

FOR SALE

EXCLUSIVE OFFERING
BRONX | 9.8% CAP RATE | 4.7X RR
6-STORY WALK-UP MIXED-USE BUILDING
28 APTS & 3 STORES

 900 East 167th Street
Bronx, NY 10459

 Between Tiffany Street and Kelly Street

Property Description: GFI Realty Services is pleased to present the exclusive offering of 900 East 167th Street, a six-story walk-up mixed-use building encompassing 22,770 square feet in the Foxhurst section of the Bronx, with 28 rent-stabilized apartments (including a super's unit) and three stores (one vacant). The retail fronts a busy corridor with steady foot traffic, and the apartments offer a mix of one-, two-, and three-bedroom layouts. Transit access is strong, with the 2, 5, and 6 trains and multiple Bronx bus routes nearby.

Layout 1/2; 8/3; 14/4; 5/5 = 107 Rms
Block & Lot 2716-34
Assessment \$809,172
Year Built 1924
Lot Size 50 x 100 (approx. 5,000 sf)
Built Size 50 x 88 (approx. 22,770 sf)
Zoning R7-1
FAR 4.0
FAR as Built 4.55
Tax Class 2
Mortgage Delivered free and clear.



Income:	Residential	\$	489,001
	Commercial Actual	\$	42,648
	Commercial Projected	\$	20,369
	Vacancy (5%)	\$	(27,601)
	Effective Gross Income:		\$ 524,417
Estimated Expenses:	Real Estate Taxes (26/27)	\$	100,653
	Water/Sewer	\$	28,000
	Fuel	\$	31,500
	Electricity	\$	4,250
	Insurance	\$	39,000
	Payroll (Plus Free Apt)	\$	21,000
	Repairs & Maint.	\$	21,000
	Management (5%)	\$	27,601
	Total Expenses:		\$ 273,004
NOI:			\$ 251,413
Apartments:	28	Price Per Square Foot:	\$ 113
Rooms:	107	Average Rent/Unit/Mo:	\$ 1,455
GRM:	4.7 x RR	Average Rent/Room/Mo:	\$ 381
CAP Rate:	9.76%		

Asking Price: \$2,575,000 All Cash



45 Broadway, 24th Floor | New York, NY 10006
p: 212-837-4500 | f: 212-668-1655 | gfirealty.com

 Follow Us #GFIknowsNYC

MW/147693

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice

FOR SALE

EXCLUSIVE OFFERING
BRONX | 9.8% CAP RATE | 4.7X RR
6-STORY WALK-UP MIXED-USE BUILDING
28 APTS & 3 STORES



900 East 167th Street
Bronx, NY 10459



Between Tiffany Street and Kelly Street

Rent Roll: 900 East 167th Street Bronx, NY

<u>Unit</u>	<u>Legal Rent</u>	<u>Pref</u>	<u>Total Rent</u>	<u>Size</u>	<u>Status</u>	<u>Lease Terms</u>
1	\$1,731.15	-\$111.40	\$1,619.75	2	PREF, STABILIZED	04/01/26 - 03/31/28
2	\$1,646.91		\$1,646.91	3	STABILIZED, PROGRAM	12/01/25 - 11/30/27
3	\$1,710.45		\$1,710.45	3	STABILIZED	01/01/26 - 12/31/26
4	\$1,105.52		\$1,105.52	5	STABILIZED	03/01/26 - 02/29/28
5	\$1,042.50		\$1,042.50	4	STABILIZED, ERAP	03/01/26 - 02/28/27
6	\$1,626.72		\$1,626.72	3	STABILIZED, PROGRAM	07/01/26 - 06/30/28
7	\$1,366.02		\$1,366.02	4	STABILIZED, ERAP	09/01/24 - 08/31/26
8	\$1,663.85		\$1,663.85	3	STABILIZED	03/01/26 - 02/28/27
9	\$890.44		\$890.44	5	STABILIZED	11/01/24 - 10/31/26
10	\$904.72		\$904.72	4	STABILIZED	12/01/25 - 11/30/27
11	\$905.12		\$905.12	3	STABILIZED	03/01/26 - 02/29/28
12	\$1,878.22	-\$182.56	\$1,695.66	4	PREF, STABILIZED, ERAP	09/01/25 - 08/31/26
14			\$0.00	5	SUPER	
15	\$1,005.65		\$1,005.65	4	STABILIZED	12/01/25 - 11/30/26
16	\$1,830.07		\$1,830.07	3	LINC, STABILIZED	01/01/26 - 12/31/27
17	\$1,529.18		\$1,529.18	4	STABILIZED, ERAP	07/01/26 - 06/30/28
18	\$1,688.08		\$1,688.08	3	LINC, STABILIZED	11/01/25 - 10/31/27
19	\$1,621.11		\$1,621.11	5	STABILIZED	12/01/24 - 11/30/26
20	\$1,623.57		\$1,623.57	4	SEC 8, STABILIZED, NYCHA/ S8	05/01/26 - 04/30/27
21	\$1,804.32	-\$53.32	\$1,751.00	4	PREF, STABILIZED	07/01/26 - 06/30/27
22	\$1,497.03		\$1,497.03	4	STABILIZED	08/01/26 - 07/31/28
23	\$1,070.64		\$1,070.64	3	STABILIZED	06/01/26 - 05/31/27



45 Broadway, 24th Floor | New York, NY 10006
p: 212-837-4500 | f: 212-668-1655 | gfirealty.com



Follow Us #GFIknowsNYC

MW/147693

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice

FOR SALE

EXCLUSIVE OFFERING
BRONX | 9.8% CAP RATE | 4.7X RR
6-STORY WALK-UP MIXED-USE BUILDING
28 APTS & 3 STORES



900 East 167th Street
 Bronx, NY 10459



Between Tiffany Street and Kelly Street

24	\$1,542.41		\$1,542.41	5	STABILIZED	10/01/25 - 09/30/27
25	\$1,738.44		\$1,738.44	4	STABILIZED	11/01/25 - 10/31/26
26	\$1,774.25		\$1,774.25	4	LINC, STABILIZED, ERAP	11/01/25 - 10/31/26
27	\$2,322.21		\$2,322.21	4	STABILIZED	07/01/26 - 06/30/28
28	\$1,854.43	-\$23.18	\$1,831.25	4	LINC, PREF, STABILIZED, ERAP	12/01/25 - 11/30/27
12A	\$1,768.67	-\$21.16	\$1,747.51	4	PREF, STABILIZED	03/01/26 - 02/28/27
STR1 (PROJECTED)	\$1,697.44		\$1,697.44		COMMERCIAL -VACANT	
STR2	\$1,591.35		\$1,591.35		COMMERCIAL	10/01/25 - 09/30/26
STR3	\$1,962.67		\$1,962.67		COMMERCIAL	09/01/25 - 08/31/26
Total Monthly Income						
	\$46,393.14	-\$391.62	\$46,001.52			
Total Annual Income						
	\$556,717.68	-\$4,699.44	\$552,018.24			



45 Broadway, 24th Floor | New York, NY 10006
 p: 212-837-4500 | f: 212-668-1655 | gfirealty.com



Follow Us #GFIknowsNYC

MW/147693

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice

EXCLUSIVE OFFERING
BRONX | 9.8% CAP RATE | 4.7X RR
6-STORY WALK-UP MIXED-USE BUILDING
28 APTS & 3 STORES

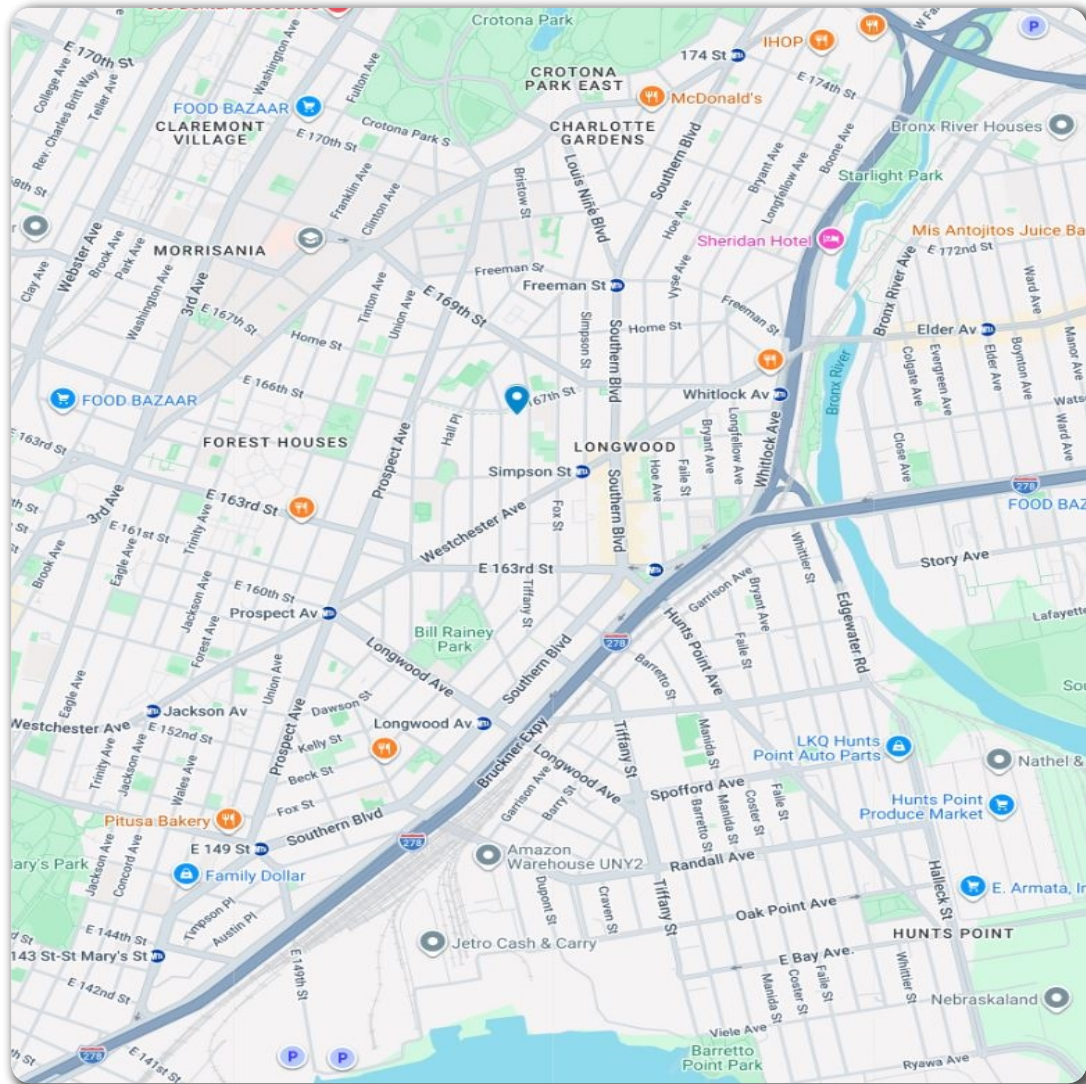


900 East 167th Street
Bronx, NY 10459



Between Tiffany Street and Kelly Street

PROPERTY MAP



For Commercial Financing Contact:

Will Watkins
Senior Director of Finance
Licensed Real Estate Salesperson
P. (212) 837-4546
E. wwatkins@gfirealty.com

Daniel Lerer
Managing Director, Finance
Licensed Real Estate Salesperson
P. (212) 837-4636
E. dlerer@gfirealty.com



45 Broadway, 24th Floor | New York, NY 10006
p: 212-837-4500 | f: 212-668-1655 | gfirealty.com



Follow Us #GFIKnowsNYC

MW/147693

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice