

Alpha Realty

Investment Sales

**710 East 138th Street
The Bronx, NY 10454**

Mott Haven

**Corner Mixed-Use Building
20 Apartments & 5 Commercial**

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PROPERTY OVERVIEW

710 East 138th Street, The Bronx, NY 10454

On the corner of Jackson Avenue & East 138th Street

Mixed-Use building | 20 Apartments & 5 Commercial | 18,640 SF

Neighborhood	Mott Haven
Block/Lot	02566/0018
Lot Size	46.75' X 96.08'
Building Size	46' X 86'
Building Type	5-story/Walk-up
Building SF	18,640 SF
Total Apartments	20
Total Commercial	5
Zoning	R6, C1-4
FAR (Built/allowed)	4.15/3.0
Taxes (26/27)	\$20,017 (J51 - Till Year 2040)
HPD Violations	2/A, 5/B, 6/C
Year Built	1910



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FINANCIALS

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INCOME

APARTMENTS (20 units)	\$ 400,969
COMMERCIAL (5 spaces)	\$ 192,635
VACANCY/CREDIT LOSS	\$ (17,808)
EFFECTIVE GROSS INCOME	\$ 575,796

ESTIMATED EXPENSES

TAXES (26/27)(J51 - Till Year 2040)	\$20,017
WATER & SEWER	\$23,060
PAYROLL/SERVICE CONTRACTS	\$14,400
HEATING	\$25,983
MANAGEMENT FEE (5%)	\$23,744
ELECTRIC	\$3,728
INSURANCE	\$30,009
REPAIRS & MAINTENANCE (\$500/Unit)	\$10,000
TOTAL EXPENSES	\$150,941

NET OPERATING INCOME (NOI)	\$424,855
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*Rent Roll available upon request.

Financing Options Available

Our dedicated debt advisory team works directly with leading lenders to structure competitive financing for qualified buyers. Please contact us to discuss loan options tailored to this acquisition.

INVESTMENT HIGHLIGHTS

- **Mixed-Use Corner Asset in Prime Mott Haven:** 20 residential units + 5 commercial retail spaces offering scale and stability in the South Bronx's premier submarket.
- **Comprehensive 2003 Modernization:** Updated mechanical systems, common areas, and units, reducing immediate capital expenditure requirements.
- **Immediate Revenue Upside:** Mark-to-market commercial upside across the 5 retail spaces to capture rising neighborhood rents, paired with near-term residential income growth through the realization of legal regulated rents over current preferential rates.
- **Mott Haven Growth Corridor:** Positioned within an appreciating submarket driven by institutional investment and rising neighborhood density.
- **Exceptional Transit Access:** Located 0.0 miles from the Brook Ave 6 Train, under 0.7 miles from the 4, 5, and 2 lines, with the Bx33 bus at the front door.

\$4,450,000

ASKING PRICE

\$239

\$/SF

9.5%

CAP

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