

746 E 215th St, Bronx, NY 10467 (Williamsbridge)						Expenses		Property Details	
No.	Bed	RENT	Projected	Lease EXP	PROGRAM	Tax	\$9,639	B/L	04662-0048
Commercial	Ground	\$3,000	\$3,500	VACANT		Heat (gas)	\$6,500	Lot	27 x 125
1F	1BR 1 Bath	\$1,825	\$2,626	06/30/2027	NFP	Water & Sewer	\$3,800	Building	20 x 68
1R	1BR 1 Bath	\$2,584	\$2,626	05/14/2026		Insurance	\$5,500	Total SF	3,724
2F	2BR 1 Bath	\$2,762	\$2,855	12/31/2025		Mgmt & Main.	\$4,650	Built	1928
2R	2BR 1 Bath	\$2,600	\$2,855	02/28/2027	NFP	Electric	\$1,200	Zoning	R6A
1 Car Garage		\$500	\$500	VACANT				Max Buildable	10,125 Sqft
						<b>Total Expenses</b>	<b>\$31,289</b>	Price Per Door	\$270,000
<b>Monthly</b>		<b>\$13,271</b>	<b>\$14,962</b>					Price Per Foot	\$363
<b>Total Annual Income</b>		<b>\$159,250</b>	<b>\$179,544</b>			4 electric meters		<b>Highlights</b>	
<b>NOI</b>		<b>\$127,961</b>	<b>\$148,255</b>					Strong Zoning	
<b>Purchase Price</b>		<b>\$1,350,000</b>	<b>\$1,350,000</b>	<b>Media 746 East 215</b>				Driveway	
<b>CAP RATE</b>		<b>9.48%</b>	<b>10.98%</b>					Fully Detached	
								Low Taxes	



STREET AVENUE **East 215** No. **746** Boro. **Bronx** Card No. **14**

USE District **488** BLOCK No. **4662** 2 3 Sec. **16** lot **48** CLASSIFICATION **202681**

Record of Business Use - Location Date Origin **Class 7** M.D.N.C. **10-11**

RECORD OF FIRE RETARDING AND FIREPROOFING

ALTERATION PLANS

BUREAU OF BUILDINGS RECORD

LEGAL OCCUPANCY

CELLAR OR BASEMENT PERMIT

Form 100 28-1010-11-0

