



LichtensteinRE

Introducing LichtensteinRE's New Exclusive Three Properties for Sale



fppt.com



ANDREW LICHTENSTEIN, INC.

(Licensed Real Estate Broker) **The One Stop Real Estate Shop**
 Commercial Real Estate Sales, Corporate Finance, Mortgage Investment Bankers & Brokers
 5770 Palisade Avenue Riverdale, New York 10471
www.LichtensteinRE.com AL@LichtensteinRE.com
 (800) 242-9888 (718) 549-5999 Fax: (866) 591-1138



LichtensteinRE

5.94% CAP RATE! THREE PRE WAR VICTORIAN MULTIFAMILY BUILDINGS, MOUNT VERNON NY

FOR SALE:	Minimum Price Seller will Accept all Cash:	\$2,750,000	
5.94%	Cap Rate	7.9%	5 Year Future Cap Rate
8.85%	B1) True All Cash Cap Rate ROI Initial Cash On Cash Return on Investment Including Net Income PLUS Depreciation Tax Deduction Benefits:	10.8%	5 Year Future True Cap Rate
5.88%	D2 ROI) Immediate Proforma Cash on Cash ROI Using Possible Financing	9.8%	= Projected Proforma Future Cash On Cash ROI (Before CC&MCI)
13.52%	D2) ROE Assuming Mortgage Financing w/Deprec & Amort: True Initial Cash On Cash Return on Equity Investment: Net Income PLUS Depreciation & Amortization Principal Reduction:	17%	= Projected Proforma
10.36	= GRM Gross Income Multiplier	8.63	Proforma GRM:
\$375	= Price Per Square Foot		
\$196,429	= Price Per Unit		



Subject Property Addresses Being Sold, Locations and Descriptions

Property Address:	242 S 3rd Avenue	242 1/2 S 3rd Avenue	244 S 3rd Avenue
City, State, Zipcode:	Mt. Vernon, NY 10550	Mt. Vernon, NY 10550	Mt. Vernon, NY 10550
Block & Lot #	Block: 3109 Lot: 11	Block: 3109 Lot: 12	Block: 3109 Lot: 13

DESCRIPTION: 3 Residential Brick walk-up Pre War Victorian Queen Anne Architectural Contiguous Brownstone Apartment Buildings. 2 Four Family & 1 Six Family with 14 Total Apartments. Each property sits on a 2,178 Square foot lot. Properties located in the South Side Section of Mount Vernon.

Property and Land Lot Size, Square Footage, Zoning, etc.

Year Built & Description:	Built 1906 3 Story Four Family Building	Built 1906, 3 Story Six Family Building	Built 1906 3 Story Four Family Building
Zoning District:	RMF-6.75	RMF-6.75	RMF-6.75
E-Designation: None Historic District: None Landmark: None			
Building Class:	(411) Aptment 3 Family Residence	(411) Aptment 3 Family Residence	(411) Aptment 3 Family Residence
Square Footage of Land's Lot Size:	2,178	2,178	2,178
			6,534

Layout of Apartment Units and Estimated Comparable Rentals of Different Unit Sizes:

# of Each	APARTMENT LAYOUTS:	Rooms	Baths	242 S 3rd Avenue	2421/2 S 3rd Avenue	244 S 3rd Avenue	Total # of Rooms
4	1 Bedroom	3.0	1.00	0.00	4.00	0.00	12
3	2 Bedroom 1 Bathroom	4.0	1.00	1.00	1.00	1.00	12
3	3 Bedroom & 1 Bathroom	5.0	1.00	1.00	1.00	1.00	15
4	4 Bedroom 1 Bathroom	6.0	1.00	2.00	0.00	2.00	24
14	TOTAL Apartments On Owner's Rent Roll Listed As Rented With # of Rooms			4.00	6.00	4.00	63
14	TOTAL NUMBER OF Apartments As provided by owner/seller						
63	TOTAL NUMBER OF ROOMS			21.00	21.00	21.00	63.00
Layout Summary: (4/1 Bedrooms), (3/2 Bedrooms), (3/3 Bedrooms), (4/4 Bedrooms)							
0	# of Rent Controlled Apartments		0%	% of Total			
6	# of Rent Stabilized Apartments		43%	% of Total			
8	# of Free Market Rent Decontrolled Destabilized Apartments		57%	% of Total			

Financial Overview							A	B	
Income: (as of 8/1/2018) Tenants	# of Units			Current Rented Income	Current Rented Income	Current Rented Income	CURRENT ACTUAL TOTAL	Future PROFORMA Projected Potential Gross Annual Income Assuming Rental Increases Of Current Annual Rents of % below:	
RESIDENTIAL INCOME:				242 S 3rd Avenue	2421/2 S 3rd Avenue	244 S 3rd Avenue	COMBINED	20%	
14	TOTAL NUMBER OF APARTMENTS	Occupied Apartments	100%	Occupancy Rate	4	6	4	14	14
	ACTUAL AND PROJECTED RENTS :	Occupied Apartments	14		\$84,960	\$88,093	\$92,364	\$265,417	\$318,501
	Average Rent Per Month Per Apartment: Estimated				\$1,770	\$1,224	\$1,924	\$1,580	\$1,896
	TOTAL GROSS ANNUAL RENTAL INCOME ACTUAL & PROJECTED ALL SOURCES:				\$84,960	\$88,093	\$92,364	\$265,417	\$318,501
	Residential Vacancy & Collection Allowance:		0%		\$0	\$0	\$0	\$0	\$0
EGI	EFFECTIVE GROSS INCOME (EGI) After Vacancy & Collection Allowance:				\$84,960	\$88,093	\$92,364	\$265,417	\$318,501
	EXPENSES: (Operating Expenses As Per Seller)				242 S 3rd Avenue**	2421/2 S 3rd Avenue*	244 S 3rd Avenue	COMBINED	
	Expenses:								
	Real Estate Taxes: 2018/2019				\$11,189	\$17,687	\$11,320	\$40,196	\$40,196
	Water & Sewer:				\$3,160	\$3,200	\$3,100	\$9,460	\$9,460
	Insurance:				\$2,800	\$3,238	\$2,500	\$8,538	\$8,538
	Heating Fuel: OIL*				\$4,100	\$3,540	\$0	\$7,640	\$7,640
	Utilities: Electricity: (*Tenant has individual meter)				\$0	\$3,120	\$3,970	\$7,090	\$7,090
	Labor: Super				\$6,000	\$4,000	\$4,000	\$14,000	\$14,000
	Repair & Maintenance: **		550 Per Unit/Yr		\$2,200	\$2,703	\$2,300	\$7,203	\$7,203
	Management Fee (Self Managed now. Estimate For New Buyer)		3%		\$2,549	\$2,643	\$2,771	\$7,963	\$7,963
	TOTAL ORDINARY OPERATING EXPENSES: (Estimated)				\$31,998	\$40,131	\$29,961	\$102,090	\$102,090
	Expenses Per Unit Per Year				(\$2,286)	(\$2,866)	(\$2,140)	(\$7,292)	(\$7,292)
	Expenses As Percentage of EGI				38%	46%	32%	38%	32%
NOI BDS:	NET INCOME Before Debt Service Annually: NOI BDS (Based On The Above Information Before Capital Improvements, and prepayment penalty if applicable etc.)				\$52,962	\$47,962	\$62,403	\$163,327	\$216,411

A)	PRICING METRICS					
	PRICE Seller will Accept All Cash				\$2,750,000	\$2,750,000
A)	A) Cap Rate: (All Cash Purchase Cash On Cash Return On Investment Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and prepayment penalty if applicable etc.)				5.9%	7.9%
	GRM = Gross Rent Multiplier			10.36	8.63	
	Price Per Unit			\$196,429	\$196,429	
B)	B) True Value To Efficient Hands On Self Managed Buyers, but All Lenders, Appraisers will not value it based on the following:					
NOI BDS:	NET INCOME Before Debt Service Annually: NOI BDS (Based On The Above Information Before Capital Improvements, and prepayment penalty if applicable etc.)				\$52,962	\$47,962
				\$62,403	\$163,327	\$216,411
	B) Add Back Vacancy, Collection, TILC, Replacement Reserves & Management Fee				\$7,963	\$7,963
	B) NET INCOME CURRENT PROJECTED (Estimate Based On Above Information Before Closing Costs, Capital Improvements, and prepayment penalty if applicable etc.)				\$171,290	\$224,373
	B) Cap Rate All Cash Purchase; Cash On Cash Return On Investment (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and prepayment penalty if applicable etc.)				6.23%	8.16%
	Depreciation Annual Tax Deduction Benefit As An Add Back to Determine Total Return Benefits Straight Line 27.5 Years After Deducting 20% of Purchase Price For Land Value	\$26,182	\$30,545	\$23,273	\$80,000	\$80,000
	Total Initial Return NOIADS Net Operating Income Plus Depreciation	\$79,144	\$78,508	\$85,676	\$243,327	\$296,411
B1) ROI w/Deprec:	True Cap Rate ROI Initial Cash On Cash Return on Investment Including Net Income PLUS Depreciation Tax Deduction Benefits: (NOI Plus Depreciation) Divided by All Cash Purchase Price (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and Prepayment Penalty, If Applicable, etc. Subject to Change & Error)	8.79%	7.48%	10.71%	8.85%	10.78%
C1)	PROJECTED POSSIBLE POTENTIAL FUTURE RESALE PROFITABILITY:					
C1)	Projected Resale Value of Property:	Projected Resale Cap Rate: 5.00%			\$3,266,547	\$4,328,216
	Projected Resale Profit: (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, Vacancy, Collection Loss, etc.)				\$516,547	\$1,578,216
	Projected Resale Profit Markup: (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, Vacancy, Collection Loss, etc.)				19%	57%
	Projected Cash On Cash Return on Equity Investment: (Projected Resale Profit Divided by Cash Equity Required Over Proposed Financing Based On Above Information Before Closing Costs, Capital Improvements, Vacancy, Collection Loss, etc.)				38%	117%

D2) POSSIBLE NEW FINANCING: (Subject to lender approval & closing.) Seller requires "as is unconditional sale." This reflects possible financing. Seller will not provide financing or contingencies.						
Optional Possible PRE-APPROVED FINANCING offered via 1% MORTGAGE BROKER FEE to ANDREW LICHTENSTEIN, INC. at closing.						
3 FHLB Index		3.02%	As of Date: 8/30/2018 subject to change until rate locked.			
Spread		1.36%				
FIXED INTEREST RATE:		4.38%	FIXED FOR 3+3+3+3+3+3+3+3+3+3 YEARS WITH 30 YEAR AMORTIZATION SCHEDULE.			
Amortization Schedule in Years		30				
First Mortgage Offer Proposed by Lender of Mortgage Broker Andrew Lichtenstein, Inc.			A	B		
Loan to Purchase Price			\$1,400,000	\$1,400,000		
			51%	51%		
NOI BDS:	NET INCOME Before Debt Service Annually: NOI BDS (Based On The Above Information Before Capital Improvements, and prepayment penalty if applicable etc.)	\$52,962	\$47,962	\$62,403	\$163,327	\$216,411
D2) DS:	Debt Service Principal & Interest Payments Annually: (Projected Estimate Subject to Rate Lock, Changing Rates, Terms, Withdrawal & Error)				(\$83,880)	(\$83,880)
	Rate Constant: [Formula: Annual Debt Service P & I Divided By Mortgage Amount Borrowed]				5.99%	5.99%
	DSCR = Debt Service Coverage Ratio [Formula: NABDS/Annual Debt Service]				(1.95)	(2.58)
	Debt Yield: [Formula: NABDS/Lender's Proposed First Mortgage]				11.67%	15.46%
	LTV (Estimated Based on Cap Rate PROJECTED RESALE VALUE, & I&E Above):				43%	32%
NOI ADS:	NET INCOME AFTER DEBT SERVICE From Proposed New Financing: NOI ADS: (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and prepayment penalty if applicable etc. Subject to Rate Lock, Changing Rates, Terms, Withdrawal & Error)				\$79,447	\$132,531
D2)	Cash Equity Required to Buy Over And Above Proposed New Financing Herein: (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and prepayment penalty if applicable, etc. Subject to Change & Error)				\$1,350,000	\$1,350,000
D2) ROI:	ROI: Initial Cash On Cash Return on Investment With Proposed New Financing: (Cash Flow Divided by Equity Investment) (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and Prepayment Penalty If Applicable etc. Subject to Change & Error)				5.9%	9.8%
D2)Amort.	Add Back Principal Reduction Amortization Equity Buildup:				\$23,089	\$23,089
	Depreciation Annual Tax Deduction Benefit As An Add Back to Determine Total Return Benefits Straight Line 27.5 Years After Deducting 20% of Purchase Price For Land Value				\$80,000	\$80,000
D2)	TRUE INITIAL TOTAL RETURN: NOIADS PLUS AMORTIZATION PRINCIPAL REDUCTION From DEBT SERVICE & DEPRECIATION: (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and Prepayment Penalty If Applicable, etc. Subject to Rate Lock, Changing Rates, Terms, Withdrawal & Error)				\$182,537	\$235,620
D2) ROE w/Deprec & Amort:	True Initial Cash On Cash Return on Equity Investment Using Possible Financing: Net Income PLUS Depreciation & Amortization Principal Reduction: (NOIADS Plus Amortization Principal Reduction) Divided by Investment) (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and Prepayment Penalty, If Applicable, etc. Subject to Change & Error)				13.5%	17.5%
Seller's Required Terms and Conditions of Sale: All Cash. Unconditional agreement of sale to be signed by buyer upon completion of buyer's due diligence with 10% non-refundable deposit closing in "As Is" condition, subject to any and all violations, without any contingencies except good marketable insured title at closing. Buyer must sign Broker ALI's Buyer Registration NCCFA Non-Circumvention and Conditional Andrew Lichtenstein, Inc. 1% Financing brokerage Agreement and if Buyer requires property inspection and receipt of confidential seller due diligence this shall be made available to only bona fide buyer who first submits letter of intent offer to buy satisfactory to Seller "subject to satisfactory property inspection and due diligence that includes Buyer's proof of cash funds for the required equity over proposed mortgage financing."						
Contact Seller's Exclusive Broker ONLY: Andrew Lichtenstein (800)242-9888 AL@LichtensteinRE.com Do Not circumvent Broker. No site access without Broker appointment.						
Cooperating Buyer's Broker will be paid 25% of the fee received from Seller by Broker ALI. (Fee Currently Set at 6%)						
<small>This opportunity is limited and restricted to a single institution or Accredited Investor. The statements, figures and information including financial analysis regarding this opportunity, business, affiliates, or affiliated matters or any of the numbers or of any economic value attributable to the subject investment et al etc. herein or provided hereafter at all times are received from sources believed to be reliable and authoritative, but no representation, warranty, or guarantee is made, express or implied or is to be relied upon, as to its accuracy, correctness or completeness and all is subject to errors, inaccuracies, omissions, withdrawal, cancellation, modification, constantly changing conditions, price, terms, rate, availability, prior sale, lease, rental, occupancy, vacancy, collection, arrears, approval, closing, financing, placement or other conditions, etc. all without notice and we hereby disclaim any duty or obligation to update such information. As with any real estate or business transaction, the principle of caveat emptor applies, and anyone considering this opportunity must perform their own independent due diligence investigation and personally vet anything related to herein verify all information and bear all risk for any inaccuracies, error, omission etc. Independent estimates of business, financial, investment or economic attributes should be developed with due diligence of and are advised to be represented by legal counsel and independent professionals before any decision is made regarding this. References to Size, square footage, or age are approximate, or estimated, zoning, calculations, and projections are made on best efforts basis and should not be relied upon and must be verified independently. This summary is for information only and does not constitute an offer or a solicitation of an offer for the purchase or sale of any securities whatsoever or in any business affiliated herein, nor shall there be any sale of securities in any state or jurisdiction in which such an offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of such state or jurisdiction. This is not an offering, we are not licensed to solicit or sell securities. An offering may only be made by means of a prospectus supplement and accompanying base prospectus or confidential Private Placement Memorandum. To the extent that any information is deemed to be a "forward looking statement" as defined in the rules and regulations of the Securities Act of 1933 or of the United States Private Securities Litigation Reform Act of 1995, as amended, such information is intended to fit within the "safe harbor" provisions for forward looking information and is subject to material risk factors which may or may not be disclosed herein. Actual results may differ from expectations, estimates and projections and, consequently, you should not rely on these forward looking statements as predictors of future events. Words such as "expect," "estimate," "project," "budget," "forecast," "anticipate," "intend," "plan," "may," "will," "could," "should," "believe," "predicts," "potential," "continue," and similar expressions are intended to identify such forward-looking statements. These forward-looking statements involve significant risks and uncertainties that could cause the actual results to differ materially from the expected results. We, and any business affiliated with us, do not intend to make any investment representations about opportunities and should not be viewed as such. This message is for the named person's use only. This is the product of confidential proprietary information from Andrew Lichtenstein, Inc. whom you must pay, and protect that same is paid and not circumvented. It may contain sensitive and private proprietary or legally privileged information. No confidentiality or privilege is waived or lost by any erroneous transmission. If you are not the intended recipient, please immediately delete it and all copies of it from your system, destroy any hard copies of it and notify the sender. You must not, directly or indirectly, use, disclose, distribute, print, or copy any part of this message. If you are not the intended recipient, unless otherwise stated, any pricing information given in this message is indicative only and does not constitute an offer to deal at any price quoted. Any reference to the terms of executed transactions should be treated as preliminary only and subject to our formal written confirmation. This message cannot be considered spam as long as we include the way to be removed. Paragraph (a)(1) of S. 1618. To be removed from receiving further communication just call toll free 24 hours a day 800-242-9888, or fax to our 24 hour fax line 866-591-1138 reply "REMOVE" with your fax number, or email reply unsubscribe REMOVE in the subject line and tell us the fax number or email address this was sent to. This message is sent in compliance of the new email bill section 301. Under Bill S. 1618 TITLE III passed by the 105th US Congress.</small>						

This communication has a subject line of 2024-2028, the subject of 2024-2028, and for the subject of 2024-2028, and for the subject of 2024-2028.

MULTIFAMILY RENT ROLL

Property Address Being Sold:	242, 242 1/2 & 244 South 3rd Avenue		
City, State, Zip:	Mount Vernon NY 10550		
# of Residential Units	14		
# of Commercial Units	0	+	
Total # of Units:	14	=	
# of Vacant Units:	0	0.00%	Vacancy Rate
# of Occupied Units:	14	100.00%	Occupancy Rate

UNIT #	TENANT NAME	Residential CURRENT Monthly Rent NOW	PORTION OF MONTHLY RENT RECEIVED DIRECTLY FROM AGENCY, SUBSIDY OR PROGRAM PROVIDER	PORTION PAID BY TENANT	# B E D R O O M S	# B A T H S	# of ROOMS	Status (Rent Registration with DHCR) (RS=Rent Stabilized)	Agency	LEASE INCEPTION/ MOVE IN DATE	LEASE EXPIRATION DATE	COMMENTS
	242 South 3rd Avenue											
Ground Floor	McLeish	\$1,500.00			2	1	4	FM				
1	Carol Master	\$1,950.00	\$1,770.00	\$180.00	3	1	5	FM	Section 8			
2	Andrea Smith	\$2,130.00	\$1,180.00	\$980.00	4	1	6	FM	DSS			
3	Horace Edwards	\$1,500.00			4	1	6	FM				
	242 1/2 South 3rd Avenue											
Ground Floor	Roy Nelson, Dale Shuler, Andre Subryal	\$1,900.00	\$590.00	\$1,310.00	2	1	4	RS	DSS			
1	Jean Johnson	\$1,230.00			3	1	5	RS				
2	Wyne Smith	\$1,081.00			1	1	3	RS			5/9/2019	
3	Caroline Davidson	\$1,030.00			1	1	3	RS				
4	Pat Walker	\$845.50			1	1	3	RS				
5	Alan Reese	\$1,254.60	\$1,045.42	\$209.18	1	1	3	RS		HUD		
	244 South 3rd Avenue											
Ground Floor	Charles Nell	\$1,750.00			2	1	4	FM			6/30/2018	
1	Horty Sheryl	\$1,950.00			3	1	5	FM				
2	Nicola Campel	\$2,197.00	\$2,197.00		4	1	6	FM	DSS			DSS Pays \$479 of Total Rent
3	Trevor Reed	\$1,800.00			4	1	6	FM		1/18/2018	12/31/2019	
14	Total	\$22,118.10	\$6,782.42	\$2,679.18	35	14	63					

Monthly Residential Scheduled Rent	\$22,118.10
MONTHLY SCHEDULED INCOME ACTUAL & PROJECTED:	\$22,118.10
TOTAL ANNUAL INCOME ACTUAL & PROJECTED:	\$265,417

6	Rent Stabilized Units
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DEPARTMENT OF BUILDINGS

OF THE CITY OF MOUNT VERNON, NEW YORK

PILLARS 242

Certificate of Occupancy

No 10355

Issued DECEMBER 1, 1989 To JOSEPH PELLILO

Location 242 SOUTH 3RD AVENUE

Address R-3 Block 3109 Lot 11

of the Tax Assessment Map of the City of Mount Vernon, N.Y.

CLASSIFICATION

- Newly constructed building
- Alteration and/or Addition to Existing Building
- Existing Building or Premises
- Other

This is to certify that the building or premises identified above has been completed and conforms substantially to the approved plans and specifications as filed with the Department of Buildings and in accordance with the permit issued therefor, and all laws applicable thereto. Should this be issued for an existing building or premises and not in connection with an Alteration or Addition thereto, this is to certify that upon inspection the premises have been found to be in substantial compliance. PERMISSION is hereby granted for its occupancy for the intent, purpose, use and capacities as specified below.

Story	L.L. #/ft	Persons Accommodated			Apts.	Kitchens	Baths	Total Other Rooms	Use
		Male	Female	Total					
Cellar		CONC. ON GRADE			1	1	1	4	LIVING QUARTER
Basement									BOILER ROOM
First Story	40				1	1	1	4	LIVING QUARTER
Second Story	40				1	1	1	5	LIVING QUARTER
3RD ST.	40				1	1	1	5	LIVING QUARTER
THREE STORY BRICK VENEER DWELLING FOUR (4) FAMILY DWELLING.									

Building Permit No.

N.B. A34349

Commissioner, Dept. of Buildings

This Certificate must be posted and permanently maintained in a conspicuous place at or close to the entrance of the building or structure referred to above.

DEPARTMENT OF BUILDINGS
OF THE CITY OF MOUNT VERNON, NEW YORK

TED

APPLICATION FOR CERTIFICATE OF OCCUPANCY

A35713
NO A35713

fee: 125.00

NEW BUILDING
ALTERATION
EXISTING BUILDING

Receipt No. 89165

Location 242 1/2 S. Third Ave.

Date 6-10-92 Lot 12 Block 3109 Zone R-3

Present or Former Occupancy Six Family

How to be occupied or used Same

Zoning Board Cal. No.

Description of Bldg. Three Story Masonry

Application is hereby made to the Department of Buildings, City of Mount Vernon, N.Y., for a Certificate of Occupancy to be issued for the premises at the above mentioned location. All provisions of the Zoning Ordinance, Building Code, and all other laws, rules and regulations shall be complied with before said Certificate of Occupancy is issued.

Signed [Signature]
Authorized Agent

Owner Sheri Gouviea Address 46 East Third Street

Lessee Address

Story	L.L. # / 0	Persons Accommodated			Apt.	Kitchen	Baths	Other Rooms	Use
		Male	Female	Total					
xxxxx Basement		CONCRETE ON EARTH			1	1	1	3	LIVING Quarters
Extension									
First Story					1	1	1	4	LIVING Quarters
2nd story					2	2	2	3	LIVING Quarters
3rd story					2	2	2	3	LIVING Quarters
		3 STORED ORIGINAL DWELLING (TYPE 24)							
		6 FAMILY DWELLING							

This is to certify that the above described premises have been inspected and approved by the undersigned for the use and occupancy as described above.

OK as per phone 6/16/92
 George Ricci (Kc)
 Date of Public Works

T. P. ... 7/6/92
 Building Inspector

.....
 Fire Dept.

 Dept. of Health

 Zoning Board

.....
 Superintendent of Plumbing

 Electrical Inspector



DEPARTMENT OF BUILDINGS OF THE CITY OF MOUNT VERNON, NEW YORK

10832-96

Certificate of Occupancy

Issued Oct. 28 19 96 To MAXINE JOHNSON
 Location 244 SOUTH 3RD AVENUE
 Zone R-3 Block 3109 Lot 13
 of the Tax Assessment Map of the City of Mount Vernon, N.Y.

CLASSIFICATION

- Newly constructed building
- Alteration and/or Addition to Existing Building
- Existing Building or Premises
- Other.....

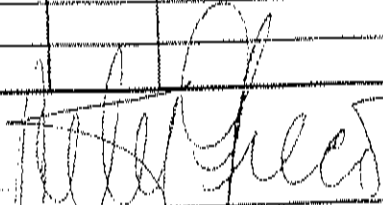
This is to certify that the building or premises identified above has been completed and conforms substantially to the approved plans and specifications as filed with the Department of Buildings and in accordance with the permit issued therefor, and all laws applicable thereto. Should this be issued for an existing building or premises and not in connection with an Alteration or Addition thereto, this is to certify that upon inspection the premises have been found to be in substantial compliance. PERMISSION is hereby granted for its occupancy for the intent, purpose, use and capacities as specified below.

Story	L.L. #10	Persons Accommodated			Apts.	Kitchens	Baths	Total Other Rooms	Use
		Male	Female	Total					
Basement	ON GRADE				1	1	3	BOILER RM. LIVING QUARTERS	
First Story	40				1	1	4	LIVING QUARTERS	
2ND "	40				1	1	5	LIVING QUARTERS	
3RD "	40				1	1	6	LIVING QUARTERS	
THREE STORY ORDINARY CONST. FOUR (4) FAMILY DWELLING									

Building Permit No.

N.B. A39188

Alt.


 Commissioner, Dept. of Buildings

This Certificate must be posted and permanently maintained in a conspicuous place at or close to the entrance of the building or structure referred to above.



LichtensteinRE

Properties Located at Addresses: 242, 242 ½ and 244 South 3rd Avenue

Mount Vernon, Westchester County, NY 10550





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Located in Historical Mount Vernon





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Westchester County





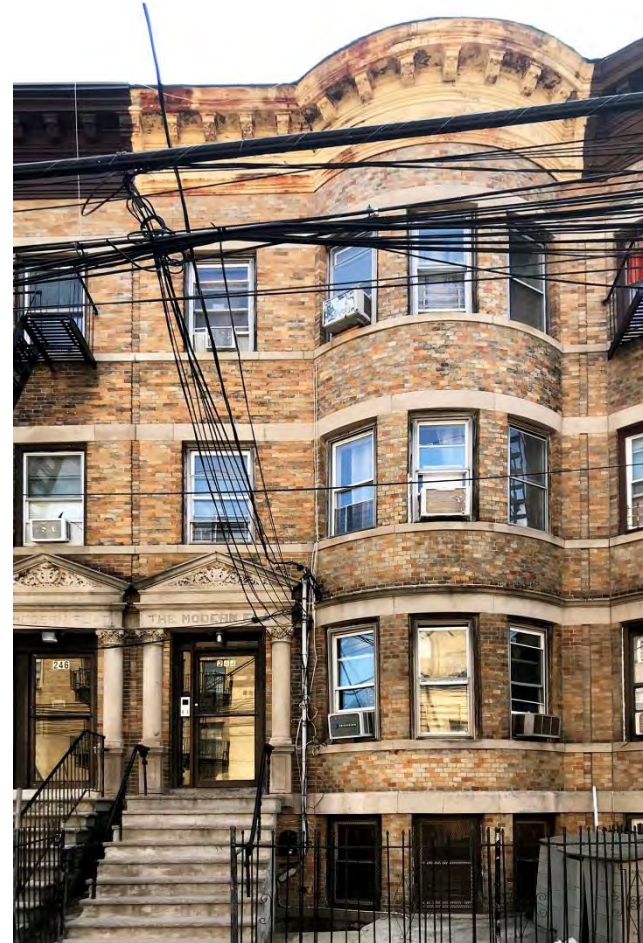
LichtensteinRE

On a Nice Residential Block





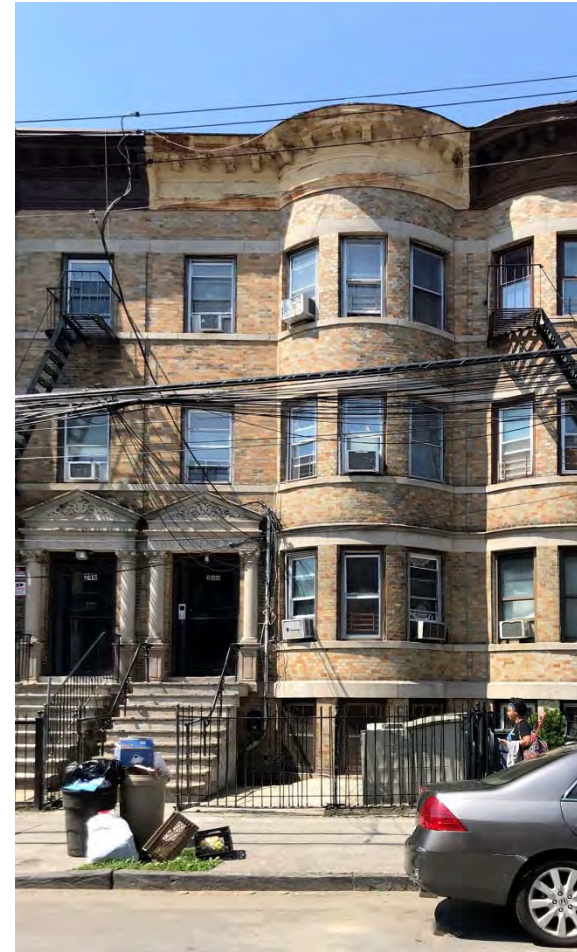
- Two of the properties contain 4 units.
- One property contains 6 units.
- Total of 14 Apartments.





LichtensteinRE

Entrance Doors to the Buildings





Mailboxes

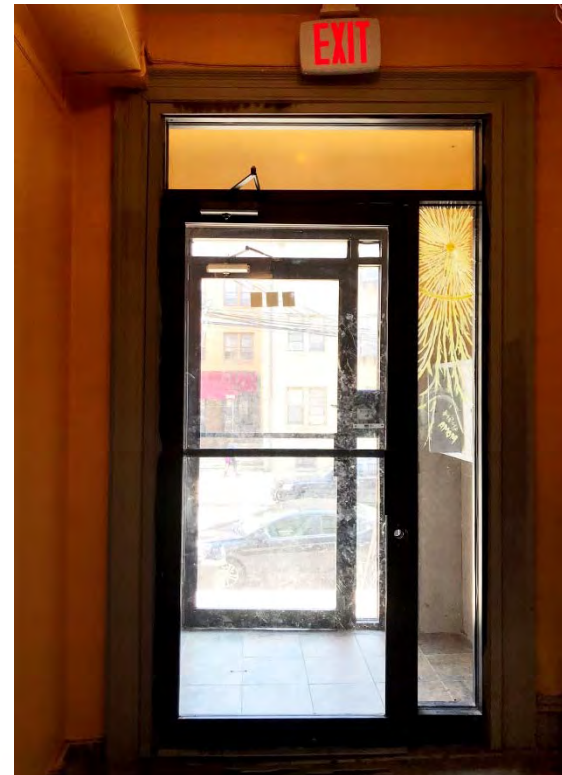




Nicely Tiled Entrance Floor



Entrance Door





Staircases



Apartment Door





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Living Room Apartment #2





LichtensteinRE

Bedroom #1





LichtensteinRE

Bedroom #2





LichtensteinRE

Bedroom # 3





LichtensteinRE

Storage / Room





LichtensteinRE

Kitchen





Bathroom

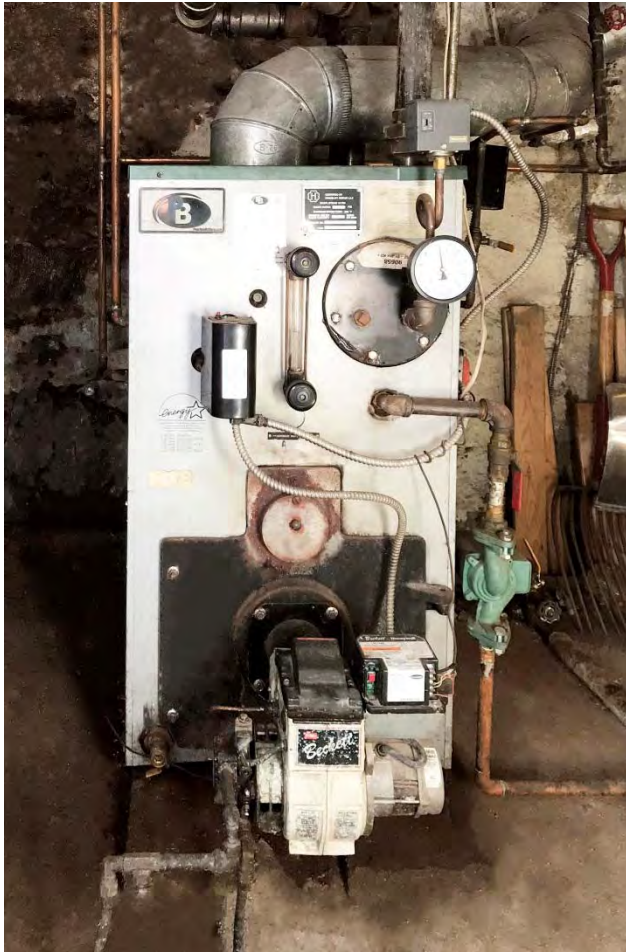


Cute Wall Detail





Boilers in Different Buildings





Gas Meters





Water Heaters



Back Yard Oil Tank Fill in 1 Building





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Shopping and Transportation Near the Property

Shopping Center

2 Blocks

**Great Huge Supermarket
and Pharmacy**



Bus Stop





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Property is only Blocks Away from the Metro North Train Station





City of MOUNT VERNON New York



The Home Of
Saint Paul's Church - National Historic Site

"The City of Hope"

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Mount Vernon Third Street & Fourth Avenue Renewal

Mount Vernon Third Street & Fourth Avenue Renewal Initiative



The City is proposing the creation of the Fourth Avenue East Third Street Urban Renewal Area to create a transit-oriented, pedestrian-friendly, inter-generational mixed income destination to facilitate redevelopment, enhance neighborhood attractiveness and advance economic development in identified sections of Fourth and Fifth Avenues and the East Third Street corridor. The district will preserve the special character of architecturally and culturally significant structures while fostering the development of high rise mixed use structures within the Fourth Avenue East Third Street Urban Renewal Area.

For more information on this initiative, please contact the Department of Planning and Community Development at (914) 699-7230.

UPCOMING EVENTS

- Sep 12**
7:00 PM - City Council Meeting
- Sep 24**
7:00 PM - City Council Committee Meeting
- Sep 26**
7:00 PM - City Council Meeting
- Sep 28**
10:00 AM - Real Estate Committee Meeting
- Oct 08**
4:30 PM - Civil Service Commission Meeting
7:00 PM - City Council Committee Meeting
- Oct 10**
7:00 PM - City Council Meeting
- Oct 22**
7:00 PM - City Council Committee Meeting
- Oct 24**
7:00 PM - City Council Meeting
- Oct 26**
10:00 AM - Real Estate Committee Meeting

OTHER MEETINGS



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Disclaimer

Seller's Required Terms and Conditions of Sale: All Cash. Unconditional agreement of sale to be signed by buyer upon completion of buyer's due diligence with 5% to 10% non-refundable deposit closing in "As Is" condition, subject to any and all violations, without any contingencies except good marketable insured title at closing.

Buyer please sign Broker ALI's Buyer Registration NCCFA Non-Circumvention and Conditional Optional Andrew Lichtenstein, Inc. 1% Financing brokerage Agreement.

Cooperating Buyer's Broker will be paid 25% of the fee received from Seller by Exclusive Broker Andrew Lichtenstein, Inc. provided buyer and cooperating broker do not circumvent Andrew Lichtenstein, Inc.

**Contact Seller's Exclusive Broker ONLY:
Andrew Lichtenstein, Inc.
(800)242-9888 AL@LichtensteinRE.com
Do Not circumvent Broker.
No site access without Broker appointment.**



Disclaimer

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