

2335 Morris Avenue Bronx, NY 10468



FOR SALE: \$2,099,000

Property Description:

ERG Commercial Real Estate has been retained to arrange the sale of 2335 Morris Avenue, a residential apartment building in the Fordham neighborhood of the Bronx. The building contains 11 three bedroom and 1 one bathroom apartments. Current ownership has replaced or upgraded the following; the roof, the parapet wall, the windows, mailboxes and had brick pointing done. Three of the apartments have been gut renovated and are receiving market rents, while additional renovations have been done to other apartments. The building has a J51 in place abating nearly \$4,000 in annual property taxes for the next 18 years. Nearby transportation includes the 4 train located at Jerome Avenue and E 183rd Street and the B & D trains located at Grand Concourse and 183rd Street.

OVERVIEW

Block & Lot	03183-0057	Residential Units	11
Lot Dimensions	37.42' x 100'	Zoning	R8
Lot Size	3,742 SF	Price per SF	\$143
Building Dimensions	37.42' x 78'	Year Built	1916
Building Size	14,593 SF	Taxes	\$10,364



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All information furnished herein is deemed reliable, however it is submitted subject to errors, omissions, change of terms and conditions, prior sale, or withdrawal without notice. We do not represent or guarantee the accuracy of any information contained herein and we are not liable for any reliance thereon. Thus, any prospective purchaser should independently verify all items deemed relevant to its due diligence inquiry with respect to the property, notwithstanding that the sender believes the information to be true and/or reasonable.



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FINANCIAL SUMMARY

INCOME

Actual Gross Income

\$149,096.04

EXPENSES

\$10,364.00
\$ 9 <i>,</i> 500.00
\$ 1,650.00
\$ 9,900.00
\$ 7,296.00
\$ 5,500.00
\$44,210.00

NET OPERATING INCOME

Actual Net Income:

\$ 104,886.04



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RENT ROLL

Residential	Туре	Monthly Rent	Annual Rent
1A	3 Beds/ 1 Bath	\$826.13	\$9,913.56
1B	3 Beds/ 1 Bath	\$919.55	\$11,034.60
2A	3 Beds/ 1 Bath	\$2,153.22	\$25,838.64
2B	3 Beds/ 1 Bath	\$731.06	\$8,772.72
3A	3 Beds/ 1 Bath	\$844.64	\$10,135.68
3B	3 Beds/ 1 Bath	\$2,040.65	\$24,487.80
4A	3 Beds/ 1 Bath	\$1,826.24	\$21,914.88
4B	3 Beds/ 1 Bath	\$797.44	\$9,569.28
5A	3 Beds/ 1 Bath	\$633.47	\$7,601.64
5B	3 Beds/ 1 Bath	\$851.23	\$10,214.76
Bsmt	3 Beds/ 1 Bath	\$801.04	\$ 9,612.48
Total		\$12,424.67	\$149,096.04

Total

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