

# 2470 BEAUMONT AVENUE, BRONX, NY 10458

14-Unit Free Market Mixed-Use Building | Close-Proximity to Fordham University | **FOR SALE**



**FREE MARKET**

Status

**14 UNITS**

Includes 2  
Commercial Units

**9,900**

Gross SF

**\$214,286**

\$/Unit

**BELMONT (LITTLE ITALY)**

Location

## PROPERTY INFORMATION

Block / Lot	3105 / 23
Lot Dimensions	77.01' x 43.5'
Lot Size	2,606 Sq. Ft. (Approx.)
Building Dimensions	77' x 22.75'
Stories	5
Residential Units	12
Commercial Units	2
Building Size	9,900 Sq. Ft. (Approx.)
Zoning	R6
FAR	2.20
Buildable Area	5,733 Sq. Ft. (Approx.)
Air Rights	None
Assesment (19/20)	\$298,440
Real Estate Taxes (19/20)	\$37,639

## PROPERTY DESCRIPTION

Ariel Property Advisors is pleased to present 2470 Beaumont Avenue, a mixed-use walk-up building located on the east side of Beaumont Avenue and 189th Street in the Belmont section of the Bronx. Spanning approximately 9,900 gross square feet, 2470 Beaumont Avenue contains 12 residential units as well as 2 retail units. The unit-mix consist of ten (10) one bedroom apartments and two (2) two bedroom apartments which are entirely free market. Current ownership has improved the building via Major Capital Improvements (MCI) in recent years.

This property is located just 4 blocks from the famous Arthur Avenue, offering immediate access to popular eateries in the heart of The Bronx's Little Italy, including the Arthur Avenue Retail Market which offers a variety of grocery stores, restaurants, and cafés. The building's close proximity to Fordham University makes it an ideal destination for students seeking quality housing options. Easy access to Manhattan is also provided by the Metro-North station located at the intersection of East Fordham Road and Webster Avenue.

Offering prime location, steady cash flow, and significant upside, 2470 Beaumont Avenue stands out as a tremendous Bronx mixed-use opportunity.

**\$3,000,000**

Asking Price

**\$303**

\$/SF

**\$214,286**

\$/Unit

**5.54%**

Cap Rate

**11.16**

GRM

**212.544.9500**

arielpa.nyc

For More Information Please Contact Our Exclusive Sales Agents at **212.544.9500** | [arielpa.nyc](http://arielpa.nyc)

For Financing Info

**Victor Sozio x12**  
[vsozio@arielpa.com](mailto:vsozio@arielpa.com)

**Daniel Mahfar x99**  
[dmahfar@arielpa.com](mailto:dmahfar@arielpa.com)

**Jason M. Gold x22**  
[jgold@arielpa.com](mailto:jgold@arielpa.com)

**Shimon Shkury x11**  
[sshkury@arielpa.com](mailto:sshkury@arielpa.com)

**Oliver Elihu x21**  
[oelehu@arielpa.com](mailto:oelehu@arielpa.com)

**Eli Weisblum x41**  
[eweisblum@arielpa.com](mailto:eweisblum@arielpa.com)

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## CURRENT ROLL

Scheduled Gross Income:	\$268,796	
Less Vacancy Rate Reserve (3.00%):	(\$8,064)	
Gross Operating Income:	\$260,732	
Less Expenses:	(\$94,673)	35% of SGI
Net Operating Income:	\$166,059	5.54% Cap Rate

## EXPENSES (ESTIMATED)

Real Estate Taxes (19/20)	\$37,639
Water & Sewer	\$9,600
Insurance	\$7,200
Fuel	\$6,930
Electric	\$2,475
Repairs & Maintenance	\$12,000
Payroll	\$8,400
Legal/Miscellaneous	\$2,607
Management	\$7,822
<b>GROSS OPERATING EXPENSES</b>	<b>\$94,673</b>

## SCHEDULED INCOME

UNIT TYPE	# OF BEDROOMS	# OF UNITS	AVG. RENT \$/UNIT	MONTHLY INCOME	ANNUAL INCOME
Res	1 BR	10	\$1,519	\$15,185	\$182,222
Res	2 BR	2	\$1,704	\$3,407	\$40,884
Comm	-	2	\$1,904	\$3,808	\$45,690
<b>TOTAL MONTHLY INCOME</b>				<b>\$22,400</b>	
<b>TOTAL ANNUAL INCOME</b>				<b>\$268,796</b>	

## RENT ROLL

UNIT	TYPE	BEDROOMS	STATUS	ACTUAL/PROJECTED	MONTHLY RENT	LEASE EXPIRATION
Comm1	Comm		Comm	Actual	\$2,894	3/31/2026
Comm2	Comm		Comm	Actual	\$914	2/28/2023
1A	Res	1	FM- S8	Actual	\$1,532	8/31/2019
1B	Res	2	FM- City FEPS	Actual	\$1,557	6/14/2020
1C	Res	1	FM	Projected	\$1,600	-
2A	Res	1	FM- S8	Actual	\$1,590	MTM
2B	Res	2	FM- City FEPS	Actual	\$1,850	3/31/2020
2C	Res	1	FM- HASA	Actual	\$1,600	2/28/2020
3A	Res	1	FM- S8	Actual	\$1,460	6/30/2020
3B	Res	1	FM	Actual	\$1,500	5/31/2020
3C	Res	1	FM	Actual	\$1,475	3/30/2020
4A	Res	1	FM- HASA	Actual	\$1,575	4/30/2020
4B	Res	1	FM- S8	Actual	\$1,253	6/30/2021
4C	Res	1	FM- HASA	Actual	\$1,600	3/31/2020
<b>TOTAL MONTHLY INCOME</b>					<b>\$22,400</b>	
<b>TOTAL ANNUAL INCOME</b>					<b>\$268,796</b>	

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dmahfar@arielpa.com

**Jason M. Gold x22**  
jgold@arielpa.com

**Shimon Shkury x11**  
sshkury@arielpa.com

**Oliver Elihu x21**  
oeliu@arielpa.com

**Eli Weisblum x41**  
eweisblum@arielpa.com

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Located on east side of Beaumont Avenue between East 188th Street and East 189th Street

**3105**

Block

**23**

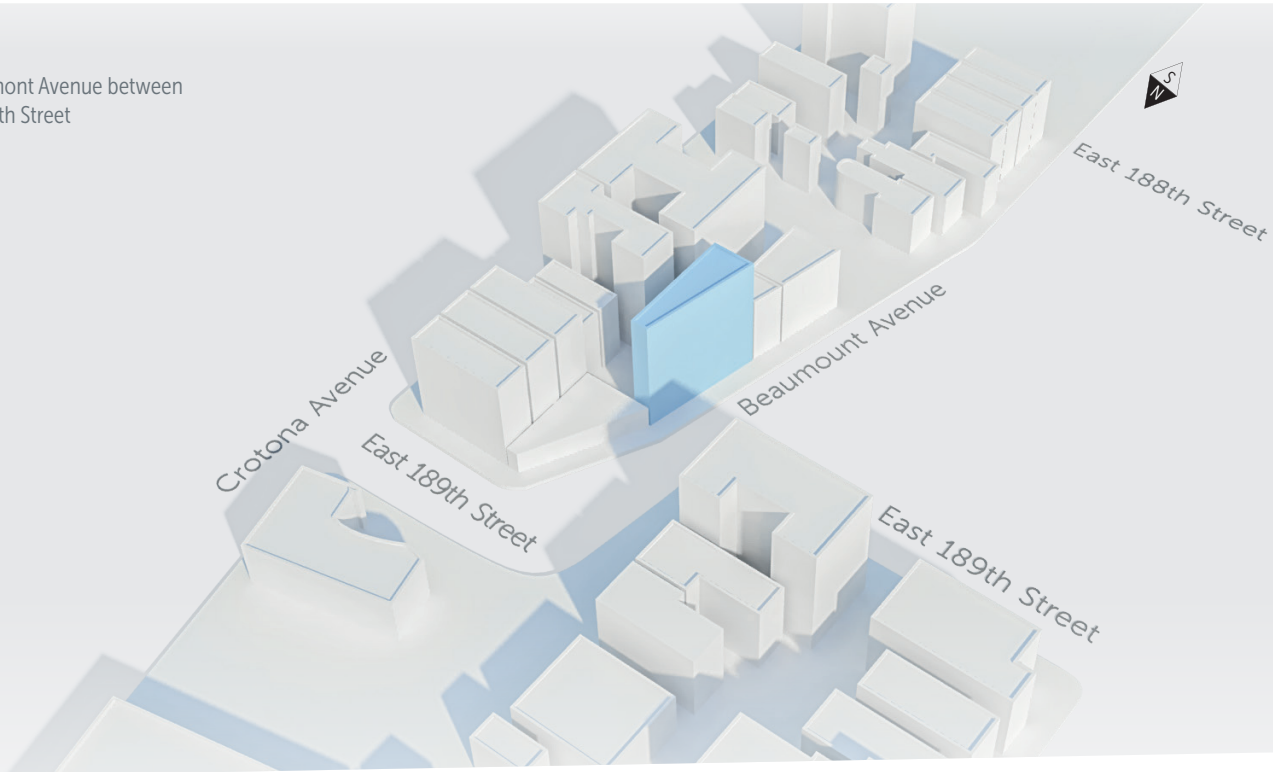
Lot

**77.01' X 43.5'**

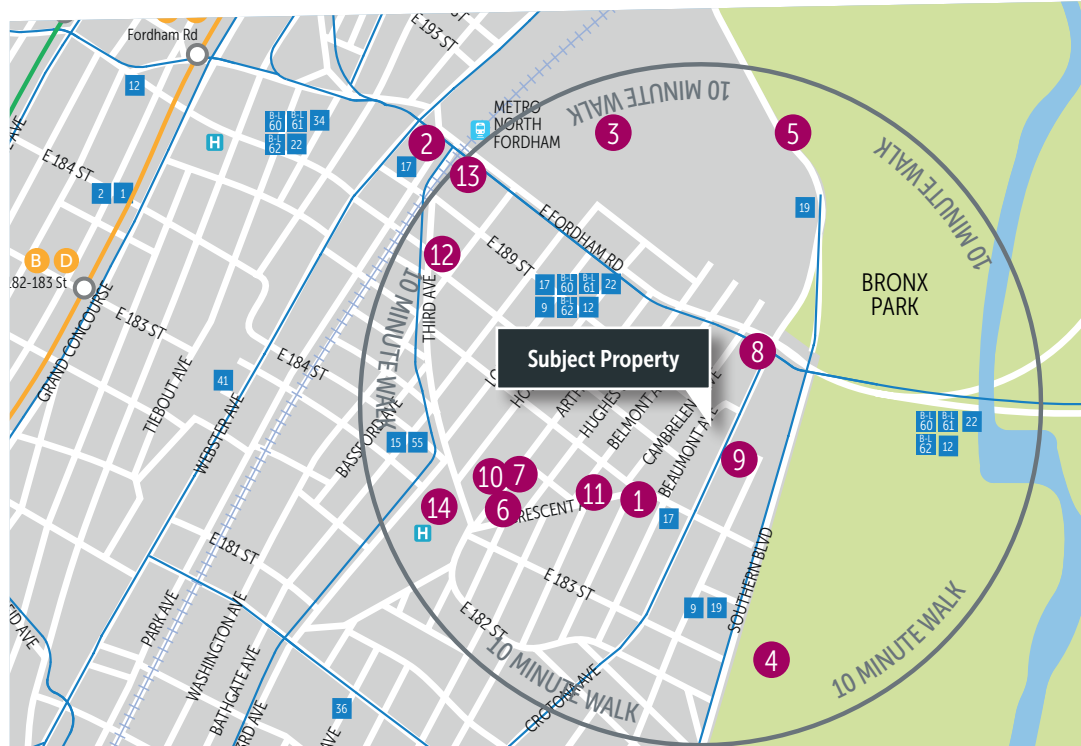
Lot Dimensions

**2,606**

Lot Area SF



- 1 Artuso's Pastry Shop
- 2 One Fordham Plaza
- 3 Fordham University
- 4 Bronx Zoo
- 5 The New York Botanical Gardens
- 6 The Bronx Beer Hall
- 7 Arthur Avenue Retail Shops
- 8 NYS DMV
- 9 Bronx Academy for Software Engineering
- 10 Trattoria Zero Otto Nove
- 11 Antonio's Trattoria
- 12 United States Postal Service
- 13 Montefiore Medical Center
- 14 St. Barnabas Hospital



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