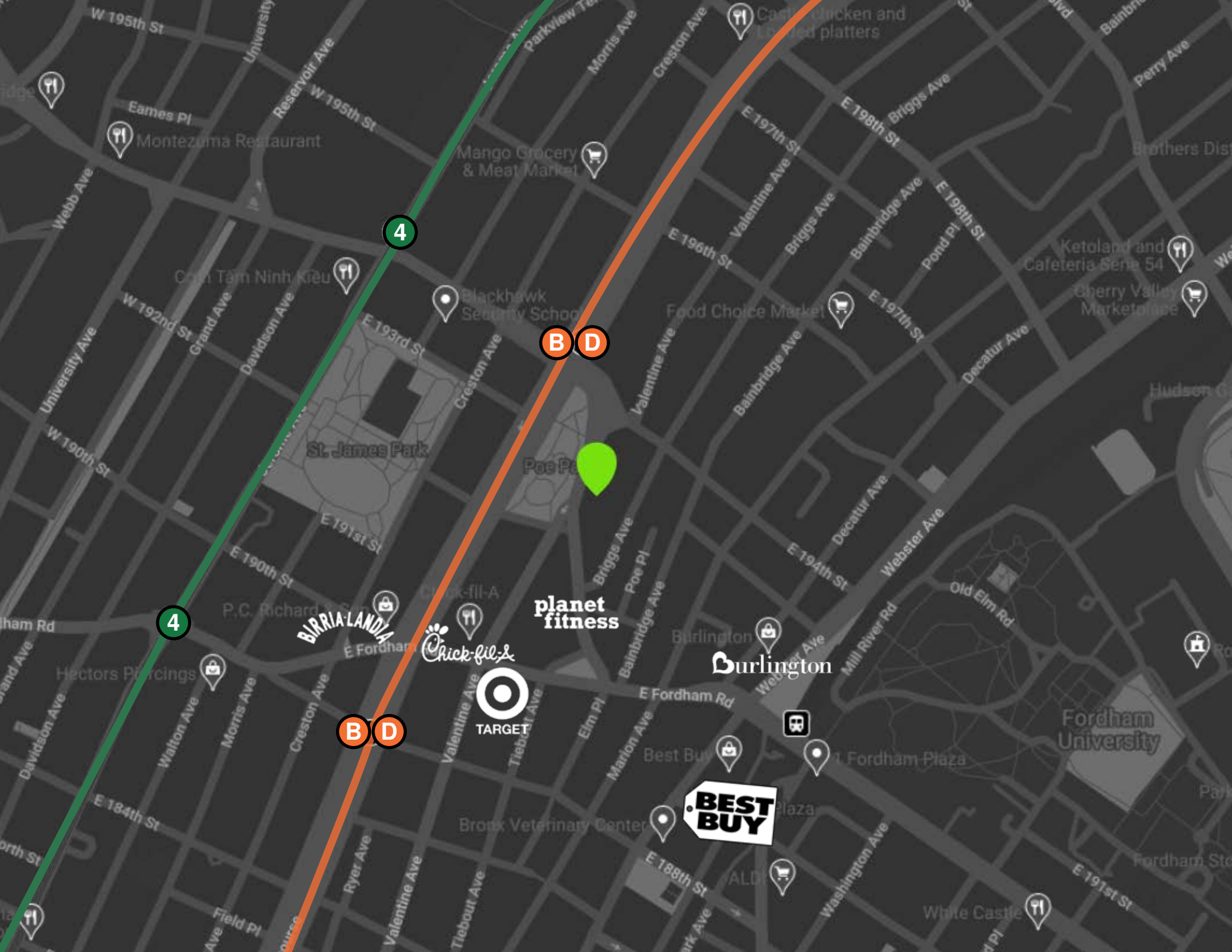
Located on a 3,875-square-foot lot, the building is within walking distance of the D and 4 subway lines and East Fordham Road. Recent upgrades include a 1-year-old rubber roof, new aluminum windows, new gas boiler and water heaters (both less than 10 years old), and new mailboxes. This well-maintained property combines historic charm with modern updates, making it an exceptional investment opportunity.

BUILDING INFORMATION

BLOCK & LOT:	3293-0121
NEIGHBORHOOD:	Fordham
CROSS STREETS:	194th & 192nd Street
BUILDING DIMENSIONS:	38.17 ft x 82 ft
LOT DIMENSIONS:	38.08 ft x 101.75 ft
# OF UNITS:	11 Apartments
APPROX. TOTAL SF:	18,048 SF
ZONING:	R8
FAR:	6.02
TAX CLASS:	2

TAX MAP





4

B

D

4

B

D

planet fitness

Chick-fil-®



TARGET

Burlington



BEST BUY

BIRRI LANDIA

St. James Park

Poe Park

Fordham University

Mango Grocery & Meat Market

Blackhawk Security School

Montezuma Restaurant

Com Tam Ninh Kiêu

Food Choice Market

Ketoland and Cafeteria Serie 54

Cherry Valley Marketplace

Best Buy

1 Fordham Plaza

White Castle

Bronx Veterinary Center

Hectors Piercings

P.C. Richard & Son

Chick-fil-A

Burlington

Old Elm Rd

Fordham St

Hudson G

Brothers Dist

Cast Chicken and Loaded platters

Parkview Ter

Morris Ave

Creston Ave

Valentine Ave

Briggs Ave

Bainbridge Ave

E 198th St

E 197th St

E 196th St

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Perry Ave

Briggs Ave

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University

Reservoir Ave

Webb Ave

University Ave

Grand Ave

Davidson Ave

Creston Ave

Valentine Ave

Briggs Ave

Poe Pl

Bainbridge Ave

Decatur Ave

Webster Ave

Mill River Rd

Washington Ave

Field Pl

Ryer Ave

Tiebout Ave

Valentine Ave

Field Pl

Walton Ave

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253 EAST KINGSBRIDGE ROAD
BRONX, NY 10458

**JARED
FRIEDMAN**
718.550.0087
jfriedman@iprg.com

**BRANDON
LEVY**
718.416.6137
blevy@iprg.com

**DAVID
ROMAN**
718.360.9609
droman@iprg.com
