






FOR SALE PORTFOLIO	Property 1	Property 2	Property 3	Property 4	Combined Properties
Addresses of Subject Properties	596 East 170th Street	1232 Fulton Avenue	2131 Mapes Avenue	2132 Mapes Avenue	Combined Package: 4 Properties: 596 East 170th Street, 1232 Fulton Avenue, 2131 & 2132 Mapes Avenue Bronx, NYC
Borough/County	Bronx	Bronx	Bronx	Bronx	Bronx
City	Bronx	Bronx	Bronx	Bronx	Bronx
Neighborhood	Morrisania	Morrisania	Belmont	Belmont	
State	New York	New York	New York	New York	New York
Zipcode	10456	10456	10460	10460	
Block & Lot #	2931-52	2612-03	3110-88	3111-39	
Building Class	Over Six Families Without Stores (C1)	Over Six Families Without Stores (C1)	(D3) Elevator Aptment Fireproof without Stores	Over Six Families Without Stores (C1)	
Property Type	Multifamily	Multifamily	Multifamily	Multifamily	Multifamily
Building Materials	Brick	Brick	Brick	Brick	Brick
Distance Miles to Subject Property	0	0	0	0	Approximately 1.9 Miles/11 minutes apart from each other
Gross ACTUAL BUILT USABLE Square Footage	13,080	6,838	16,512	8,779	45,209
Year Built	2014	2015	2018	2013	
Age Years	4	3	0	5	
Building Dimensions	56 ft x 75 ft	27 ft x 64 ft	33 ft x 72 ft	33 ft x 66 ft	
Lot Size Land Area Square Footage	6,926	2,637	4,800	4,797	19,160
Lot Dimensions	56.81 ft x 119.25 ft	27 ft x 99 ft	33.04 ft x 145.27 ft	33.04 x 145.18	
Zoning	R5A	R6	R7-1	R7-1	R5A/R6/R7-1
NYC Tax Assessor Market Value	\$914,000	\$668,000	\$941,400	\$1,176,000	\$3,699,400
Current Tax Bill	\$196	\$0	\$38,315	\$8,841	\$47,352
Photos					
Residential Units	20	8	22	10	60
Commercial or Community Facility Office Units	3	0	1	0	4
Total # of Units	23	8	23	10	64
Studio 1 Bathroom	6	1	12	2	21
1 Bedroom 1 Bathroom	9	1	9	2	21
2 Bedroom 1 Bathroom	5	6	2	6	19
# Bedrooms	20	8	23	10	61
# Rooms	59	29	59	34	181
# Bathrooms	21	8	24	11	64
# of Stories	4	4	7	4	
ASKING PRICE:					\$23,000,000
PRICE Required NOT NEGOTIABLE:	\$5,180,000	\$2,220,000	\$6,751,000	\$3,422,000	\$17,573,000
GRM Gross Rent Multiplier	12.51	11.85	12.50	15.84	12.95
(A) Gross Income Net Leased To Agency (Possible)	\$414,000	\$187,272	\$540,000	\$216,000	\$1,357,272
(B) Operating Expenses (Possible)	(\$64,000)	(\$38,374)	(\$6,000)	(\$18,841)	(\$127,215)
Net Income (Possible)	\$350,000	\$148,898	\$534,000	\$197,159	\$1,230,057
CAP RATE: (Possible)	6.76%	6.71%	7.91%	5.76%	7.00%
Depreciation Annual Tax Deduction Benefit	\$162,909	\$69,818	\$212,364	\$107,636	\$552,727
Net Operating Income Plus Depreciation	\$512,909	\$215,044	\$669,793	\$304,795	\$1,702,541
True Cap Rate ROI Net Operating Income Plus Depreciation	9.16%	8.96%	9.18%	8.24%	8.88%
D2) ROE Assuming Mortgage Financing w/Deprec & Amort: True Initial Cash On Cash Return on Equity Investment: Net Income PLUS Depreciation & Amortization Principal Reduction:					19.81%