



230 EAST 196TH STREET BRONX, NY 10458

**13-UNIT RENT STABILIZED
MULTIFAMILY BUILDING**



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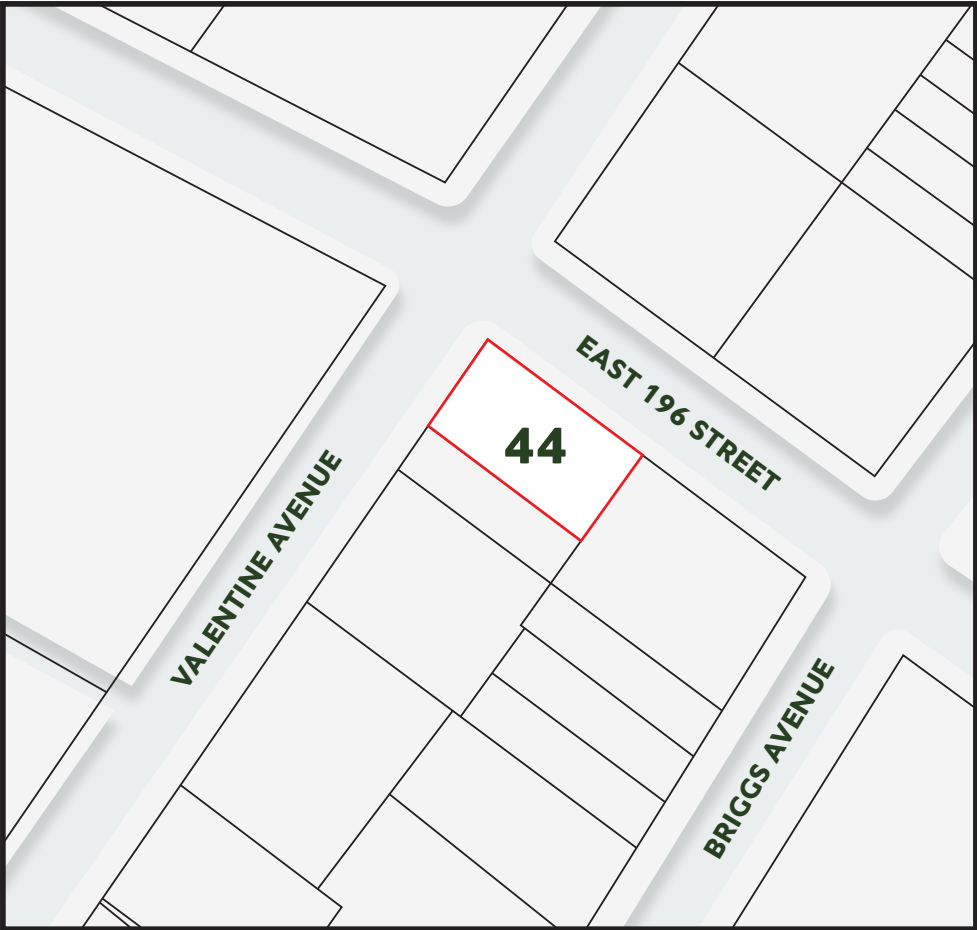
Cushman & Wakefield has been retained on an exclusive basis to arrange for the sale of 230 East 196th Street (the “Property”), a four-story rent stabilized multifamily building located in the Fordham neighborhood of the Bronx. The Property is 13,460 square feet and contains 13 rent stabilized units.

230 East 196th Street is ideally positioned just off the Grand Concourse, providing residents with convenient access to several of the Bronx primary commercial and transportation corridors. The Property is located near the Kingsbridge Road subway station, serviced by the B, D & 4 trains offering direct connectivity throughout the Bronx and into Manhattan.

The Property benefits from its proximity to the extensive retail, dining, and neighborhood services located along the Grand Concourse, Fordham Road, and Kingsbridge Road. It is also conveniently situated near Fordham University, Lehman College, Bronx Park, and the New York Botanical Garden, helping make the surrounding Fordham and Bedford Park area a well-established and highly accessible residential neighborhood.

Please direct all inquiries to Cushman & Wakefield.

TAX MAP



230 EAST 196TH STREET



SUMMARY

Price Per SF:	\$134
Price Per Unit:	\$138,462
Capitalization Rate:	9.2%

Property Information	
Address:	230 East 196th Street, Bronx, NY 10458
Submarket:	Fordham
Block & Lot:	3300-44
Lot Dimensions:	44.33' x 86.5'
Lot SF:	3,835

Building Information	
Property Type:	Walkup
Building Dimensions:	44.33' x 78'
Stories:	4
Total Gross SF:	13,460
Total Units:	13
Gross Residential SF:	13,460
Net Residential SF:	11,441
Avg. Net Unit SF:	880

Zoning Information	
Zoning:	R7B

NYC Financial Information (26/27)	
Total Assessment:	\$391,770
Annual Property Tax:	\$48,732
Tax Rate:	2
Tax Class:	12.439%

230 EAST 196TH STREET



Cushman & Wakefield

RESIDENTIAL REVENUE

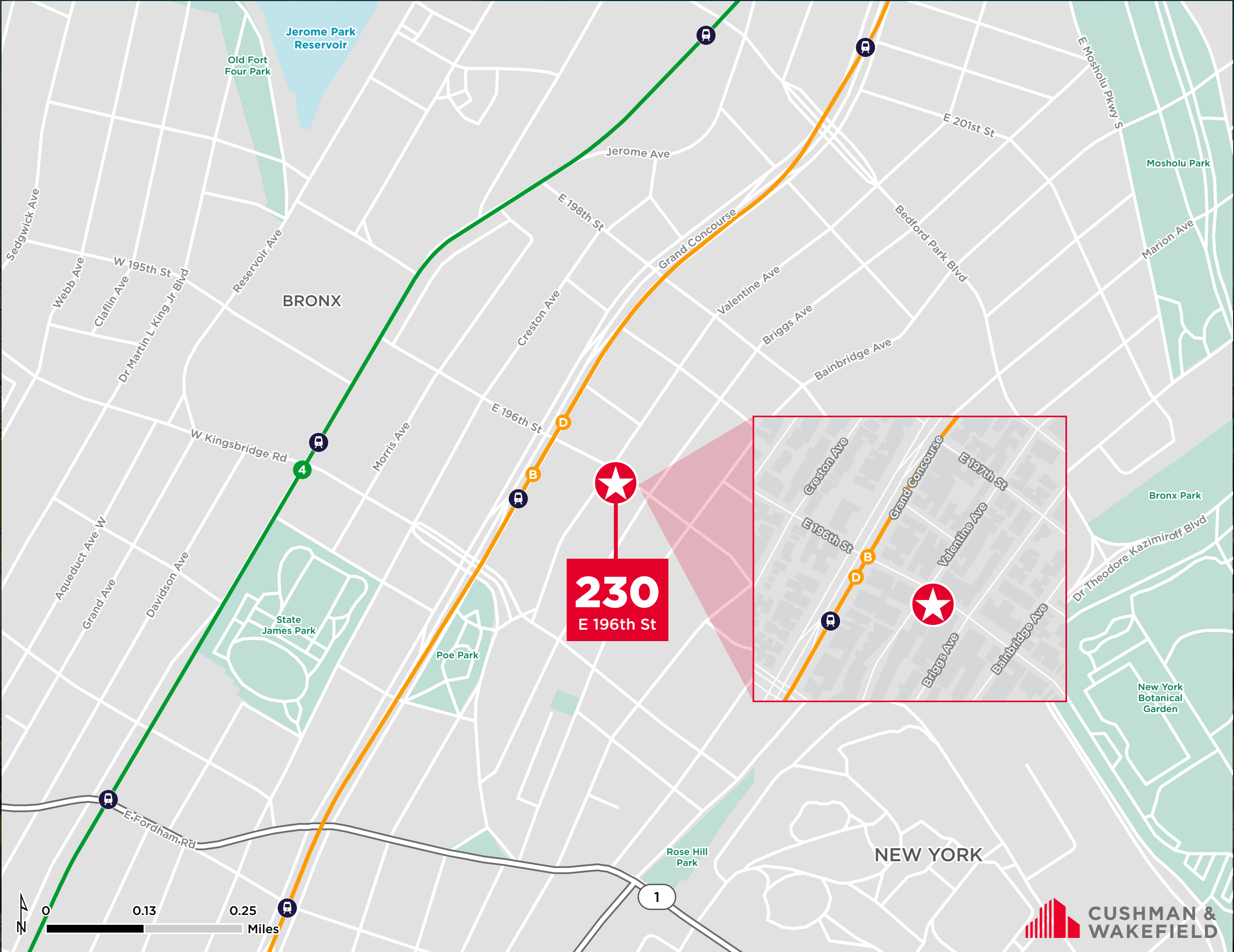
Unit	Beds	Status	Exp.	Monthly Rent
B1	3	RS	Vacant	\$3,000
1	3	RS	Nov-26	\$2,228
2	3	RS	Apr-27	\$1,682
3	4	RS	Sep-27	\$3,156
21	3	RS	Mar-27	\$938
22	3	RS	May-27	\$2,290
23	3	RS	Jan-27	\$2,348
31	3	RS	Feb-27	\$2,400
32	3	RS	Nov-26	\$2,317
33	3	RS	Feb-28	\$488
41	3	RS	Vacant	\$2,254
42	4	RS	Dec-26	\$2,294
43	3	RS	May-28	\$949
Monthly Total	41			\$26,345
Annual Total				\$316,138
Average Rent per Unit:				\$2,027
Average Rent per Net SF:				\$28

RESIDENTIAL REVENUE	NSF	\$ / Unit	\$ / SF	Annual Income
Gross Annual Income	11,441	\$24,318	\$27.63	\$316,138
Less General Vacancy / Credit Loss (3.0%)		\$730	\$0.83	\$9,484
Effective Gross Annual Income				\$306,654

PROJECTED OPERATING EXPENSES

Type	Projection	% of EGI	\$ / Unit	\$ / SF	Projected
Property Taxes	Actual	15.9%	\$3,749	\$3.62	\$48,732
Water and Sewer	\$1,100/ Resi. Unit	4.7%	\$1,100	\$1.06	\$14,300
Insurance	\$1,200/ Resi. Unit	5.1%	\$1,200	\$1.16	\$15,600
Fuel	\$1.50/ GSF	6.6%	\$1,553	\$1.50	\$20,190
Electric (Common Areas)	\$0.25/ GSF	1.1%	\$259	\$0.25	\$3,365
Repairs & Maintenance	\$600/ Resi. Unit	2.5%	\$600	\$0.58	\$7,800
Cleaning	\$350/ Month	1.4%	\$323	\$0.31	\$4,200
Super / Payroll	\$1,500/ Month	5.9%	\$1,385	\$1.34	\$18,000
Management Fee	3.0% / EGI	3.0%	\$708	\$0.68	\$9,200
Total Expenses		46.1%	\$10,876	\$10.50	\$141,387

Net Operating Income	\$165,267
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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

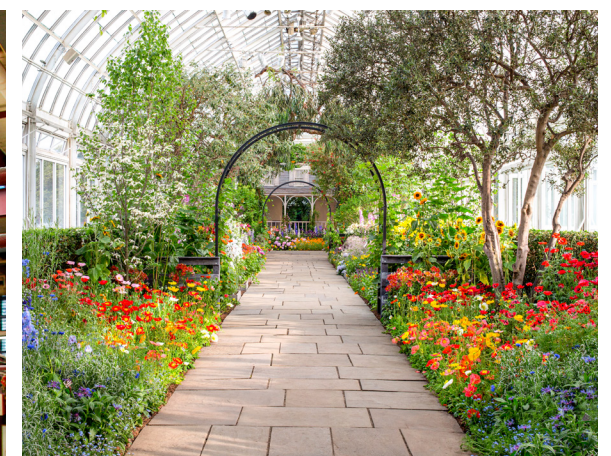
The New York Botanical Garden is a National Historic Landmark located in the Bronx. The site sits on about 250 acres and supports over one million plants from extensive collections. Annually, there are upwards of one million people who come from all around the globe to learn about ecology, plant science, 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.





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