



Offering Memorandum

1144 Manor Avenue

Bronx, NY



Available Upon Request
Asking Price



\$1,408
Avg Rent / Apt



6
Units



1929
Year Built

Property Summary

1144 Manor Avenue
Bronx, NY
(Between Westchester & Watson Avenues)

Property Description	A (2) story walk-up apartment building consisting of 6 free market apartments.
Block/Lot	3743/24
Size	25' x 100'; Built 20.5' x 62'
Building SF	2,542 SF; Air Rights: 2,950 SF
Zoning	R6; FAR 2.2
Year Built	1929
Layout	2/2; 1/3; 1/4; 1/5; 1/7 = 23 Rooms
Assessment	\$119,397 (26/27 Tentative AV); Tax Class 2A

Financial Summary

Available Upon Request	\$1,408	\$367
Asking Price	Avg Rent / Apartment	Avg Rent / Room

Income

Residential	\$86,991
Residential Vacant (1 Unit)	\$14,400
Vacancy & Collection Loss (3%)	(\$3,042)
Total	\$98,349

Expenses

Real Estate Taxes (26/27)*	\$14,852
Water & Sewer (Estimated)	\$7,020
Fuel	\$6,480
Electric	\$810
Insurance	\$4,590
Payroll (Estimated)	\$2,700
Management Fee (3%)	\$2,950
Repairs & Maintenance	\$3,780
Total	\$43,182
NOI	\$55,167

*Based on 26/27 tentative assessed value.

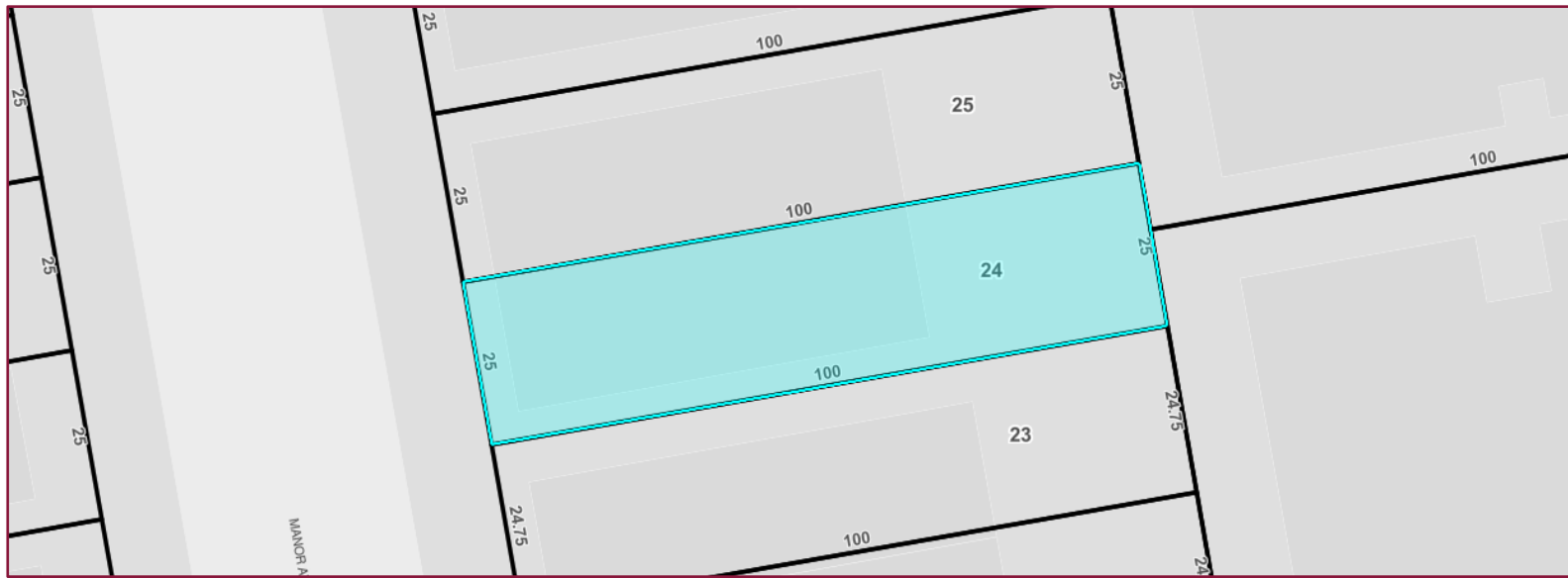
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Although information furnished is from sources deemed reliable, no representation is made as to the accuracy thereof.

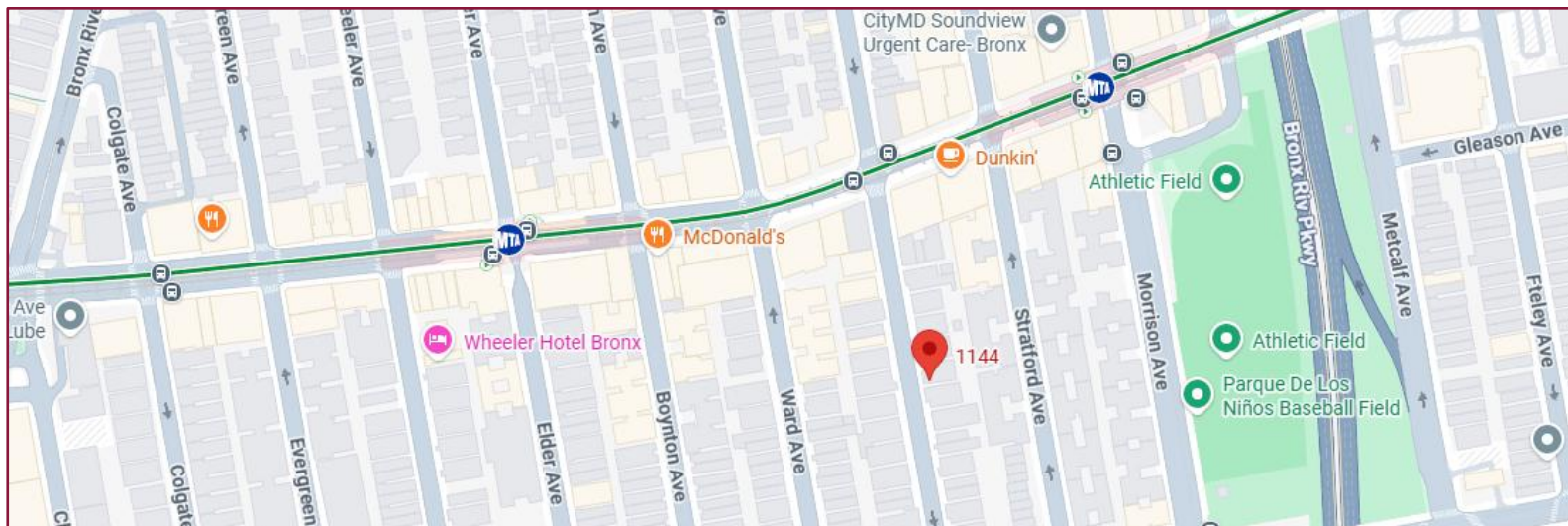
Rent Roll

Unit	Tenant	Status	Beds	Rooms	LXP	Monthly Rent	Annual Rent
1Front	Occupied	FM	1	3	9/30/2026	\$ 1,395.00	\$ 16,740.00
1Back	Occupied	FM	2	4	9/30/2026	\$ 1,473.00	\$ 17,676.00
2Floor	Occupied	FM	5	7	9/30/2026	\$ 2,370.00	\$ 28,440.00
Basement	Occupied	FM	3	5	9/30/2026	\$ 1,361.25	\$ 16,335.00
1	Vacant	FM	0	2	MTM	\$ 1,200.00	\$ 14,400.00
2	Occupied	FM	0	2	MTM	\$ 650.00	\$ 7,800.00
Total				23		\$ 8,449.25	\$ 101,391.00

Tax Map



Map



152 West 57th Street, 5th Floor
New York, NY 10019



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