

**FRIEDMAN-ROTH EXCLUSIVE
ELEVATOR APARTMENT BUILDING FOR SALE
52 APARTMENTS AND 3 STORES
ARTICLE XI UNTIL 2063 / 8.72% CAP**



Asking Price: \$ 4,995,000

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Address:	1988 Newbold Avenue, Bronx, NY 10472 AKA 1950 Cross Bronx Expressway		
Location:	On the South East Corner of Newbold Ave and Cross Bronx Expressway		
Description:	6 story Elevator Apartment Building built in 1929 Renovated in 2008. Solar Panels on the roof and New Article 11.		
Block / Lot:	3794 / 34	Zoning:	R6
Lot Size:	103.5 x 115.17 Irregular	Lot SF:	11,500
Building Size:	103.5 x 102	Building SF:	66,342
Layout:	(45) 1 Bedroom; (7) 2 Bedroom	Price PSF:	\$75.29
INCOME:			
Occupied Actual	\$	775,628	
Billboard	\$	12,000	
Retail	\$	75,540	
Gross Annual Income:	\$	863,168	
EXPENSES: (ESTIMATED)			
Real Estate Taxes Article XI expires 2063	\$	47,400	
Water/Sewer	\$	66,820	
Insurance	\$	98,800	
Electric / Solar Panels	\$	-	
Gas	\$	77,220	
Super + free apt / Union 670	\$	49,500	
Maintenance & Repair	\$	52,000	
Management 4%	\$	35,600	
Total Expense:	\$	427,340	
Estimated Net Operating Income:	\$	435,828	

Package Price : \$4,995,000

New 40 year Article XI. Super clean and efficient building with low expenses. 20 Apartments were completely gut renovated due to a fire in 2021. New roof, solar panels and new gas boiler. Preferential rents shown on rent roll.

Super clean building.

ACCT NO	UNIT	TENANT NAME	LEASE BEGIN	LEASE EXPIRES	BASE CHARGE	REPEAT CHARGES	TOTAL CHARGES	SECURITY	ROOM SIZE	LSE. TYPE
730		1988 NEWBOLD AVENUE -								
730-001	BASE	SUPT EXEMPT			0	0	0	0	4	E
730-002	1A	JULIO CUADRAS	2/1/2026	1/31/2028	1228.98	18.1	1247.08	795	3	S
730-004	2A	HERIBERTO LUCIANO	11/1/2024	10/31/2026	1148.61	18.1	1166.71	1091	3	S
730-006	3A	HAZEL VELEZ	4/1/2025	3/31/2027	1160.72	-2.76	1157.96	525	3	S
730-008	4A	MARIA ACABEO	1/1/2025	12/31/2026	1378.19	-52.38	1325.81	1050	3	S
730-010	5A	JOSE RODRIGUEZ	10/1/2025	9/30/2027	1248.13	-2.76	1245.37	1194	3	S
730-012	6A	SHEONA TULL	12/1/2025	11/30/2027	1375.19	0	1375.19	0	3	S-H
730-014	1B	BEN AYEDZI & FAUSTIMA AZAMETI	11/1/2024	10/31/2025	1447.79	0	1447.79	1447.79	4	s
730-016	2B	NELSON & VERONICA CLARK	12/1/2025	11/30/2027	1327.52	-3.68	1323.84	380.74	4	S
730-018	3B	JAMES & LORRAINE WALTON	5/1/2025	4/30/2027	1199.45	-3.68	1195.77	1199.45	4	S-W
730-020	4B	CAMILLE & RENEE ANTOINE	3/1/2025	2/28/2027	1354.35	-3.68	1350.67	1250	4	S
730-022	5B	LISA VALDES	10/1/2022	9/30/2024	218	17.18	235.18	796	4	S8
730-023	5B	SEC 8-VALDES	10/1/2022	9/30/2024	1164	0	1164	0		S8+
730-024	6B	MARIAME SANNOR	5/1/2026	4/30/2028	1592.64	0	1592.64	0	4	S-H
730-026	1C	AALIYAH CANTERBURY	4/1/2026	3/31/2027	1123.91	0	1123.91	0	3	S-H
730-028	2C	FLORA GARCIA & CHRISTIAN LOPEZ	9/15/2025	9/30/2026	1058.01	0	1058.01	1058.01	3	S
730-030	3C	EMILY PAGAN	4/1/2025	3/31/2027	1215.58	-2.76	1212.82	775	3	S
730-032	4C	NICOLE DAMBROSIO LUISA PEREZ	7/1/2025	6/30/2027	1613.77	-76.8	1536.97	1300	3	S
730-034	5C	IBRAHIM WAKASO	11/1/2025	10/31/2027	1188.52	0	1188.52	1188.52	3	S
730-036	6C	MUCTAR SARJOH	10/15/2025	10/31/2027	1414.79	0	1414.79	1414.19	3	S
730-038	1D	ALTAGRACIA JIMENEZ	8/1/2024	7/31/2026	1518.46	-70.18	1448.28	1300	3	S
730-040	2D	KESHA M. BROWN	5/1/2025	4/30/2026	1133.06	0	1133.06	0	3	S-H
730-042	3D	LAMIN DUMBUYA	6/1/2025	5/31/2026	1556.36	-71.54	1484.82	1275	3	S
730-044	4D	THERESA LLOYD	4/1/2026	3/31/2027	1188.92	-2.76	1186.16	850	3	S
730-046	5D	GUILLERMO & LUZ GOMEZ	2/1/2026	1/31/2027	1180.74	18.1	1198.84	925	3	S
730-048	6D	JEFFREY DOWNER	8/1/2025	7/31/2026	1165.73	18.1	1183.83	971	3	S
730-050	1E	HECTOR SANCHEZ	2/1/2025	1/31/2027	1217.2	-50.02	1167.18	1011.93	3	S
730-052	2E	ANGEL TERRERO	6/1/2025	5/31/2027	1594.35	-278.65	1315.7	1000	3	S
730-054	3E	YUN ZHI LI	6/1/2025	5/31/2026	1073.19	-2.76	1070.43	908.25	3	S
730-056	4E	FATI AMADU	12/15/2025	12/31/2026	1037.18	0	1037.18	1037.18	3	S
730-058	5E	YHAZIEL ACEVEDO	8/1/2021	7/31/2023	1048.51	-2.76	1045.75	575	3	S-W
730-060	6E	MARY DELEON	1/1/2025	12/31/2026	1206.98	-2.76	1204.22	830	3	S-SC
730-062	1F	CHASTITIE SOLANO	4/1/2025	3/31/2027	1256.64	-2.76	1253.88	795	3	S
730-064	2F	KAREN TITO	7/1/2024	6/30/2026	1167.79	-2.76	1165.03	850	3	S
730-066	3F	ROXINE SINGLETARY	8/1/2025	7/31/2026	1388.31	-2.76	1385.55	1271	3	S
730-068	4F	JENNA HERCHE	4/1/2024	3/31/2026	1145.97	0	1145.97	650	3	S
730-070	5F	E. CINTRON & V. ORTEGAS	9/1/2025	8/31/2026	1086.98	-2.76	1084.22	960	3	S
730-072	6F	ERIC OPPONG JACOB DANSO	10/1/2020	9/30/2022	1249.22	-2.76	1246.46	1050	3	S
730-074	2G	BEACON OF HOPE HOUSE	9/1/2024	8/31/2026	1191.04	-2.76	1188.28	1076.49	3	S
730-076	3G	JUANITA PONCE	2/1/2026	1/31/2027	147	18.1	165.1	1059.32	3	S8-W
730-077	3G	SEC 8-PONCE	2/1/2026	1/31/2027	1361.66	0	1361.66	0		S8-W
730-078	4G	ELIZABETH SANTANA	3/1/2026	2/28/2027	1616.79	-182.64	1434.15	1300	3	S
730-080	5G	** VACANT **			1541	0	1541	0	3	S-H
730-082	6G	SHANTEL CASTRO	2/1/2026	1/31/2027	1127.58	-2.76	1124.82	850	3	S
730-084	2H	AMANDA PEREZ & JON CRUZ	6/1/2025	5/31/2026	1241.55	18.1	1259.65	925	3	S
730-086	3H	JOEL ORTIZ	5/1/2025	4/30/2027	1181.25	18.1	1199.35	1032.5	3	S
730-088	4H	EVELIS MARTE	12/1/2024	11/30/2026	1168.86	-2.76	1166.1	850	3	S
730-090	5H	** VACANT **			1326	0	1326	0	3	S8H
730-092	6H	MARIBEL SALAZAR	11/1/2025	10/31/2026	1585.56	20.86	1606.42	1454.54	3	S
730-094	2J	SUSAN VIERA	4/1/2026	3/31/2027	1028.23	-2.76	1025.47	1029	3	S
730-096	3J	ROSA LOPEZ	4/1/2025	3/31/2027	174	18.1	192.1	612.23	3	S8
730-097	3J	SEC 8-LOPEZ	4/1/2025	3/31/2027	901	0	901	0		S8
730-098	4J	SHARON BRYANT	8/1/2025	7/31/2026	1165.99	-2.76	1163.23	1144.66	3	S
730-100	5J	YUET BIU YAN	9/1/2025	8/31/2026	1033.15	-2.76	1030.39	520.2	3	SC
730-102	6J	MALACHI MCKENITH	8/1/2019	7/31/2020	1334.15	-2.76	1331.39	1025	3	S
730-104	ST1	JOONY CINTO & W. CARACONDO	2/1/2026	1/31/2029	4389	0	4389	18084	484	V
730-106	ST2	JOONY CINTO & W. CARACONDO			0	0	0	0	561	V
730-108	ST3	BIERSAY & FAIRWEATHER	1/1/2024	12/31/2025	1906	0	1906	3165	440	V
730-400	SIGN	Webster Lock	4/1/2026	3/31/2031	1000	0	1000	0		D
730-700	DISH	DISH WIRELESS	5/1/2022		0	0	0.	0		
730-702	ANT	T-MOBILE USA INC			0	0	0	0		A
730-800	STORAGE	BARGOLD STORAGE			0	0	0	0		K
						+662.85	71430.7			

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Map:

