



CUSHMAN &
WAKEFIELD

2250 GRAND CONCOURSE

BRONX, NY 10457

22-UNIT RENT STABILIZED
MULTIFAMILY BUILDING

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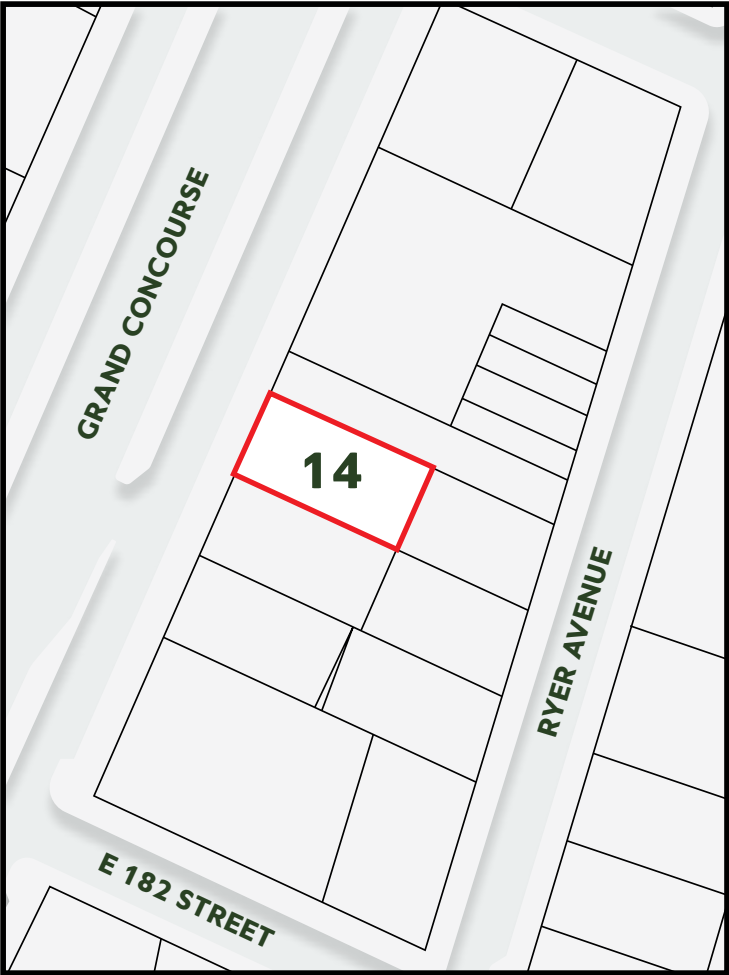
Cushman & Wakefield has been retained on an exclusive basis to arrange for the sale of 2250 Grand Concourse (the “Property”), a five-story multifamily walk-up located in the heart of Fordham, Bronx. The Property is 17,270 square feet, sits on a 50’ × 100’ lot, and consists of 22 rent-stabilized units, three of which are vacant. The building carries a Tax Class 2 designation with annual real estate taxes of \$59,222.

2250 Grand Concourse is ideally positioned on the Grand Concourse between East 182nd Street and East 183rd Street, one of the Bronx’s most prominent and well-established residential corridors. The Property is steps from the 182nd-183rd Streets subway station, serviced by the B and D trains, providing direct access to Midtown Manhattan. Additionally, the Grand Concourse/East 182nd Street bus stop is located directly outside the Property, servicing the Bx1 and Bx2 lines and providing convenient access throughout the Bronx.

The Property benefits from immediate access to the Fordham Road retail corridor, one of the busiest shopping destinations in New York City, as well as nearby Fordham University, the New York Botanical Garden, and the Bronx Zoo, further enhancing its appeal within the Fordham neighborhood.

Please direct all inquiries to Cushman & Wakefield.

TAX MAP



2250 GRAND CONCOURSE



SUMMARY

Price Per SF:	\$156
Price Per Unit:	\$122,727
Capitalization Rate:	9.2%

Property Information	
Address:	2250 Grand Concourse, Bronx, NY 10457
Submarket:	Fordham
Block & Lot:	3158-14
Lot Dimensions:	50' x 100'
Lot SF:	5,000

Building Information	
Property Type:	Walkup
Building Dimensions:	50' x 86'
Stories:	5
Total Gross SF:	17,270
Total Units:	22
Gross Residential SF:	17,270
Net Residential SF:	14,680
Avg. Net Unit SF:	667

Zoning Information	
Zoning:	R8
Special District:	Grand Concourse Preservation District
FAR (As-of-Right):	7.20

NYC Financial Information (25/26)	
Total Assessment:	\$476,100
Annual Property Tax:	\$59,222
Tax Class:	2
Tax Rate:	12.4390%



RESIDENTIAL REVENUE

Unit	Beds	Baths	Status	Exp.	Monthly Rent
BF	2	1	RS	Vacant	\$1,375
BR			RS	Oct-26	\$1,864
1			RS	Feb-28	\$1,782
2	4	1	RS	Sep-27	\$2,369
3			RS	Mar-27	\$1,766
4			RS	Dec-26	\$1,043
5			RS	Jul-28	\$2,512
6	4	1	RS	Vacant	\$2,208
7			RS	Jul-26	\$1,165
8			RS	Vacant	\$1,548
9			RS	Apr-27	\$1,112
10			RS	Mar-27	\$2,310
11			RS	Mar-28	\$1,926
12	1	1	RS	Oct-26	\$1,620
12A			RS	Mar-27	\$2,007
14			RS	Jul-27	\$2,478
15			RS	Apr-27	\$1,802
16			RS	Oct-24	\$1,740
17	2		RS	Feb-21	\$1,124
18			RS	Jan-28	\$1,192
19	2		RS	Jan-28	\$1,768
20			RS	Nov-26	\$761
Monthly Total	15	4			\$37,473
Annual Total					\$449,670
Average Rent per Unit:					\$1,703
Average Rent per Net SF:					\$31

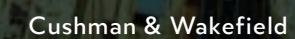
INCOME & EXPENSES ANALYSIS

Residential Revenue	NSF	\$ / Unit	\$ / SF	Annual Income
Gross Annual Income	14,680	\$20,440	\$30.63	\$449,670
Less General Vacancy/Credit Loss (3.0%)		\$613	\$0.92	\$13,490
Effective Gross Annual Income				\$436,180

PROJECTED OPERATING EXPENSES

Type	Projection	% of EGI	\$ / Unit	\$ / SF	Projected
Property Taxes	Actual	13.6%	\$2,692	\$3.43	\$59,222
Water and Sewer	\$1,100/ Resi. Unit	5.5%	\$1,100	\$1.40	\$24,200
Insurance	\$1,200/ Resi. Unit	6.1%	\$1,200	\$1.53	\$26,400
Fuel	\$1.50/ GSF	5.9%	\$1,178	\$1.50	\$25,905
Electric (Common Areas)	\$0.25/ GSF	1.0%	\$196	\$0.25	\$4,318
Repairs & Maintenance	\$600/ Resi. Unit	3.0%	\$600	\$0.76	\$13,200
Cleaning	\$350/ Month	1.0%	\$191	\$0.24	\$4,200
Super / Payroll	\$1,500/ Month	4.1%	\$818	\$1.04	\$18,000
Management Fee	3.0% / EGI	3.0%	\$595	\$0.76	\$13,085
Total Expenses		43.2%	\$8,570	\$10.92	\$188,530

Net Operating Income	\$247,650
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FORDHAM UNIVERSITY

Fordham University, in the north Bronx, is spread across 85 acres and features Gothic architecture and tree-lined walkways. The campus was established in 1841 and currently has 7,228 enrolled students. The Rose Hill campus which acts as the main campus includes the Gabelli School of Business and graduate programs in Arts and Sciences, and Religion and Religious Education.

BRONX BOTANICAL GARDENS

The New York Botanical Garden is a National Historic Landmark located in the Bronx. The site sits on about 250 acres and supports over one million plants from extensive collections. Annually, there are upwards of one million people who come from all around the globe to learn about ecology, plant science, and enjoy healthful eating. The New York Botanical Garden also operates one of the world’s largest plant research and conservation programs on the planet.

BRONX ZOO

The Bronx Zoo was first opened in 1899 and is the largest metropolitan zoo in the United States. The zoo sees on average 1.5 million annual visitors and is comprised of over 265 acres. The zoo is primarily known for its large and diverse animal collection.

BRONX’S LITTLE ITALY

While the historical and commercial center of Bronx’s Little Italy is Arthur Avenue itself, the area stretches across East 187th Street from Arthur Avenue to Beaumont Avenue, and is similarly lined with delis, bakeries, cafes and various Italian merchants. The Bronx’s Little Italy has an Italian immigrant heritage that dates back to the 1850s, and the neighborhood continues to serve as an Italian stronghold in the borough today.



2250

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