

3160 Webster Avenue, Bronx, NY 10467

Residential GP Interest and Retail Condo Fee Simple Interest | **FOR SALE**



	Residential Portion	Retail Portion
Block / Lot	3357 / 1001	3357 / 1002
Lot Dimensions	100' x 123.42' Irr.	
Lot Sq. Ft.	11,631	
Building Dimensions	100' x 116'	
Stories	10	
Commercial Units	-	1
Residential Units	60	-
Total Units	61	
Building Sq. Ft.	69,752	10,000
Zoning	R7D / C2-4 (Inclusionary Housing Zone)	
FAR	4.20	
FAR (IH)	5.60	
Buildable Sq. Ft. (IH)	65,134	
Buildable Sq. Ft.	48,850	
Tax Class	2	4
Assessment (24/25)	\$2,541,823	\$619,370
420C	(\$2,541,823)	-
Ind Com Abatement	-	(\$62,087)
Real Estate Taxes (24/25)	\$0	\$3,517

*All square footage/buildable area calculations are approximate

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

Victor Sozio x12
vsocio@arielpa.com

Daniel Mahfar x99
dmahfar@arielpa.com

Jason M. Gold x22
jgold@arielpa.com

Jake Brody x62
jbrody@arielpa.com

For Financing
Information:

Ryan Schwartz x46
rschwartz@arielpa.com

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RESIDENTIAL GP INTEREST SALE:

- Newly constructed elevator building (2017) with 100' of frontage on Webster Avenue spanning 79,752 gross square feet
- 60-unit Affordable Condominium containing nine (9) studios, 19 one-bedrooms, 22 two-bedrooms, and nine (9) three-bedroom units.
- Benefits from a 420C tax exemption expiring in 2049
- Approximately \$5.12M worth of assumable financing at a 4.71% rate, expiring in 2049
- Situated in a prime Norwood location with a plethora of local and national retailers and restaurants

RETAIL CONDO FEE SIMPLE SALE:

- Newly constructed Commercial Condominium spanning 10,000 usable square feet
- Long-term medical tenant in place until 2038 with three (3), five (5) year renewal options
- Benefits from an ICAP tax abatement expiring in 2043
- Approximately \$5.275M worth of assumable financing at a 5.5% rate, expiring in November of 2025
- NNN lease structure

Asking Price: \$1,250,000

GP Resi Interest

Asking Price: \$7,000,000

Retail Condo Fee Simple

Confidentiality Agreement →

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Financial Summary - Combined Financials

Net Operating Income: \$866,411

Potential Gross Monthly Income	\$110,791
Potential Gross Monthly Laundry Income	\$3,500
Potential Gross Annual Income	\$1,371,492
Less Vacancy Rate Reserve (3.00%):	(\$41,145)
Gross Operating Income:	\$1,330,347
Less Expenses:	(\$463,936) 34% of SGI
Net Operating Income:	\$866,411

Expenses (Estimated)

Gross Operating Expenses: \$463,936

Real Estate Taxes (24/25)	\$0	Repairs & Maintenance	\$42,000
Water & Sewer	\$60,000	Payroll	\$84,000
Insurance	\$75,000	Elevator Maintenance	\$15,000
Fuel	\$87,190	Legal/Miscellaneous	\$26,607
Electric	\$20,926	Management	\$53,214

Scheduled Income

Total Income: \$110,791 Monthly | \$1,329,492 Annual

Unit Type	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
Studio	9	\$1,010	\$9,092	\$109,104
1 BR	19	\$1,112	\$21,129	\$253,548
2 BR	22	\$1,299	\$28,571	\$342,852
3 BR	9	\$1,611	\$14,499	\$173,988
Community Facility	1	\$37,500	\$37,500	\$450,000

Unit Breakdown

Total Income: \$110,791 Monthly | \$1,329,492 Annual

Unit Status	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
RS-PREF	8	\$1,123	\$8,981	\$107,772
RS-SEC8	9	\$1,564	\$14,073	\$168,876
RS	42	\$1,196	\$50,237	\$602,844
Super	1	\$0	\$0	\$0
Community Facility	1	\$37,500	\$37,500	\$450,000

[FOR FULL RENT ROLL & CASH FLOW MODELS CLICK HERE](#)

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Financial Summary - Residential Financials

Net Operating Income: \$456,101

Potential Gross Monthly Income	\$73,291
Potential Gross Monthly Laundry Income	\$3,500
Potential Gross Annual Income	\$921,492
Less Vacancy Rate Reserve (3.00%):	(\$27,645)
Gross Operating Income:	\$893,847
Less Expenses:	(\$437,746) 48% of SGI
Net Operating Income:	\$456,101

Expenses (Estimated)

Gross Operating Expenses: \$437,746

Real Estate Taxes (24/25)	\$0	Repairs & Maintenance	\$42,000
Water & Sewer	\$60,000	Payroll	\$84,000
Insurance	\$75,000	Elevator Maintenance	\$15,000
Fuel	\$87,190	Legal/Miscellaneous	\$17,877
Electric	\$20,926	Management	\$35,754

Scheduled Income

Total Income: \$73,291 Monthly | \$879,492 Annual

Unit Type	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
Studio	9	\$1,010	\$9,092	\$109,104
1 BR	19	\$1,112	\$21,129	\$253,548
2 BR	22	\$1,299	\$28,571	\$342,852
3 BR	9	\$1,611	\$14,499	\$173,988

Unit Breakdown

Total Income: \$73,291 Monthly | \$879,492 Annual

Unit Status	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
RS-PREF	8	\$1,123	\$8,981	\$107,772
RS-SEC8	9	\$1,564	\$14,073	\$168,876
RS	42	\$1,196	\$50,237	\$602,844
Super	1	\$0	\$0	\$0

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Financial Summary - Retail Financials

Net Operating Income: \$436,500

Potential Gross Monthly Income	\$37,500
Potential Gross Annual Income	\$450,000
Less Vacancy Rate Reserve (3.00%):	(\$13,500)
Gross Operating Income:	\$436,500
Less Expenses:	NNN Lease
Net Operating Income:	\$436,500

Scheduled Income

Total Income: \$37,500 Monthly | \$450,000 Annual

Unit Type	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
Community Facility	1	\$37,500	\$37,500	\$450,000

Unit Breakdown

Total Income: \$37,500 Monthly | \$450,000 Annual

Unit Status	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
Community Facility	1	\$37,500	\$37,500	\$450,000

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Interior
Photos



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