FOR SALE

EXCLUSIVE OFFERING
BRONX | 13% CAP RATE | 3.4X 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:**	$ 83
Rooms:	107	**Average Rent/Unit/Mo:**	$ 1,455
GRM:	3.4 x RR	**Average Rent/Room/Mo:**	$ 381
CAP Rate:	13.23%		

Asking Price: $1,900,000 All Cash

GFI REALTY SERVICES, LLC
45 Broadway, 24th Floor | New York, NY 10006
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Rent Roll: 900 East 167th Street Bronx, NY

Unit	Legal Rent	Pref	Total Rent	Size	Status	Lease Terms
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

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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**			

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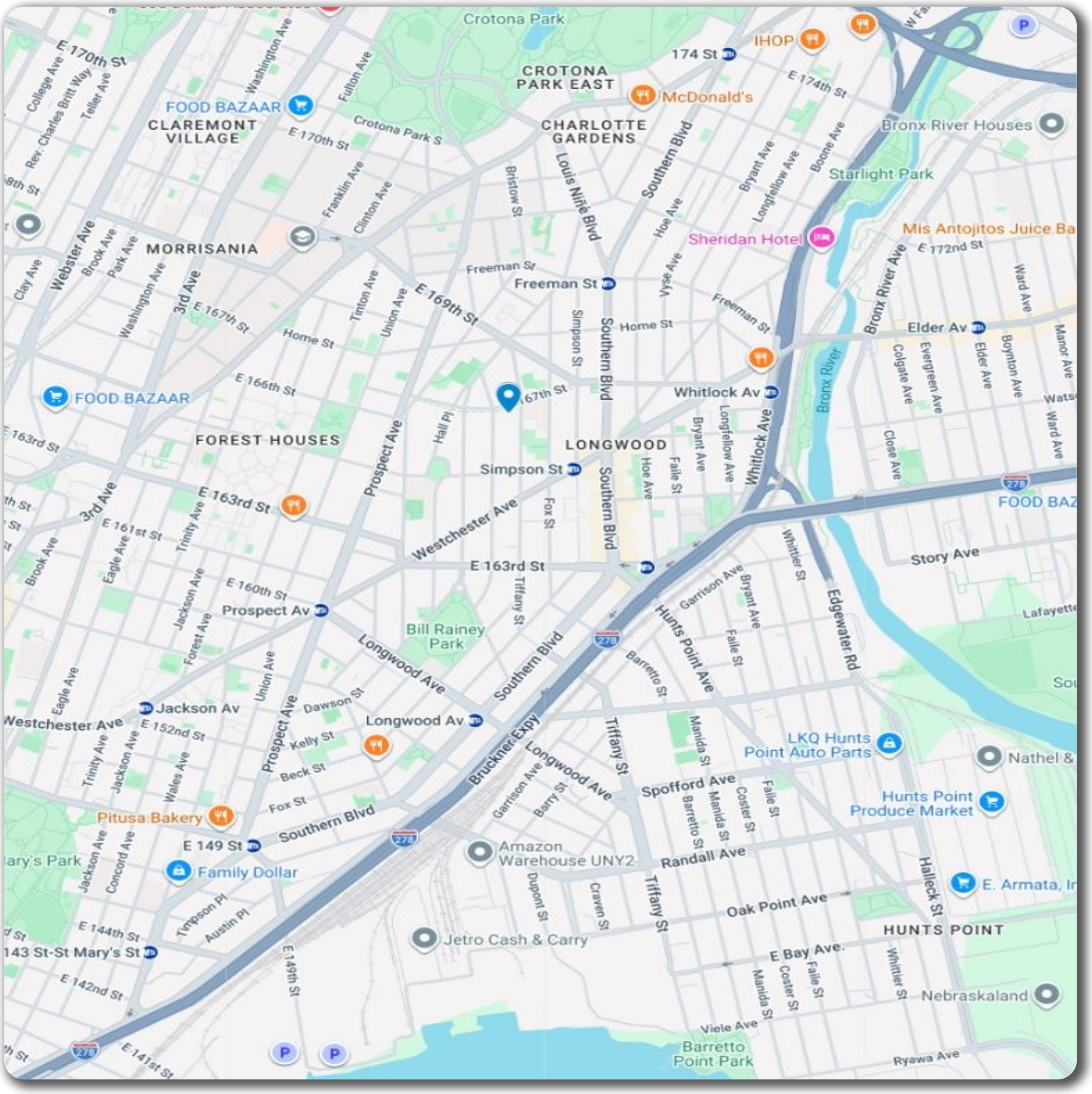
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PROPERTY MAP



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