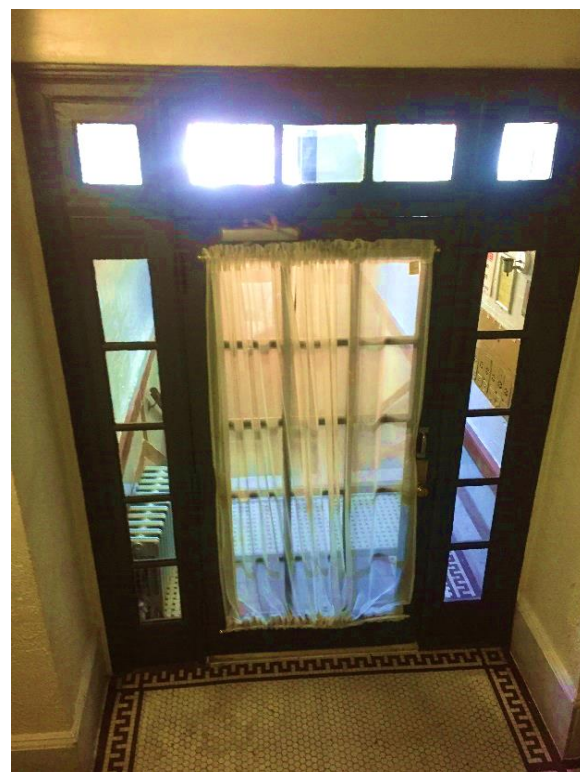


FOR SALE | METICULOUSLY KEPT 7-FAM IN ALLERTON, BX

3004 Cruger Ave, Bronx, NY 10467 (Parcel #: 04569-0008)



**First Sale in 26 Years
New 2015 Boiler**



**Asking
\$1,600,000**

**14.2 x
Rent**

**4.0%
Cap Rate**

**\$260
/sq. ft.**

**\$229k
/unit**

**Average Rents @
\$347 /month /room
\$18 /sq. ft. /year**

- **26+ Year Family Owned
All-Brick Multi-Family Bldg**
- **New Oil Boiler
Installed in 2015**
- **Allerton / Williamsbridge
Neighborhoods in the Bronx**
- **7 Residential Apartments
w/ 6 two-beds & 1 one-bed**
- **White Plains Road
Shopping & Transport**

SUMMARY

3004 Cruger Avenue is a meticulously maintained all brick seven (7) family apartment building located on the Southeast corner of Cruger Avenue and Adea Avenue. The subject property is comprised of six (6) two bedroom apartments and one (1) one bedroom apartment totaling 6,150 square feet. Features include; a new 2015 #2 oil boiler, 1050 gallon above ground oil tank, circuit breakers in the basement and apartments, marble entrance / lobby area, steel and marble staircases, new metal apartment entrance doors, silver coat rubber roof in excellent condition, etc... One block away from major shopping corridor on White Plains Road and the number 2 and 5 subway line (Burke Avenue Station).

See Images & More Online @
<http://bit.ly/3004cruger>

CONTACT EXCLUSIVE AGENTS

Marco Lala & Jack lala
Contact Jack Lala
914.363.7903
jlala@rmfriedland.com

Team Lala of RMFriedland
MultiFamilyDirect.com

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES
440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

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FINANCIAL SUMMARY**3004 Cruger Ave, Bronx, NY 10467 (Parcel #: 04569-0008)**

Asking
\$1,600,000

14.2 x
Rent

\$112k
GSI

4.0%
Cap Rate

\$64k
NOI

\$260
/sq. ft.

6,150
Square Feet

\$229k
/unit

7
Total Units

Average Rents @
\$347 /month /room
\$18 /sq. ft. /year

FINANCING SCENARIO **Year 1****illustration only, without appreciation*

Interest Rate	4.50%
Amortization	30 years
45.0% Down Payment	\$720,000
55.0% Loan Amount	\$880,000
Annual Debt Service	(\$53,506)
DSCR	1.19
Cash Flow	\$10,377
Principal Recapture	\$14,196

CASH ON CASH RETURN **Year 1**

Typical Return	1.44%
Self Mgmt. & 100% Occupied	2.36%

TOTAL RETURN **Year 1**

Typical Return	3.41%
Self Mgmt. & 100% Occupied	4.34%

BUILDING DETAILS

7 Total Units
7 Residential Apts, No Commercial Spaces
Dimensions: 25 ft x 82 ft
1 Building, 3 stories, Built 1928
Over Six Families without Stores, (C1)

PARCEL SIZE

2,285 Square Feet
25 ft x 91.42 ft

INCOME

Gross Scheduled Income (GSI)	112,433
less 3% Vacancy Allowance	(3,373)
Gross Operating Income (GOI)	109,060
less expenses	(45,177)
Net Operating Income	63,883

BUILDING SQUARE FEET

6,150 Gross Sqft
No Retail Sqft
773 Sq. Ft. Avg. Res. Apt.
est. 12% common area loss

ZONING

R6 Zone
2.43 - 4.80 Max FAR

ESTIMATED ANNUALIZED EXPENSES

RE Tax*	(15,753)
Water & Sewer	(6,825)
Insurance	(3,675)
#2 Oil	(7,700)
Utilities	(1,107)
Repairs and Maint.	(3,500)
Payroll	(2,800)
Legal, Reserves & Misc.	(545)
Management @ 3.00%	(3,272)
Total Expenses	(45,177)
40% of GSI or \$7.35/SF or \$6,454/u	

UNIT MIX

TYPE	COUNT
3 rm	1
4 rm	6
Total Units	7

MONTHLY INCOME

	/ROOM	/UNIT	MIN	MAX	TOTAL
3 rm	411	1,232	1,232	1,232	1,232
4 rm	339	1,356	963	1,530	8,137
Total Monthly Income:					9,369

CONTACT EXCLUSIVE AGENTS

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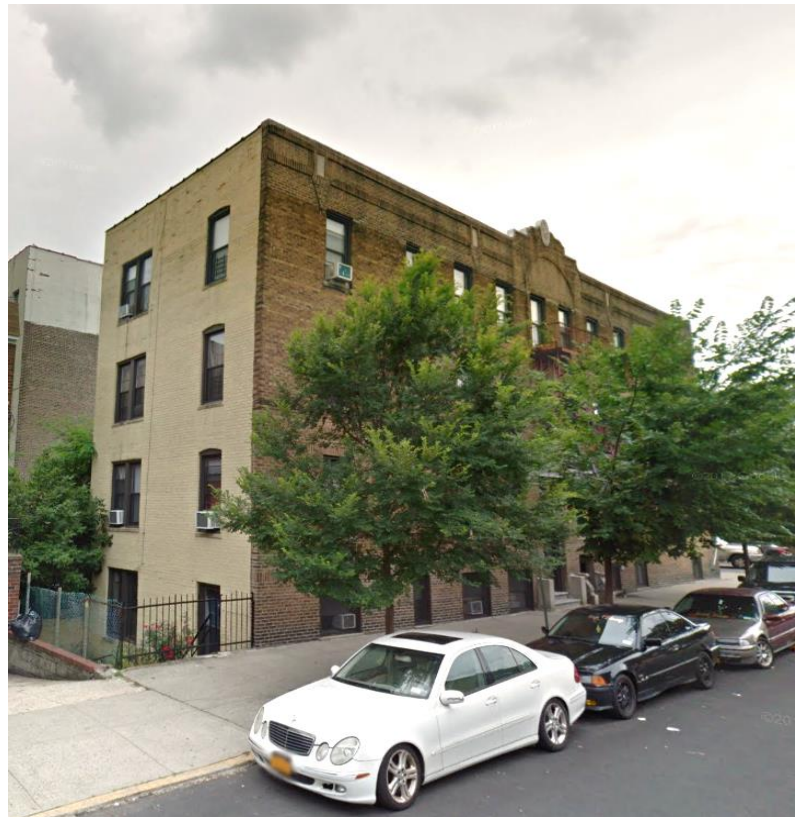
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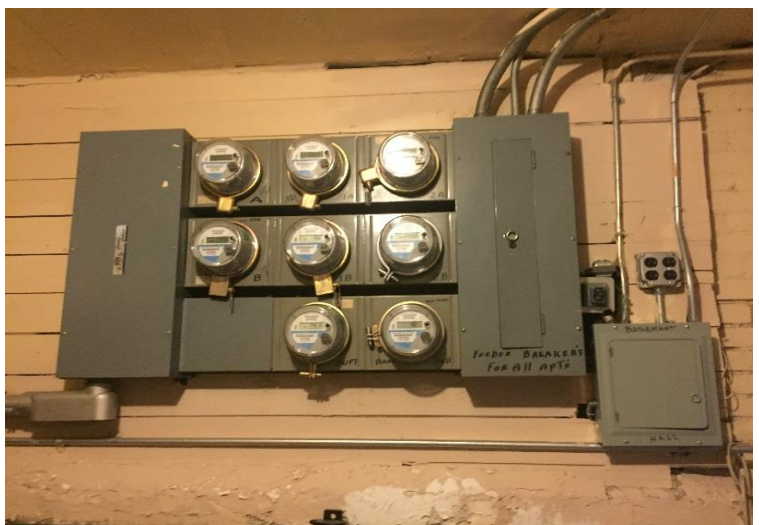
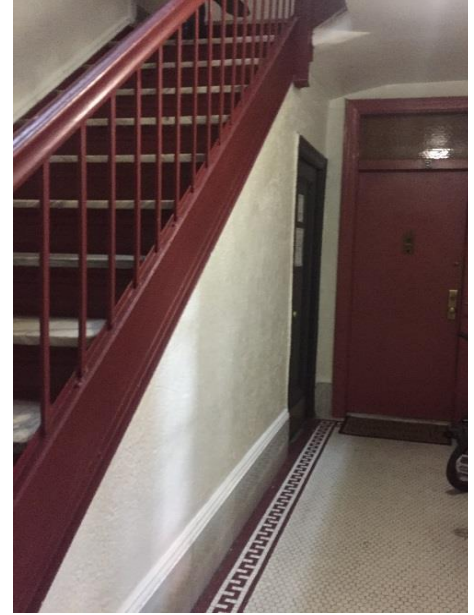
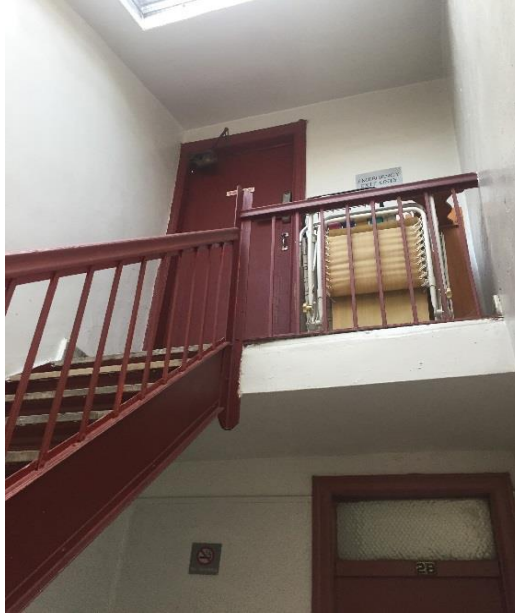
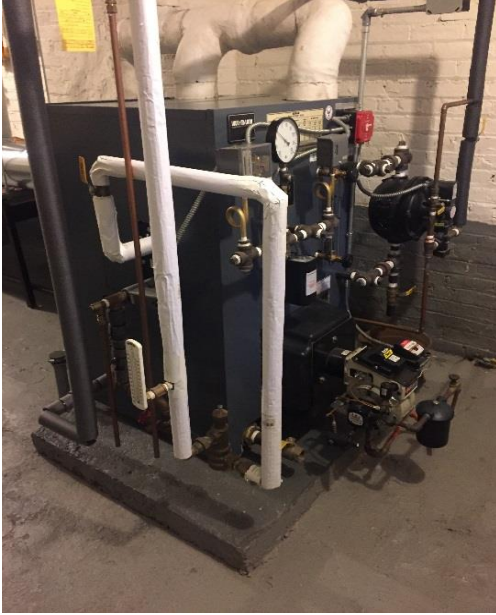
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Rent Roll

Unit Name	Type Count	Rooms / Sq. Ft. (Average Rents)	Collected c Vacancy v	Expiration, Notes (Debits, Credits)	Index
Cruger					
A	rent stab 1 Unit	4.0 rms \$300/mo	1,200.00 c	Expires: Apr-2019	1
B	rent stab 1 Unit	4.0 rms \$383/mo	1,530.00 c	Expires: Mar-2020	2
1A	rent stab 1 Unit	4.0 rms \$241/mo	963.16 c	Expires: Nov-2018	3
1B	rent stab 1 Unit	4.0 rms \$360/mo	1,439.25 c	Expires: Jun-2018	4
2A	rent stab 1 Unit	4.0 rms \$370/mo	1,479.00 c	Expires: Nov-2019	5
2B	rent stab 1 Unit	4.0 rms \$381/mo	1,525.92 c	Expires: Feb-2019	6
Bsmt	rent stab 1 Unit	3.0 rms \$411/mo	1,232.11 c	Expires: Nov-2019	7
Summary 7 Units		27.0 rms \$347/mo	9,369.44 c	Gross Potential Income 9,369 /mo 112,433 /yr Vacancy @ 0.0%	8
					9





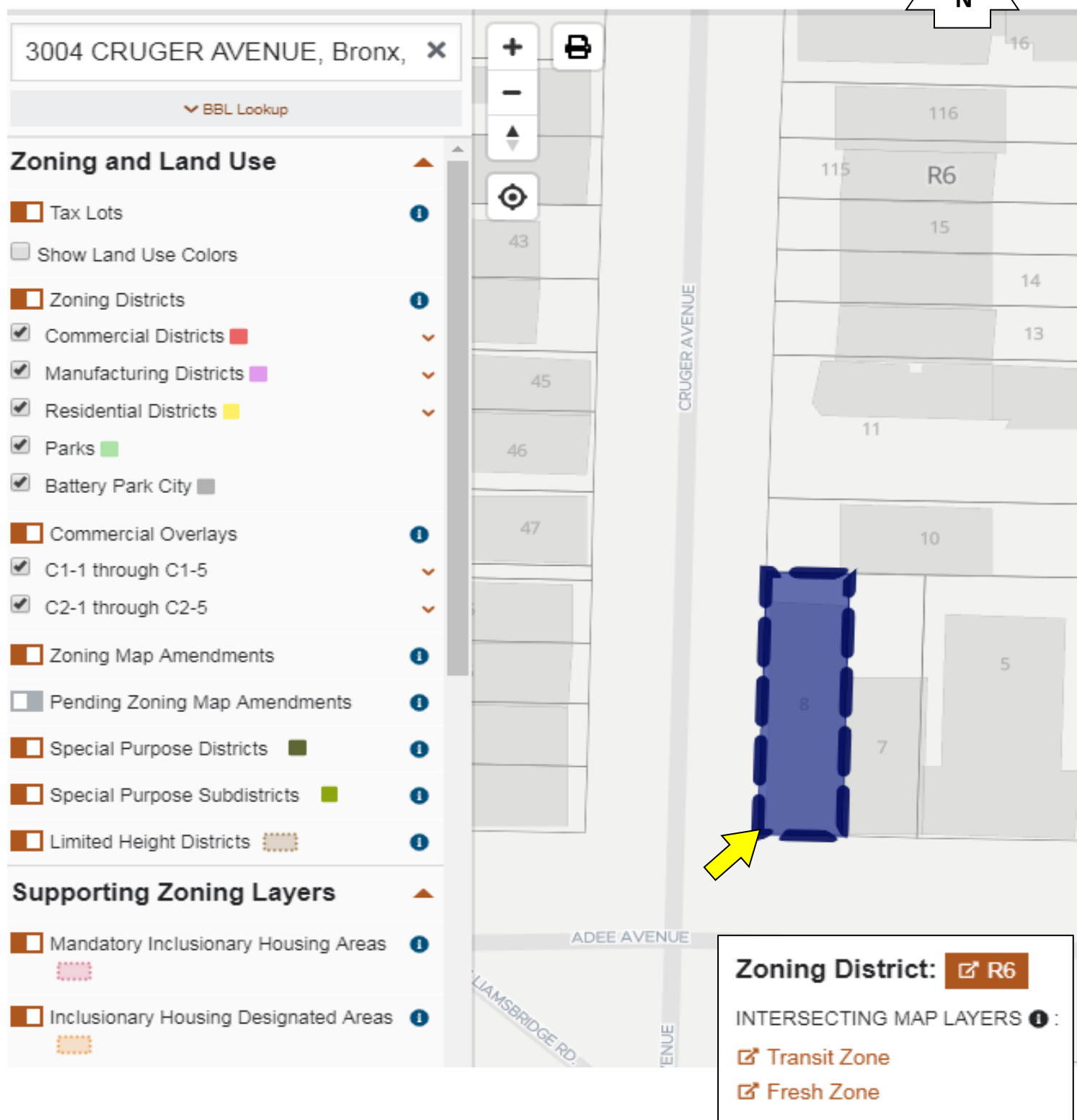








ZoLa New York City's Zoning & Land Use Map



Copy, Click or Type

Summary & Pictures

<http://bit.ly/3004cruger>

Google Map

<http://bit.ly/2QkVtG>

Shopping & Transportation

<http://bit.ly/2Qllqoy>

On Market Apartment Rentals

<http://bit.ly/2RfVOfi>