

A photograph of a five-story brick building in the Bronx, New York. The building features a prominent fire escape on its front facade, a central arched entrance with a dark door, and several windows with air conditioning units. The sky is blue with scattered clouds. The 'linkny' logo is overlaid at the top.

linkny

178 E 205th St
Bronx, NY

LINKNYREALTY.COM

TABLE OF CONTENTS

ABOUT US	3
BENEFITS OF WORKING WITH US	4
WHY LINK NY REALTY?	5
ABOUT 102 FISHER AVE	6
PROPERTY DETAILS	7
OPERATING AND EXPESES INFORMATION	8
WESTCHESTER CAPITAL MARKET REORT	9
WESTCHESTER SUBMARKET REPORT	10
TESTIMONIALS	11
CONTACT US	12



ABOUT US

Link NY Realty is a boutique real estate company based in New York that specializes in the buying and selling of residential and commercial properties.

With years of experience, the Link NY Realty team understands the regulations surrounding real estate in New York which allows us to mitigate risk and close deals quickly.

At Link NY Realty, we utilize our expertise to link buyers and sellers and provide stress free closing. As a modern, dedicated real estate business, we are faster and more responsive than our competitors.

Message from Valon Nikçi, President of Link NY Realty

Here at Link NY Realty we offer a selling experience like no other through our investment in gaining maximum exposure for your property while screening potential buyers to ensure the best fit.

Let's make it happen together.



BENEFITS OF WORKING WITH US

We work with knowledgeable and experienced:

- ▶ Real Estate Brokers
- ▶ Accountants
- ▶ Attorneys
- ▶ Lenders
- ▶ Construction Managers
- ▶ Property Managers
- ▶ Appraisers and Other Professionals

At Link NY Realty, we are experienced in every aspect of the real estate industry allowing us to provide our buyers with a unique and memorable experience.

Our team always works tirelessly to obtain optimal prices for our seller by staying informed about market prices and market conditions.



WHY LINK NY REALTY?

At Link NY Realty, we are passionate and dedicated to finding our seller the right buyers for the best possible price.

Our team has years of knowledge and understanding of the real estate industry. We oversee the entire sale process, from start to finish, and keep clients informed without inundating them with too much information, allowing clients to take a back seat with peace of mind.

Our sales range from single family to multi-family to condo apartments and commercial properties. We also work with attorneys, lenders, photographers and other vendors to sell the properties for top dollar.

At Link NY Realty, our goal is to sell our properties at top dollar, keep our clients satisfied, and compete with top real estate development companies.

Essentially, dealing with us means that you get to experience what a true real estate professional has to offer and should offer. To us, you are not just a client. We are partners and we will grow together. We look forward to working with you on the sale of your property.



ABOUT 178 E 205th Street

Located in a prime neighborhood in the Bronx, 178 E 205th Street, is a residential apartment building in the exceptionally beneficial West Bronx area.

This well-maintained brick building is a short 8 minute walk to the Moshulu Parkway Transit stop (4), 11 minute walk to 205 Street-Norwood Transit Stop (D) and a short commute to Manhattan.

The Building consists of an elevator, 6 stories, comprised within 31 units including a super's free apartment. The tenancy mix is configured of 7 studios, 19 one-bedroom units, 4 two-bedroom units, and 1 three-bedroom unit.

Located near the Montefiore Hospital Center, New York Botanical Gardens, Jerome Park, and exquisite schools such as Lehman College, Fordham, Monroe, University, major highways, shops, restaurants, and so much more.

This is a great investment and will not last. Call us to schedule a private viewing.

PROPERTY DETAILS

- ▶ Parcel ID: 03311-0112
- ▶ Zoning: R8, C1-3
- ▶ Property Sub-type: Residential
- ▶ Number of Properties: 1
- ▶ Number of Total Units: 31
- ▶ Number of Residential Units: 31
- ▶ Grade: C
- ▶ Building Size SF: 28,704
- ▶ Total Sq Ft: 28,704
- ▶ Stories: 6
- ▶ Taxes: \$48,000.00
- ▶ Year Built: 1930
 - ▶ Gross Annual Income: \$391,969.92
 - ▶ Less Expenses: \$149,700.00
 - ▶ Net Operating Income: \$242,269.92

Income & Expenses

Unit	Lease Start	Lease End	Net Rent
1A	01/01/2022	12/31/2023	\$991.27
1B	06/01/2023	05/31/2025	\$836.12
1C	08/01/2022	07/31/2024	\$790.20
1D	03/01/2022	02/28/2024	\$1852.61
1E	01/02/2023	01/01/2024	\$1160.12
2A	12/01/2021	11/30/2023	\$964.47
2B	09/01/2023	08/31/2025	\$909.30
2C	08/01/2023	07/31/2025	\$893.42
2D	07/01/2022	06/30/2024	\$760.17
2E	09/01/2022	08/31/2024	\$984.57
3A	04/01/2023	03/31/2025	\$1751.07
3B	03/01/2023	02/29/2024	\$1025.76
3C	09/01/2023	08/31/2025	\$1054.97
3D	03/01/2022	02/28/2024	\$1101.41
3E	04/01/2023	03/31/2025	\$1275.00
4A	04/01/2023	03/31/2025	\$1335.03
4B	04/01/2023	03/31/2025	\$1011.57
4C	10/01/2023	09/30/2024	\$1142.66
4D	06/01/2023	05/31/2024	\$912.38
4E	03/01/2023	02/28/2025	\$1331.12
5A	11/01/2023	10/31/2024	\$994.13
5B	01/01/2022	12/31/2023	\$1120.26
5C	08/01/2022	07/31/2024	\$1250.00
5D	11/01/2023	10/31/2025	\$1125.39
5E	03/01/2023	02/28/2025	\$902.06
6A	11/01/2023	10/31/2025	\$1284.07
6B	03/01/2023	02/28/2025	\$1064.97
6C	08/01/2023	07/31/2024	\$885.89
6D	01/01/2022	12/31/2023	\$943.00
6E	02/01/2023	01/31/2024	\$1011.17
Total Units : 30			Total Net Rent: \$32,664.16

INCOME & EXPENSES		
Income		
		\$391,969.92
Expenses		
	Taxes	\$48,000.00
	W/S	\$30,500.00
	Fuel	\$28,000.00
	Insurance	\$26,000.00
	Con Ed	\$4,200.00
	Rep/Maint	\$10,000.00
	Elevator	\$3,000.00
	Total	\$149,700.00

TESTIMONIALS

"Valon is deeply invested and engaged in every step of the process with involvement in the negotiations, with the details of the Contract Agreement, and with the Closing. He would follow up and inform us on the activities we received from our Open Houses and share feedback that was provided from each perspective buyer. We also used Valon to find our next home and his knowledge of the marketplace and our "must haves" made this transition an easy one for us."

- Robert and Palma B.

"The first time I met Valon, I was impressed with his presentation. He is very organized and did a great job listing my property through all website engines. Through his great negotiation skills, Valon was able to sell my property above asking price. Valon is always available and returns his emails and phone calls immediately if you have any questions or concerns. I am very happy with the service I received and will definitely recommend Link NY Realty to anyone who is buying or selling a property."

- Nelly P.

"It is without any hesitation that we recommend Link NY Realty to anyone looking to sell their property. We went with Valon and his team because of their history of success and knowledge of the market in our neighborhood. Valon and his team guided us throughout the whole process, from listing to closing. From start to end, they were proactive, easy to reach, professional and diligent in getting all steps taken care of. They negotiated us a higher price, put necessary pressure at key times to get things moving along, and were overall phenomenal at making this daunting process feel under control. Not to mention, Valon always answered our many questions with a good and positive attitude, and handled all our requests along the way."

- Helen M.

Valon brought great energy and enthusiasm to the sale of our property that was lying stagnant for many months with another broker. In a matter of two weeks after we signed our contract with his agency, he brought us our buyer. Valon is thoughtful, attentive, respectful, intelligent and very knowledgeable on how to market a property and bring it to a successful conclusion.

- Janice P



CONTACT US



Valon Nikçi

CEO & Licensed Real Estate Broker

Phone Number: 646.321.9428

Email Address: Valon@LinkNYRealty.com

Office Address:

141 Parkway Road Suite 28, Bronxville, NY 10708



*Information in this booklet believed to be true but not warranted