



MERIDIAN INVESTMENT SALE

365

EAST 205TH STREET

NORWOOD
BRONX, NY 10467



MERIDIAN INVESTMENT SALE:

365 EAST 205TH STREET AKA 3186 DECATUR AVENUE, BRONX, NY

NORWOOD | NEAR NEW YORK BOTANICAL GARDEN & MONTEFIORE UNIVERSITY HOSPITAL
RESIDENTIAL BUILDING WITH 21 APARTMENTS

DESCRIPTION

Built in 1927, the property consists of one 5-story walkup apartment building with 21 apartments.

Conveniently located the Montefiore University Hospital and the New York Botanical Garden.

Just a few blocks east of the 205th Street-Norwood-Bainbridge train [D] station on Perry Avenue and East 205th Street.

Easy access to the Bronx River Parkway.

PROPERTY OVERVIEW

Neighborhood	Norwood
Cross Streets	NE Corner of E 205 th St. & Decatur
Block / Lot	3354/1
Lot Dimensions	100.08' x 44.25' Built 90.25' x 44.25'
Gross SF	19,800 SF
Year Built	1927
Apartments	21
Layout:	10/3, 7/4 & 4/5 = 78 Rooms
Average Rent/Unit:	\$1,013
Average Rent/Room:	\$273
FAR Built / Allowed	4.5/3
Zoning	R7B
Violations	None

PRICING MATRIX

Price	\$5,000,000
Price/Unit	\$238,095
Price/SF	\$253
GRM	19.6

INCOME AND EXPENSES

GROSS INCOME	\$255,150
EXPENSES	
Real Estate Taxes (18/19)	\$45,900
Water/Sewer	\$23,450
Fuel	\$26,200
Insurance	\$17,300
Payroll (Free Unit w/utilities included)	\$12,000
Utilities	\$5,750
Repairs, Maintenance & Misc.	\$21,000
TOTAL EXPENSES	\$151,600
NET OPERATING INCOME	\$103,550

CURRENT MORTGAGE

Delivered free & clear;

IMPROVEMENTS

New roof, new vestibule door & glass panel,
Boiler & Electrical upgrades in basement.

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365 EAST 205TH STREET - RESIDENTIAL RENT ROLL							
UNIT	APT#	TENANT NAME	RENT/MONTH	LEGAL RENT	ROOM	LXP	STATUS
1	1A	Tenant 1	\$1,193.44		4.0		RS
2	1B	Tenant 2	\$1,398.97		4.0		RS
3	1C	Tenant 3	\$954.75		3.0		RS
4	1D	Tenant 4	\$905.39		3.0		RS
5	2A	Tenant 5	\$1,192.76		5.0		RS
6	2B	Tenant 6	\$1,080.00		3.0		RS
7	2C	Tenant 7	\$965.00		3.0		RS
8	2D	Tenant 8	\$847.20		4.0		RS
9	3A	Tenant 9	\$1,290.95		5.0		RS
10	3B	Tenant 10	\$954.75		3.0		RS
11	3C	Tenant 11	\$489.11		3.0		RS
12	3D	Tenant 12	\$1,039.23		4.0		RS
13	4A	Tenant 13	\$1,623.21		5.0		RS
14	4B	Tenant 14	\$979.89		3.0		RS
15	4C	Tenant 15	\$944.12		3.0		RS
16	4D	Tenant 16	\$1,349.66		4.0		RS
17	5A	Tenant 17	\$1,270.89		5.0		RS
18	5B	Tenant 18	\$937.30		3.0		RS
19	5C	Tenant 19	\$938.80		3.0		RS
20	5D	Tenant 20	\$909.15		4.0		RS
21	Basement	Super	\$0.00		4.0		TE
Residential Monthly Income			\$21,264.57		78.0		
Residential Annual Income			\$255,174.84				

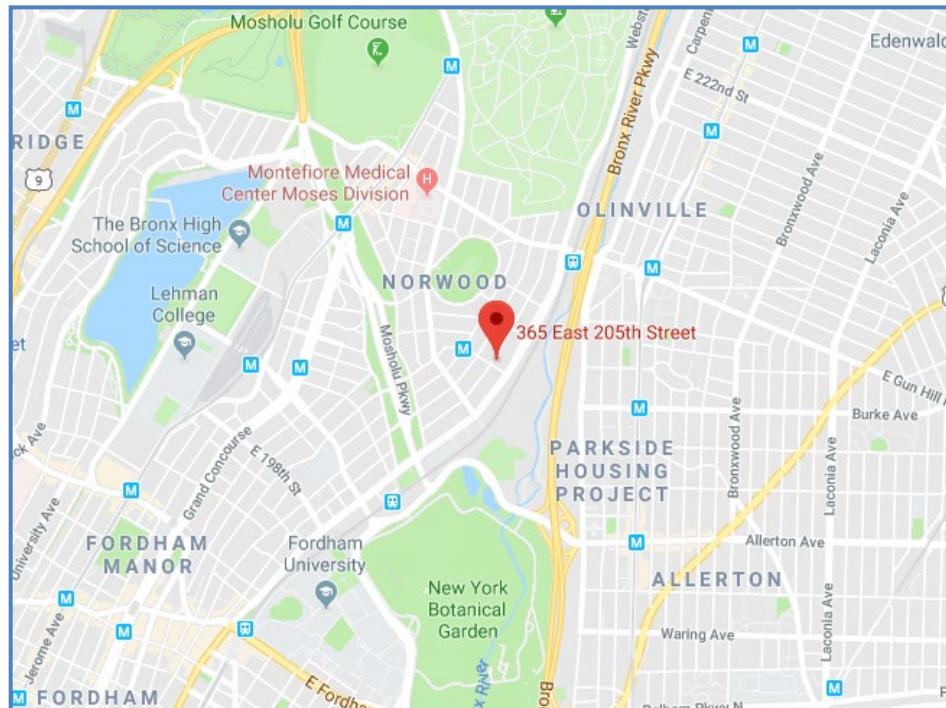
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TAX MAP



NEIGHBORHOOD MAP



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Please contact us if we can address any questions. We look forward to working with you on this exciting opportunity.

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