2333 Beaumont Avenue, Bronx, NY 10458

Newly Constructed Multifamily Building with 421a Tax Abatement in Bronx's Little Italy | **FOR SALE**



Block / Lot	3089 / 49
Lot Dimensions	30.5' x 100'
Lot Sq. Ft.	3,050
Building Dimensions	30.5' x 65.1'
Stories	4
Total Units	12
Building Sq. Ft.	7,942
Zoning	R7-1
FAR	3.44
Buildable Sq. Ft.	10,492
Air Rights Sq. Ft.	2,550
Tax Class	2
Assessment (23/24)	$490,666
Taxes without Exemption (23/24)	$61,343
Real Estate Taxes (23/24)	$4,550

*All square footage/buildable area calculations are approximate

Asking Price: $4,180,000 | $526 / $/SF | $348,333 / $/Unit | 7.16% / Cap Rate | 11.41 / GRM

For More Information Contact Our Exclusive Sales Agents at **212.544.9500 | arielpa.nyc**

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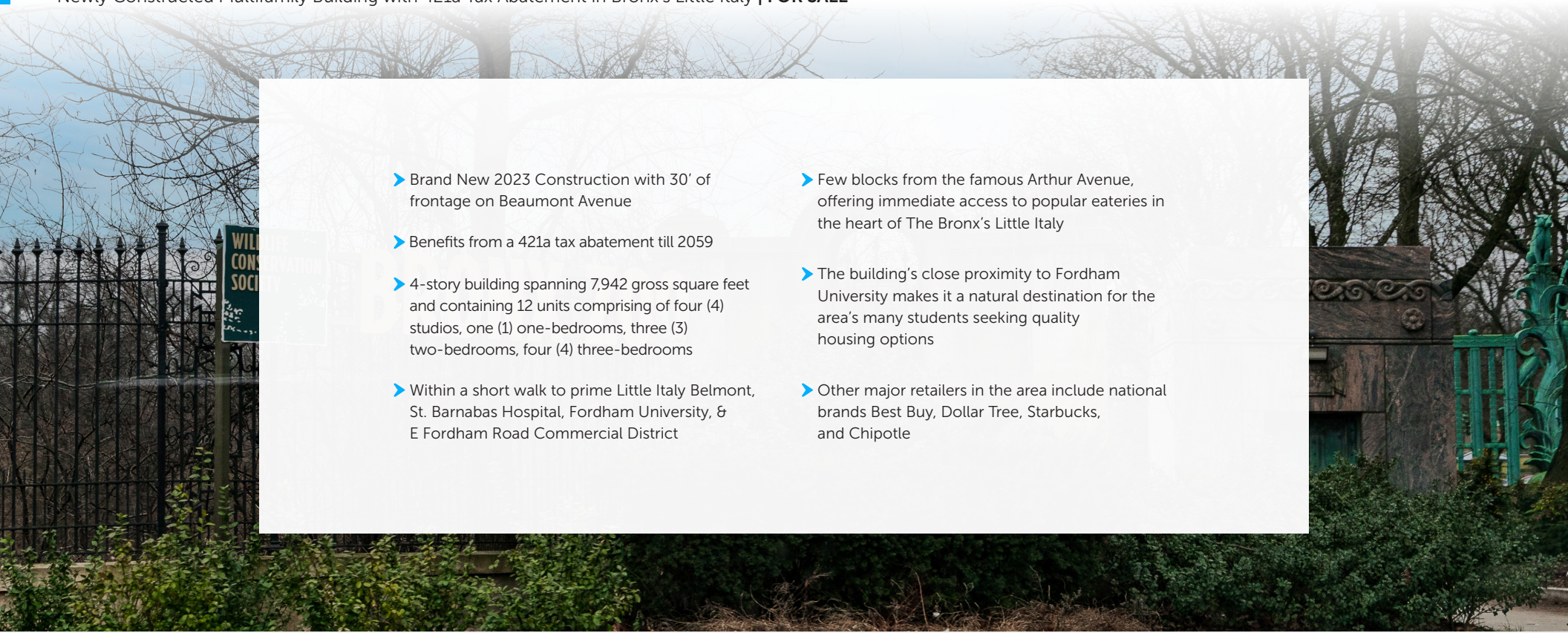
For Financing Information:

Ryan Schwartz x46
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- Brand New 2023 Construction with 30' of frontage on Beaumont Avenue
- Benefits from a 421a tax abatement till 2059
- 4-story building spanning 7,942 gross square feet and containing 12 units comprising of four (4) studios, one (1) one-bedrooms, three (3) two-bedrooms, four (4) three-bedrooms
- Within a short walk to prime Little Italy Belmont, St. Barnabas Hospital, Fordham University, & E Fordham Road Commercial District
- Few blocks from the famous Arthur Avenue, offering immediate access to popular eateries in the heart of The Bronx's Little Italy
- The building's close proximity to Fordham University makes it a natural destination for the area's many students seeking quality housing options
- Other major retailers in the area include national brands Best Buy, Dollar Tree, Starbucks, and Chipotle

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Financial Summary

Net Operating Income: $299,294 | 7.16% Cap Rate

Scheduled Gross Income:	$366,480	
Less Vacancy Rate Reserve (3.00%):	($10,994)	
Gross Operating Income:	$355,486	
Less Expenses:	($56,192)	**15% of SGI**
Net Operating Income:	**$299,294**	**7.16% Cap Rate**

Expenses (Estimated)

Gross Operating Expenses:$56,192

Real Estate Taxes (23/24)	$4,550	Repairs & Maintenance	$6,000
Water & Sewer	$12,000	Payroll	$6,240
Insurance	$10,800	Legal/Miscellaneous	$3,555
Electric	$2,383	Management	$10,665

Scheduled Income

Total Income: $30,540 Monthly | $366,480 Annual

Unit Type	# of Units	Avg. Rent $/Unit	Monthly Income	Annual Income
Studio	4	$1,725	$6,900	$82,800
1 BR	1	$2,040	$2,040	$24,480
2 BR	3	$2,800	$8,400	$100,800
3 BR	4	$3,300	$13,200	$158,400

Unit Breakdown

Total Income: $30,540 Monthly | $366,480 Annual

Unit Status	# of Units	Avg. Rent $/Unit	Monthly Income	Annual Income
RS	4	$1,725	$6,900	$82,800
FM	8	$2,955	$23,640	$283,680

FOR FULL RENT ROLL CLICK HERE

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Interior Photos

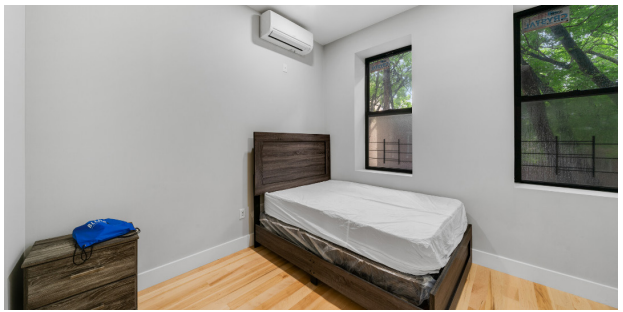












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Belmont

Belmont is a primarily residential neighborhood in the Bronx in New York City. Its boundaries are Fordham Road to the north, Bronx Park to the east, East 181st Street to the south, and Third Avenue to the west. These boundaries give the neighborhood a crescent-like shape.

Transportation Score

93
Public Transportation

95
Walker's Paradise

61
Rider's Paradise

Visit Walk Score Website →



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