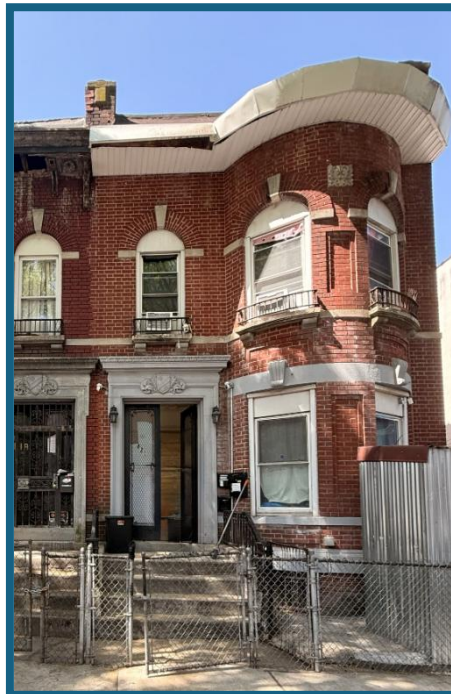




FOR SALE
ARG EXCLUSIVE OFFERING

**821 MANIDA STREET
BRONX, NY**



HUNTS POINT
LANDMARKED 2-FAMILY HOME + FINISHED BASEMENT
2 UNITS + BASEMENT
3,880 SF | 9 BEDROOMS

Asking Price: \$900,000

100% VACANT BUILDING
RARE 9-BEDROOM PROFILE
PROJECTED CAP RATE: 8.1%
PRIME TRANSIT

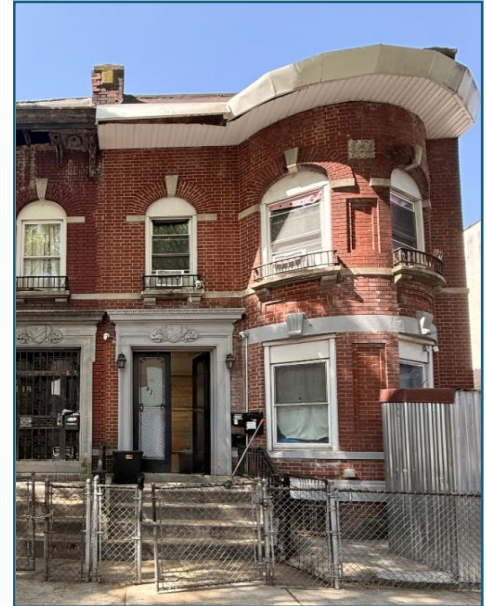
**HUNTS POINT
2-STORY WALK-UP TWO-FAMILY DUPLEX**

Address: 821 Manida Street Bronx, NY 10474
Location: Between Lafayette Ave and Garrison Ave



Description: ARG has been exclusively retained to arrange the sale of 821 Manida St, a landmarked 2-family home delivered fully vacant. The property features massive 5BR and 4BR layouts, a full finished basement, and a prime location just two blocks from the Hunts Point Ave 6 train. This offering presents a rare turnkey or high-upside opportunity for an end-user or investor to set market-rate rents in a highly desirable South Bronx pocket.

Layout:	1/3; 1/6; 1/7 = 16 Total Rooms
Block/Lot	2740/98
Year Built:	1901
Lot Size:	25 x 100 (2,500 SF)
Built:	20 x 55 (approx. 3,880 SF)
Assessment:	\$60,780
Tax Class:	1
Zoning:	R6 (Landmarked)
FAR:	3
FAR as Built:	1.09
Mortgage:	Delivered Free and Clear.



Income:	Apartments	\$	93,780
	Vacancy 3%	\$	(2,813)
Effective Gross Income:			\$ 90,967
Estimated Expenses:	R.E. Taxes (26/27)	\$	3,839
	Water & Sewer (tenants pay)	-	
	Heat (tenants pay)	-	
	Electric (tenants pay)	-	
	Insurance	\$	3,500
	Super	\$	2,400
	Repairs & Maintenance	\$	3,600
	Misc.	\$	3,000
Total Expenses:			\$ 16,339
NOI:			\$ 74,628
Apartments:	2	PPSF	\$232
Rooms:	16	PPU	\$300,000
Average Rent/Unit/Mo:	\$3,908	GRM:	10 x RR
Average Rent/Room/Mo:	\$488	CAP Rate:	8.29%
Asking Price: \$900,000 All Cash			



Asking Price	CAP Rate	GRM	PPU
\$900,000	8.29%	10 x RR	\$300,000

AH/2636

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, change of price, rental, or other conditions, prior to sale, lease or financing, or withdrawal without notice.

ARG- Atlas Realty Group Partners, LLC 11 Broadway 18th Floor, New York, NY 10004; (T) 212-419-8060; (F) 646-517-6340

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ARG

ATLAS REALTY GROUP PARTNERS LLC

Projected Rent Roll

Projected Rent Roll: 821 Manida Street Bronx NY

<u>Unit</u>	<u>Rent</u>	<u>Rooms</u>	<u>Status</u>
1	\$ 4,182.00	7	FM
2	\$ 3,633.00	6	FM
Basement*	\$ 2,500.00	3	FM

Total Monthly Income	\$7,815.00	(excludes BM)
Total Annual Income	\$93,780.00	

* Income potential, but not a legal dwelling unit

Asking Price	CAP Rate	GRM	PPU
\$900,000	8.29%	10 x RR	\$300,000

AH/2636

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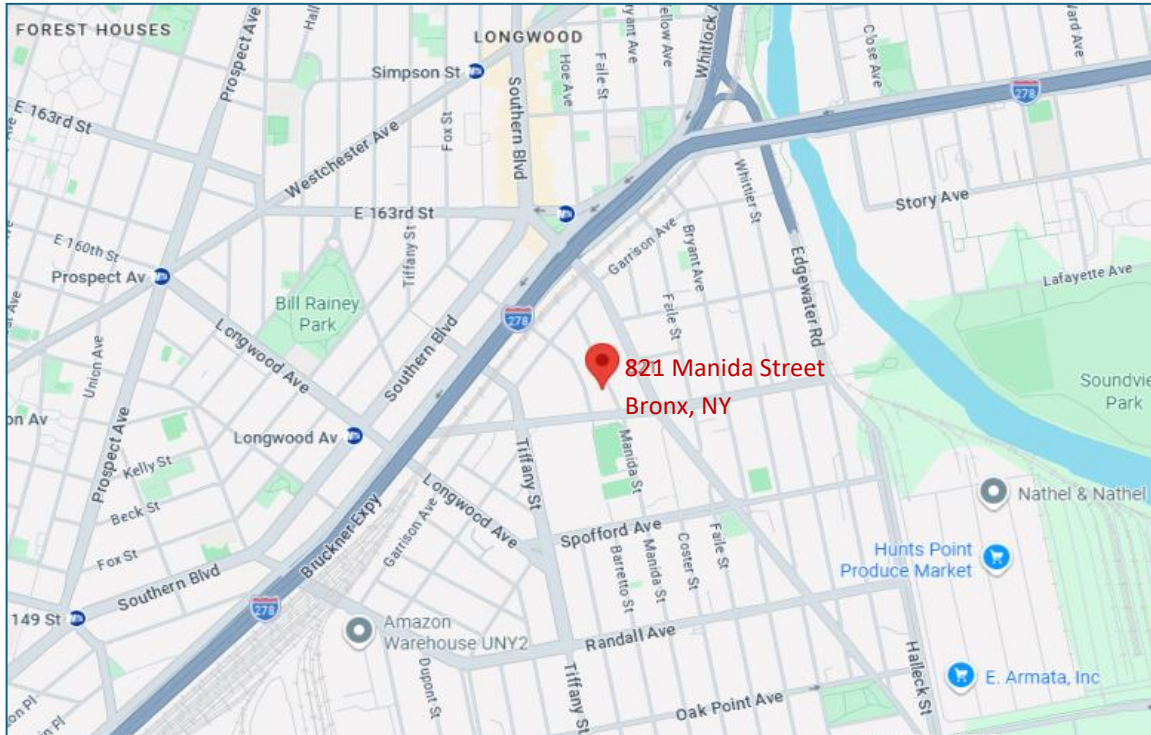
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Map



Aerial View



Asking Price
\$900,000

CAP Rate
8.29%

GRM
10 x RR

PPU
\$300,000

AH/2636

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