

FOR SALE

Across From Montefiore Hospital

4116 Carpenter Avenue.

Bronx NY 10466 - Wakefield Neighborhood

DESCRIPTION

**Tudor Style - Five Story Walkup Building
Containing 63 Residential Apartments**

OVERVIEW

Address:	4116-4118 Carpenter Ave
City, State, Zip:	Bronx, NY 10466
Block & Lot:	04832 - 0070
Lot Size:	13,285 sf
Dimensions:	126 x 104 ft
Building Size:	50,830 sf
Dimensions:	126 x 94 ft
Stories:	5
Zoning:	R6A
Max FAR:	3.00
Year Built	1927

UNIT MIX

Studios: 9 - 1BR: 36 - 2BR: 15 - 3BR: 2 + Super Apt.

SCHEDULED INCOME

Gross Scheduled Income (GSI) \$999,549.12

ESTIMATED EXPENSES

Real Estate Taxes:	\$136,124
Water & Sewer:	\$71,461
Insurance:	\$68,523
Fuel/Oil #4:	\$143,056
Electric:	\$9,449
Repairs & Maint:	\$59,793
Wages & Payroll:	\$66,240
Management	\$29,707
Total Expenses:	\$584,353
NOI	\$415,196

PRICE:
\$7,795,000

- Price P/Door: **\$128K**
- PP S/F: **\$153**
- GRM: **7.79**
- Cap Rate: **5.35%**



REMARKS

- Corner of Carpenter & 230th Street
- Most Units have been renovated
- Well Kept Original Lobby
- Steel & Marble Stairwells
- Large Courtyard - Steel & Glass Entrance
- Silver Coated Rubber Roof
- 5,000 Gallon Oil Tank (#4 Oil)
- Enclosed and Above Ground

NEIGHBORHOOD

- Steps to Train Lines **2 & 5**
- Easy access to multiple bus Lines
- Steps to Metro North & Bronx River Pkwy and White Plains Road corridor



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Building Rent Roll

CODE	ROOMS	CURRENT/P	LCD	LED	MRKRENT	Landlord Notes
APT: ST.R TENANT NAME: MR. EDUARDO AVANS MARIA AVANS						
SSC	4.0	1451.37	03/01/2022	02/29/2024	1451.37	Senior Citizen Tenants Pays \$1,025 The RE Tax deducted
APT: ST.L TENANT NAME: HECTOR SABINO HECTOR L. SABINO						
S	4.0	1052.98	03/01/2024	02/28/2026	0.00	✓
APT: 1A TENANT NAME: REION WELLS RAPHAEL WELLS JR						
S	4.0	1404.76	06/01/2023	05/31/2025	1337.87	In Court: 40K Arrears
APT: 1B TENANT NAME: MR. BEVERLEY BARRACKS MR. BRYAN LEE						
S	3.0	1326.02	07/01/2023	06/30/2025	1326.02	✓
APT: 1C TENANT NAME: MS. JENNIFER MAYERS						
S	3.0	1293.24	11/01/2023	10/31/2025	1334.62	Rent increase on year 2
APT: 1D TENANT NAME: MR. SIMONE COLE						
S	3.0	1107.19	10/15/2023	10/14/2025	1142.62	Rent increase on year 2
APT: 1E TENANT NAME: MR. MIGUEL RIVERA MS. YUDY M. RIVERA						
S	5.0	1218.17	08/01/2022	07/31/2024	1218.17	✓
APT: 2A TENANT NAME: NORGIALEE GORDON						
S	4.0	1684.87	05/01/2023	04/30/2025	1588.75	✓
APT: 2B TENANT NAME: DESTINY MCMICHAEL						
S	3.0	1306.58	09/15/2023	09/14/2025	1244.36	✓
APT: 2C TENANT NAME: SHEMONEE MYLES						
S	3.0	0.00	Scheduled \$1,229.83 (1yr)	Scheduled \$1,269.19 (2yrs)	1196.92	Vacant
APT: 2D TENANT NAME: DANIEL LACONI						
S	3.0	\$1,202.18	01/15/2017	01/14/2018	1155.44	Month to Month / No Lease
APT: 2E TENANT NAME: ALTAGRACIA BRITO						
S	3.0	1251.60	05/01/2023	04/30/2025	1192.00	✓
APT: 2F TENANT NAME: MR. GARY SAXBY						
S	2.0	1052.76	11/01/2023	10/31/2025	1086.45	Rent increase on year 2
APT: 3A TENANT NAME: SHALIMA WILLIAMS						
S	4.0	1711.45	10/01/2023	09/30/2024	1711.45	✓
APT: 3B TENANT NAME: STEPHANIE VERAS						
S	3.0	1511.21	04/01/2023	03/31/2025	1511.21	✓
APT: 3C TENANT NAME: MR. FITZROY WHYTE						
S	3.0	1353.33	06/01/2023	05/31/2025	1353.33	✓
APT: 3D TENANT NAME: CHARMAINE BANTON						
S	3.0	1347.58	10/01/2023	09/30/2024	1347.58	✓
APT: 3E TENANT NAME: GARRETT HUNT						
S	3.0	1380.08	12/01/2023	11/30/2025	1424.24	Rent increase on year 2
APT: 3F TENANT NAME: MR. REDISH LAMONT						
S	2.0	1407.68	10/01/2022	09/30/2024	1407.68	✓
APT: 4A TENANT NAME: BRYAN CARMONA						
S	4.0	1469.09	09/01/2022	08/31/2024	1469.06	✓

4116 CARPENTER AVE. BRONX, N. Y. 10466

Fiscal Period - 01/01/2024 To 12/31/2024

**Building Rent Roll**

CODE	ROOMS	CURRENT/P	LCD	LED	MRKRENT	Landlord Notes
APT: 4B TENANT NAME: MARTON HARTFIELD						
S	3.0	1378.65	11/15/2022	11/14/2024	1378.65	✓
APT: 4C TENANT NAME: ICILINE WALKER HORAGE KNIGHT						
S	3.0	1347.13	08/01/2023	07/31/2024	1347.13	✓
APT: 4D TENANT NAME: STACY-ANN FAULKNER						
S	3.0	1220.08	02/01/2024	01/31/2026	1293.75	Rent increase on year 2
APT: 4E TENANT NAME: MELVIN SPENCER						
S	3.0	1473.99	07/15/2023	07/14/2025	1473.99	✓
APT: 4F TENANT NAME: MELVIN ANDERSON						
S	2.0	1227.53	10/01/2023	09/30/2025	1266.81	Rent increase on year 2
APT: 5A TENANT NAME: MS. RENEE BARRETT						
S	4.0	1363.15	07/01/2022	06/30/2024	1363.15	✓
APT: 5B TENANT NAME: MR. PHILLIP JOHNSON						
S	3.0	Scheduled \$1,320.10 (1yr)	NA	NA	1281.66	Vacant
APT: 5C TENANT NAME: JUAN GONZALEZ						
S	3.0	1302.82	06/01/2023	05/31/2025	1240.78	✓
APT: 5D TENANT NAME: CARMEN BUSETTE						
S	3.0	1195.45	07/01/2022	06/30/2024	1195.45	✓
APT: 5E TENANT NAME: JESUS ZORRILA						
S	3.0	1558.94	04/01/2023	03/31/2025	1558.94	✓
APT: 5F TENANT NAME: JORDON MARRELL						
S	2.0	1272.60	11/15/2022	11/14/2024	1272.60	✓

4116 Carpenter: Room Count: 98 Monthly Income: \$41,422.41**Annual Income: \$497,068.92**

Building Rent Roll

CODE	ROOMS	CURRENT/P	LCD	LED	MRKRENT	Landlord Notes
APT: ST.R TENANT NAME: MS. RUTH GRANDISON OMAR AND RADRECA GRANDISON						
S	4.0	1406.31	04/15/2023	04/14/2025	1406.31	✓
APT: ST.L TENANT NAME: MR. DORA ROSADO						
S	4.0	849.91	11/01/2023	10/31/2025	877.11	✓
APT: 1A TENANT NAME: MR. STEPHAN WAITE						
S	4.0	1689.46	11/01/2022	10/31/2024	1689.46	✓
APT: 1B TENANT NAME: VAUDRAY MURRAY						
S	3.0	1611.96	06/15/2023	06/14/2025	1611.96	✓
APT: 1C TENANT NAME: JUANA FAJARDO						
S	2.0	1305.54	05/01/2023	04/30/2025	1243.37	Owes 5K. Processing government assistance program
APT: 1D TENANT NAME: MR. MARK FRYE						
S	3.0	1250.07	11/01/2022	10/31/2024	1250.07	✓
APT: 1E TENANT NAME: GLADYS PERALTA PENA NORBERY RAMIREZ						
S	5.0	2045.00	07/01/2022	06/30/2024	2045.00	✓
APT: 2A TENANT NAME: MRS. LINDELL THOMAS MRS. CLAUDINE BROWN						
S	4.0	1390.40	10/01/2023	09/30/2024	1390.40	✓
APT: 2B TENANT NAME: MR. ARMANDO MORENO						
S	3.0	Scheduled \$1,048.45 (1yr)	05/01/2019	04/30/2021	1017.92	Super Occupied Unit
APT: 2C TENANT NAME: MASK ANDERSON						
S	2.0	1235.08	02/01/2023	01/31/2025	1235.08	✓
APT: 2D TENANT NAME: JENNIFER FERMIN						
S	3.0	1257.18	07/01/2023	06/30/2025	1197.32	✓
APT: 2E TENANT NAME: MARIA LOPEZ						
S	3.0	1247.27	09/15/2023	09/14/2025	1187.88	✓
APT: 2F TENANT NAME: JUAN GONZALEZ						
S	3.0	1490.83	04/01/2023	03/31/2025	1490.83	✓
APT: 3A TENANT NAME: EVAGELINA DELAROSA DORIS MORA						
S	4.0	1594.09	12/01/2022	11/30/2024	1594.09	Owes Two months rent
APT: 3B TENANT NAME: MR. LEVON HUGHEY						
S	3.0	1231.94	08/01/2023	07/31/2025	1231.94	✓
APT: 3C TENANT NAME: YOCASTA VERAS						
S	2.0	1385.48	09/01/2023	08/31/2025	1385.48	✓
APT: 3D TENANT NAME: MELISHA MARTINEZ						
S	3.0	1253.18	12/01/2022	11/30/2024	1253.18	✓
APT: 3E TENANT NAME: JHORDALY RAMIREZ						
S	3.0	1223.42	11/01/2023	10/31/2025	1262.57	Rent increase on year 2
APT: 3F TENANT NAME: WILKIN CAMILO SANTOS						
S	3.0	1448.34	08/01/2022	07/31/2024	1448.34	✓
APT: 4A TENANT NAME: ARIOSTO SANCHEZ GUILLERMINA SANCHEZ						
S	4.0	1661.04	09/01/2022	08/31/2024	1661.04	✓

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CODE	ROOMS	CURRENT/P	LCD	LED	MRKRENT	Landlord Notes
APT: 4B TENANT NAME: SILVESTER BRUMFIELD						
S	3.0	1480.81	02/01/2024	01/31/2026	1570.22	Rent increase on year 2
APT: 4C TENANT NAME: REYMAR MONEGRO						
S	2.0	1376.32	06/01/2022	05/31/2024	1376.32	✓
APT: 4D TENANT NAME: COURTNEY GARRISON						
S	3.0	1451.33	06/01/2022	05/31/2024	1451.33	✓
APT: 4E TENANT NAME: MS. BERNADETTE MARTIN						
S	3.0	1,105.69	01/01/2016	12/31/2016	1091.42	Month to Month / No Lease
APT: 4F TENANT NAME: MS. LYNETTE WATTS						
S	3.0	1278.69	12/01/2023	11/30/2024	1278.69	✓
APT: 5A TENANT NAME: ALFREDO CERDA						
S	4.0	1361.51	09/01/2023	08/31/2025	1296.68	✓
APT: 5B TENANT NAME: JOSIE SPENCER						
S	3.0	1211.56	12/01/2023	11/30/2024	1176.27	Rent increase on year 2
APT: 5C TENANT NAME: ARTHUR WALKER						
S	2.0	1199.40	12/01/2023	11/30/2025	1237.78	Rent increase on year 2
APT: 5D TENANT NAME: YASHEIKA SAMUELS						
S	3.0	1235.54	05/01/2023	04/30/2024	1235.54	✓
APT: 5E TENANT NAME: ERIC ROBINSON						
S	3.0	1187.69	07/15/2022	07/14/2024	1187.69	✓
APT: 5F TENANT NAME: LAMAR HARRIS						
S	3.0	1359.86	07/15/2023	07/14/2025	1359.86	Program: \$641.24

4118 Carpenter: Room Count: 97 Monthly Income: \$41,873.35 Annual Income: \$502,480.02

4116 - 4118 Carpenter Totals:

Total Room Count: 98
Monthly Income : \$83,295.76
Annual Income: \$999,549.12