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VENTURE CAPITAL PROPERTIES

2252 Webster Avenue  
Bronx, New York

Offering Memorandum

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### Property Description

Neighborhood:	Belmont
Type:	Development Site
Block & Lot:	3030-145
Building Size:	5,750 SF
Building Dimensions:	63 ft x 90 ft
Stories:	1
Lot Size:	6,480 SF
Lot Dimensions:	72 ft x 90 ft
Zoning:	R7-1, C1-4
FAR:	4.8
Max Buildable Area:	31,104 BSF
Tax Class:	4
Net Operating Income (In-Place):	\$ 89,215
<b>Price:</b>	<b>\$ 4,100,000</b>
	\$713/SF
	\$132/BSF
<b>Cap Rate (In-Place):</b>	<b>2.18%</b>

**2252 Webster Avenue** is a development site located in the Belmont neighborhood of the Bronx.

The property consists of over 30,000 buildable square feet in total. The space is currently occupied by a one-story retail building with three commercial units. Its location provides proximity to nearby retail and public transportation via the 182-183 Street Station just blocks away.

## Executive Summary

2252 Webster Avenue





## Financial Details

2252 Webster Avenue

Unit	Type	Rent per month In-Place
Commercial 1	Retail	\$ 4,500
Commercial 2	Retail	\$ 4,800
Commercial 3	Retail (Vacant)	\$ 3,000
<b>Total</b>		\$ 12,300
		\$ 147,600

Income & Expense Detail	In-Place
Commercial Monthly Income:	\$ 12,300
<b>Gross Annual Income:</b>	<b>\$ 147,600</b>
Real Estate Taxes:	\$ 28,585
Water & Sewer:	\$ 24,000
Insurance:	\$ 5,800
<b>Total Operating Expenses:</b>	<b>\$ 58,385</b>
<b>Net Operating Income:</b>	<b>\$ 89,215</b>

<b>Price:</b>	<b>\$4,100,000</b>
Cap Rate:	2.18%

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