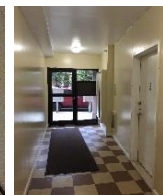


FOR SALE | SEVEN 421A TAX ABATED BRONX BUILDINGS 2002-2007 BUILT • CASTLE HILL & NORWOOD LOCATIONS



top left: 2414-2420 Westchester Avenue & top right 3331-3335 Hull Avenue

**Asking
\$14,790,000**

**6.1%
Pro Forma
Cap Rate**

**5.1%
Cap
Rate**

**\$298
/sqft**

**\$264k
/unit**

**Average Rents @
\$545 /rm/mo \$1,449 /res. u/mo
\$20 /SF/yr**

- **7 Buildings, 8 Units Each
56 Residential Apts**
- **3 Bldgs on Hull Ave
just south of E Gun Hill Rd.**
- **4 Bldgs on Westchester Ave
just north of Zerega Ave**
- **All tenants pay for heat
with separate systems**
- **421a tax abatements with an
estimated \$3M+ in savings
over 14 years**

The subject package consists of seven 421a abated multi-family buildings constructed between 2001 and 2005 (C/Os issues 2002 & 2007). A savvy investor will benefit from what is estimated to be over \$3 million in tax savings over 14 years. 3331, 3333 and 3335 Hull Avenue consists of three adjacent eight unit buildings and 2414-2020 Westchester Avenue consists of four adjacent eight-family properties with limited rear parking. There are a total of 56 residential apartments. Tenants pay for heat in all buildings and hot water in the Westchester Ave Properties. Great locations... Norwood Bronx 1/2 a block off of Gun hill road near Montefiore Hospital and the Metro North... Westchester Avenue in Castle Hill Bronx 1/4 a block from the Zerega train station.

**See Images & More Online @
<http://bit.ly/westchester-hull>**

Can Be Sold Together or as Two Separate Packages

3331-3335 Hull Avenue
3 Buildings • 24 Total Units
Asking \$6,295,000 • 5.1% Cap Rate
\$421k GSI • \$321k NOI
6.2% Pro Forma Cap Rate
See Pages 4-10

2414-2420 Westchester Avenue
4 Buildings • 32 Total Units
Asking \$8,495,000 • 5.2% Cap Rate
\$577k GSI • \$439k NOI
6.0% Pro Forma Cap Rate
See Pages 11-18

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FINANCIAL SUMMARY

Seven 421a Tax Abated Bronx Buildings



Asking
\$14,790,000

5.1%
Cap Rate

6.1%
Pro Forma
Cap Rate

14.8
GRM

12.9
Pro Forma
GRM

\$298
/sqft

49,632
Square Feet

\$264k
/unit

56
Total Units

Average Rents @
\$545 /rm/mo \$1,449 /res. u/mo
\$20 /SF/yr

FINANCING SCENARIO Year 1

**illustration only, without appreciation*

Interest Rate	4.50%
Amortization	30 years
29.5% Down Payment	\$4,363,050
70.5% Loan Amount	\$10,426,950
Annual Debt Service	(\$633,982)
DSCR	1.20
Cash Flow	\$125,848
Principal Recapture	\$168,210

CASH ON CASH RETURN Year 1

Typical Return	2.88%
Self Mgmt. & 100% Occupied	4.24%

TOTAL RETURN Year 1

Typical Return	6.74%
Self Mgmt. & 100% Occupied	8.09%

BUILDING DETAILS

56 Total Units
56 Residential Apts
7 Buildings

COMBINED PARCEL SIZES

17,441 Square Feet

BUILDING SQUARE FEET

49,632 Gross Sqft
No Retail Sqft
798 Sqft. Avg. Res. Unit Size
est. 10% common area loss

INCOME

	Pro Forma	Current
Gross Scheduled Income (GSI)	1,150,660	998,037
less 3% Vacancy Allowance	(34,520)	(29,941)
Gross Operating Income (GOI)	1,116,140	968,096
less expenses	(212,707)	(208,266)
Net Operating Income	903,433	759,830

ESTIMATED ANNUALIZED EXPENSES

	Pro Forma	Current
RE Tax*	(20,162)	(20,162)
Water & Sewer	(56,764)	(56,764)
Insurance	(27,682)	(27,682)
Fuel	tenants pay	-
Utilities	(8,934)	(8,934)
Repairs and Maint.	(22,400)	(22,400)
Payroll	(33,600)	(33,600)
Legal, Reserves & Misc.	(9,681)	(9,681)
Management @ 3.00%	(33,484)	(29,043)
Total Expenses	(212,707)	(208,266)
	\$3,798/u	\$3,719/u

UNIT MIX

TYPE	COUNT
2 rm	19
3 rm	37
parking & laundry	
Total Units	56

MONTHLY INCOME

	/ROOM	/UNIT	MIN	MAX	TOTAL
2 rm	695	1,389	1,043	1,625	26,393
3 rm	493	1,480	1,250	1,750	54,777
parking & laundry					2,000
Total Monthly Income:					83,170
Average Residential Rent				545/rm	1,449/u

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Pricing, Income & Expense



Property Information

Address	3331, 3333 & 3335 Hull Avenue	2414, 16, 18, 20 Westchester Avenue	Package
City, State, Zip	Bronx, NY 10467	Bronx, NY 10461	
Parcel Number	3348-168,167,166	03846-8,9,10,11	
Total Units	24	32	56
Residential Units	24	32	56
Residential Rooms	69	106	175
Gross Sq. Ft.	20,368	29,264	49,632

Effective Expense Summary

	421a 25yr	421a 25yr	421a 25yr
Real Estate Tax Expense	(8,162)	(12,000)	(20,162)
Water / Sewer	(23,939)	(32,825)	(56,764)
Insurance	(11,594)	(16,088)	(27,682)
Fuel for Heat	tenants pay	tenants pay	tenants pay
Utilities (Gas and/or Electric)	(3,666)	(5,268)	(8,934)
Repairs & Maintenance	(9,600)	(12,800)	(22,400)
Payroll - Estimated	(14,400)	(19,200)	(33,600)
Legal, Accounting & Miscellaneous	(4,088)	(5,593)	(9,681)
Management	(12,263)	(16,780)	(29,043)
Total Effective Expenses	(\$87,711)	(\$120,554)	(\$208,266)
<i>per UNIT • per SF • as % of GSI</i>	<i>3.7k • 4 • 21%</i>	<i>3.8k • 4 • 21%</i>	<i>3.7k • 4 • 21%</i>

Income

Gross Scheduled Income (GSI):	421,392	576,645	998,037
GOI	408,750	559,345	968,096
<i>After 3.00% Vacancy Allowance</i>			
Net Operating Income	\$321,039	\$438,791	\$759,830

Financial Summary

Asking Price	\$6,295,000	\$8,495,000	\$14,790,000
Cap Rate	5.1%	5.2%	5.1%
x GSI	14.9	14.7	14.8
Price per Sqft	309	290	298
Price per Unit	262,292	265,469	264,107

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FINANCIAL SUMMARY

3331-3335 Hull Avenue, Bronx, NY 10467 (Parcel #: 3348-168,167,166)



**Asking
\$6,295,000**

**5.1%
Cap Rate**

**6.2%
Pro Forma
Cap Rate**

**14.9
GRM**

**12.6
Pro Forma GRM**

**\$309
/sqft**

**20,368
Square Feet**

**\$262k
/unit**

**24
Total Units**

**Average Rents @
\$607 /rm/mo \$1,442 /res. u/mo
\$21 /SF/yr**

BUILDING DETAILS

24 Total Units
24 Residential Apts
3 Buildings, 4 each stories, Built 2005
Dimensions: 122.32 ft x ~61 ft
Walk-ups

BUILDING SQUARE FEET

20,368 Gross Sqft
No Retail Sqft
764 Sqft. Avg. Res. Unit Size
est. 10% common area loss

SUMMARY

...built in 2007 with 25 yr 421a tax abatements.
Tenants pay heat. PTAC units are in apts.
Landlord Pays hot water. Features: Steel stairs,
sprinklers throughout, electric hallway heat,
new sidewalk, & 3 HW tanks. There is a laundry
area in each building lobby.

COMBINED PARCEL SIZES

7,776 Square Feet
0

ZONING

R7B Zone
3.00 - 3.00 Max FAR

INCOME

	Pro Forma	Current
Gross Scheduled Income (GSI)	498,300	421,392
less 3% Vacancy Allowance	(14,949)	(12,642)
Gross Operating Income (GOI)	483,351	408,750
less expenses	(89,949)	(87,711)
Net Operating Income	393,402	321,039

ESTIMATED ANNUALIZED EXPENSES

	Pro Forma	Current
RE Tax*	(8,162)	(8,162)
Water & Sewer	(23,939)	(23,939)
Insurance	(11,594)	(11,594)
Fuel	-	-
Utilities	(3,666)	(3,666)
Repairs and Maint.	(9,600)	(9,600)
Payroll	(14,400)	(14,400)
Legal, Reserves & Misc.	(4,088)	(4,088)
Management @ 3.00%	(14,501)	(12,263)
Total Expenses	(89,949)	(87,711)
	\$3,748/u	\$3,655/u

UNIT MIX

TYPE	COUNT
2 rm	15
3 rm	9
laundry	
Total Units	24

MONTHLY INCOME

	/ROOM	/UNIT	MIN	MAX	TOTAL
2 rm	700	1,400	1,043	1,625	21,004
3 rm	504	1,513	1,250	1,750	13,613
laundry					500
Total Monthly Income:					35,116
Average Residential Rent				607/rm	1,442/u

FINANCING SCENARIO

Year 1

*illustration only, without appreciation

Interest Rate	4.50%
Amortization	30 years
30.0% Down Payment	\$1,888,500
70.0% Loan Amount	\$4,406,500
Annual Debt Service	(\$267,925)
DSCR	1.20
Cash Flow	\$53,114
Principal Recapture	\$71,087

RETURN ON INVESTMENT

Year 1

Cash on Cash (C/C) Return	2.81%
C/C w/ Self Mgmt. / No Vac.	4.13%
Total Return	6.58%
Total w/ Self Mgmt. / No Vac.	7.90%

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Rent Roll

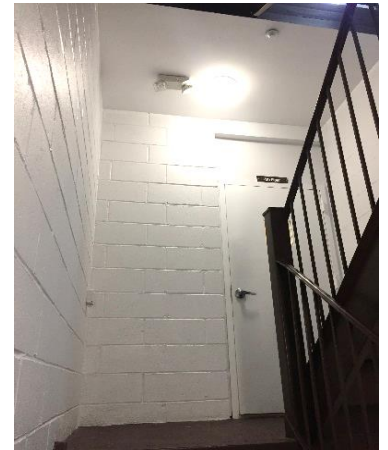
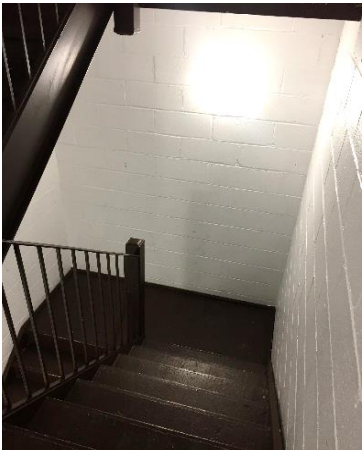
Unit Name	Type & Count	Rooms	Legal Rent	Pro Forma	Collected	C P	Expiration, Notes (Debits, Credits)	Index
Hull								
3331-1F	stabilized 1 unit	2.5 rms \$580 per	2,325.02	1,625.00	1,450.00	C	Sec 8	1 2
3331-1R	stabilized 1 unit	2.5 rms \$620 per	2,651.64	1,625.00	1,550.00	C	Rear Yard NHTD Disabled	3
3331-2F	stabilized 1 unit	3.5 rms \$368 per	3,056.13	1,850.00	1,287.50	C		4
3331-2R	stabilized 1 unit	2.5 rms \$486 per	3,105.44	1,625.00	1,216.00	C	Sec 8	5
3331-3F	stabilized 1 unit	3.5 rms \$471 per	2,913.86	1,850.00	1,650.00	C	Sec 8	6
3331-3R	stabilized 1 unit	2.5 rms \$620 per	2,509.92	1,625.00	1,550.00	C	pending renewal	7
3331-4F	stabilized 1 unit	3.5 rms \$400 per	2,640.12	1,850.00	1,400.00	C		8
3331-4R	stabilized 1 unit	2.5 rms \$540 per	3,002.39	1,625.00	1,350.00	C		9
3333-1F	stabilized 1 unit	2.5 rms \$560 per	3,284.29	1,625.00	1,400.00	C	Sec 8	10
3333-1R	stabilized 1 unit	2.5 rms \$580 per	2,445.83	1,625.00	1,450.00	C	Rear Yard Sec 8	11
3333-2F	stabilized 1 unit	3.5 rms \$471 per	3,147.18	1,850.00	1,650.00	C	Sec 8	12
3333-2R	stabilized 1 unit	2.5 rms \$552 per	2,581.66	1,625.00	1,380.00	C	Sec 8	13
3333-3F	stabilized 1 unit	3.5 rms \$379 per	2,855.94	1,850.00	1,325.00	C		14
3333-3R	stabilized 1 unit	2.5 rms \$417 per	2,368.56	1,625.00	1,042.50	C		15
3333-4F	stabilized 1 unit	3.5 rms \$471 per	2,749.53	1,850.00	1,650.00	C		16
3333-4R	stabilized 1 unit	2.5 rms \$480 per	2,672.15	1,625.00	1,200.00	C		17
3335-1F	stabilized 1 unit	2.5 rms \$650 per	2,569.60	1,625.00	1,625.00	C	NHTD Disabled	18
3335-1R	stabilized 1 unit	2.5 rms \$560 per	2,902.74	1,625.00	1,400.00	C	Rear Yard HPD S8	19
3335-2F	stabilized 1 unit	3.5 rms \$500 per	2,967.98	1,850.00	1,750.00	C	Sec 8 Rent Begins 11/1/18	20
3335-2R	stabilized 1 unit	2.5 rms \$608 per	2,322.12	1,625.00	1,520.00	C	NHTD Mobile	21
3335-3F	stabilized 1 unit	3.5 rms \$357 per	3,027.34	1,850.00	1,250.00	C		22
3335-3R	stabilized 1 unit	2.5 rms \$608 per	2,279.47	1,625.00	1,520.00	C	NHTD Mobile	23
3335-4F	stabilized 1 unit	3.5 rms \$471 per	2,968.99	1,850.00	1,650.00	C	HPD S8	24
3335-4R	stabilized 1 unit	2.5 rms \$540 per	3,379.85	1,625.00	1,350.00	C		25
Laundry	other		500.00	500.00	500.00	P		26
Summary		69.0 rms					Gross Potential Rent	
24 Units		\$502 per	67,227.75	41,525.00	34,616.00	C	35,116 monthly	
					500.00	P	421,392 annually	27

Team Lala of RMF

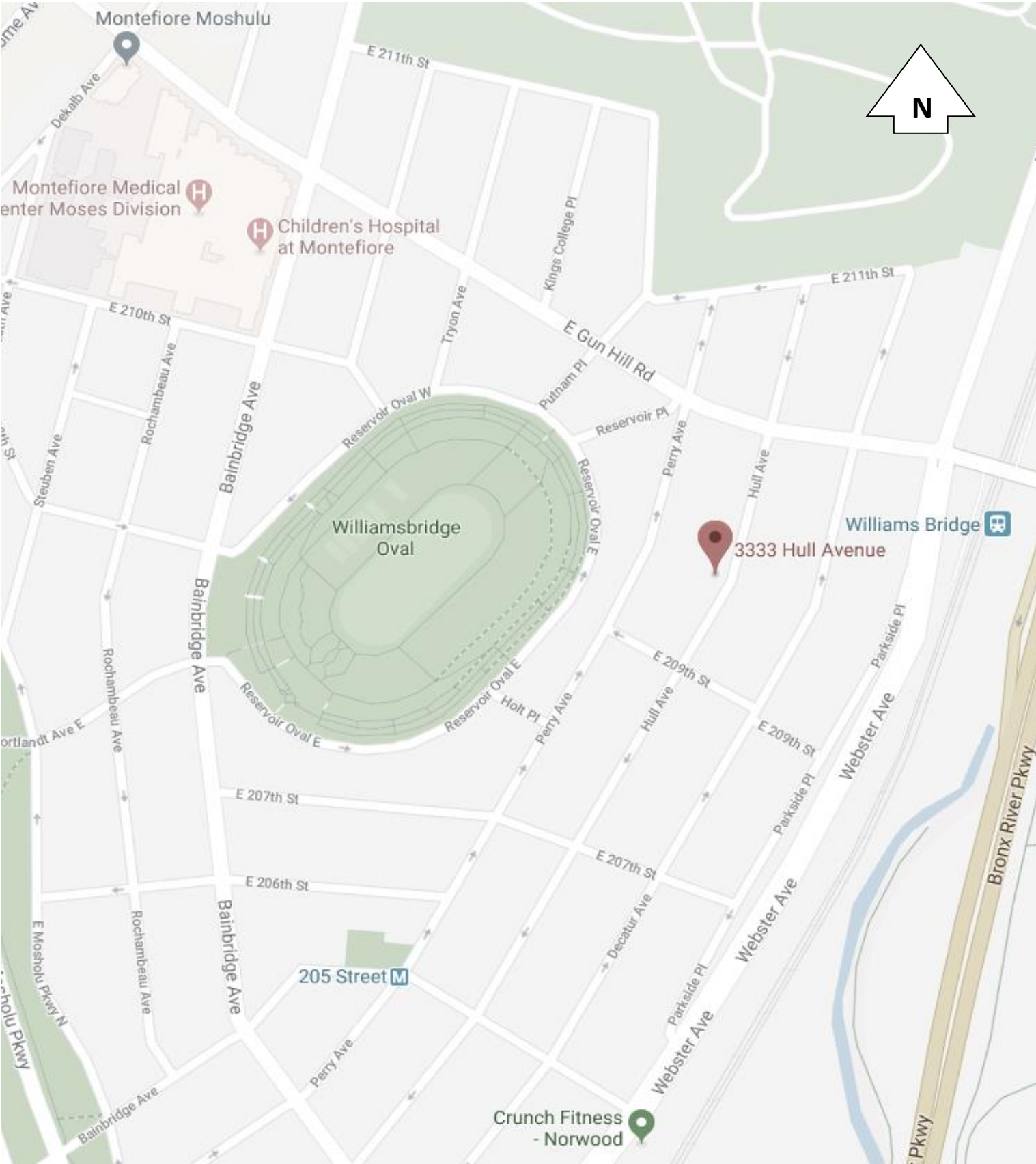
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Expanded Property Information

Address Location	3331 Hull Ave	3333 Hull Ave	3335 Hull Ave	3331-3335 Hull Avenue
City	Bronx	Bronx	Bronx	Bronx
State	NY	NY	NY	NY
Zip Code	10467	10467	10467	10467
Parcel Number	03348-0168	03348-0167	03348-0166	
Area		Norwood		
Group	n/a	n/a	n/a	
Nickname (for this analysis)				Hull
Parcel & Zoning				
Parcel Count	1	1	1	3
Dimensions (approx.)	30.63 ft x 100.42 ft	31.16 ft x 100.42 ft	30.59 ft x 100 ft	
Sq. Ft. (Approx.)	2,606	2,570	2,600	7,776
Zoning	R7B	R7B	R7B	R7B
Floor Area Ratio	3.00 - 3.00	3.00 - 3.00	3.00 - 3.00	3.00 - 3.00
Maximum Buildable Sq. Ft.	7,818	7,710	7,800	23,328
Air Rights	1,050	874	1,036	2,960
Tentative RE Taxes 18/19				
Notice of Value	\$376,740	\$380,250	\$376,155	\$1,133,145
Effective Rate (estimated)	12.719%	12.719%	12.719%	12.719%
before Abatement	\$47,918	\$48,364	\$47,843	\$144,125
less Abatement	-45,182	-45,667	-45,114	-135,963
	421a 25yr	421a 25yr	421a 25yr	421a 25yr
Estimated Tax Expense	\$2,736	\$2,697	\$2,729	\$8,162
Building Information				
# of Buildings	1	1	1	3
Dimensions	30.63 ft x 60.9 ft	31.16 ft x 60.9 ft	30.53 ft x 62.6 ft	122.32 ft x ~61 ft
Stories	4	4	4	4 each
Year Built	2005	2005	2005	2005
Year C of O Issued	2007	2007	2007	2007
Building Class	Over Six Families without Stores (C1)			
Effective Unit Mix				
Total Units	8	8	8	24
Residential + Commercial	8+0	8+0	8+0	24+0
Square Feet (est.)				
Gross Building Area	6,768	6,836	6,764	20,368
Retail, Office, Professional	0	0	0	0
Common Areas (est. 12%)	812	820	812	2,444
Residential	5,956	6,016	5,952	17,924
Est. Avg. Res. Unit Sq. Ft.	744	752	744	747

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FINANCIAL SUMMARY

2414-2420 Westchester Avenue, Bronx, NY 10461 (Parcel #: 03846-8,9,10,11)



**Asking
\$8,495,000**

**5.2%
Cap Rate**

**6.0%
Pro Forma
Cap Rate**

**14.7
GRM**

**13.0
Pro Forma GRM**

**\$290
/sqft**

**29,264
Square Feet**

**\$265k
/unit**

**32
Total Units**

**Average Rents @
\$439 /rm/mo \$1,455 /res. u/mo
\$20 /SF/yr**

BUILDING DETAILS

32 Total Units
32 Residential Apts
4 Buildings, 4 each stories, Built 2001
Dimensions: 94 ft x 70 ft
Walk-ups

BUILDING SQUARE FEET

29,264 Gross Sqft
No Retail Sqft
823 Sqft. Avg. Res. Unit Size
est. 10% common area loss

SUMMARY

...built in 2001 with 25 yr 421a tax abatements.
Tenants pay heat and HW with individual gas
systems in each basement. Features: Steel
stairs, sprinklers throughout, and rear parking.
There is a laundry area in each building. MTA
#6 train Zerega station is steps away.

COMBINED PARCEL SIZES

9,665 Square Feet
95 ft x 101.9 ft

ZONING

R6, C2-4 Zone
2.43 - 4.80 Max FAR

INCOME

	Pro Forma	Current
Gross Scheduled Income (GSI)	652,360	576,645
less 3% Vacancy Allowance	(19,571)	(17,299)
Gross Operating Income (GOI)	632,789	559,345
less expenses	(122,758)	(120,554)
Net Operating Income	510,031	438,791

ESTIMATED ANNUALIZED EXPENSES

	Pro Forma	Current
RE Tax*	(12,000)	(12,000)
Water & Sewer	(32,825)	(32,825)
Insurance	(16,088)	(16,088)
Fuel	-	-
Utilities	(5,268)	(5,268)
Repairs and Maint.	(12,800)	(12,800)
Payroll	(19,200)	(19,200)
Legal, Reserves & Misc.	(5,593)	(5,593)
Management @ 3.00%	(18,984)	(16,780)
Total Expenses	(122,758)	(120,554)
	\$3,836/u	\$3,767/u

UNIT MIX

TYPE	COUNT
2 rm	4
3.5 rm	28
parking & laundry	
Total Units	32

MONTHLY INCOME

	/ROOM	/UNIT	MIN	MAX	TOTAL
2 rm	674	1,347	1,225	1,475	5,390
3.5 rm	420	1,470	1,250	1,675	41,164
parking & laundry					1,500
Total Monthly Income:					48,054
Average Residential Rent				439/rm	1,455/u

FINANCING SCENARIO

Year 1

*illustration only, without appreciation

Interest Rate	4.50%
Amortization	30 years
29.0% Down Payment	\$2,463,550
71.0% Loan Amount	\$6,031,450
Annual Debt Service	(\$366,726)
DSCR	1.20
Cash Flow	\$72,065
Principal Recapture	\$97,301

RETURN ON INVESTMENT

Year 1

Cash on Cash (C/C) Return	2.93%
C/C w/ Self Mgmt. / No Vac.	4.31%
Total Return	6.87%
Total w/ Self Mgmt. / No Vac.	8.26%

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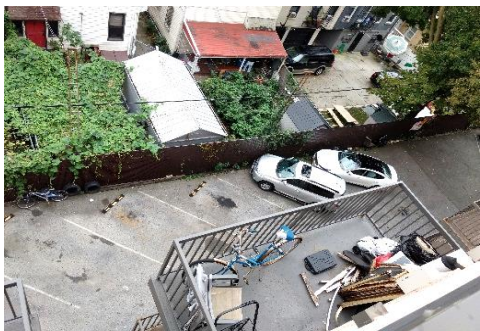
Rent Roll

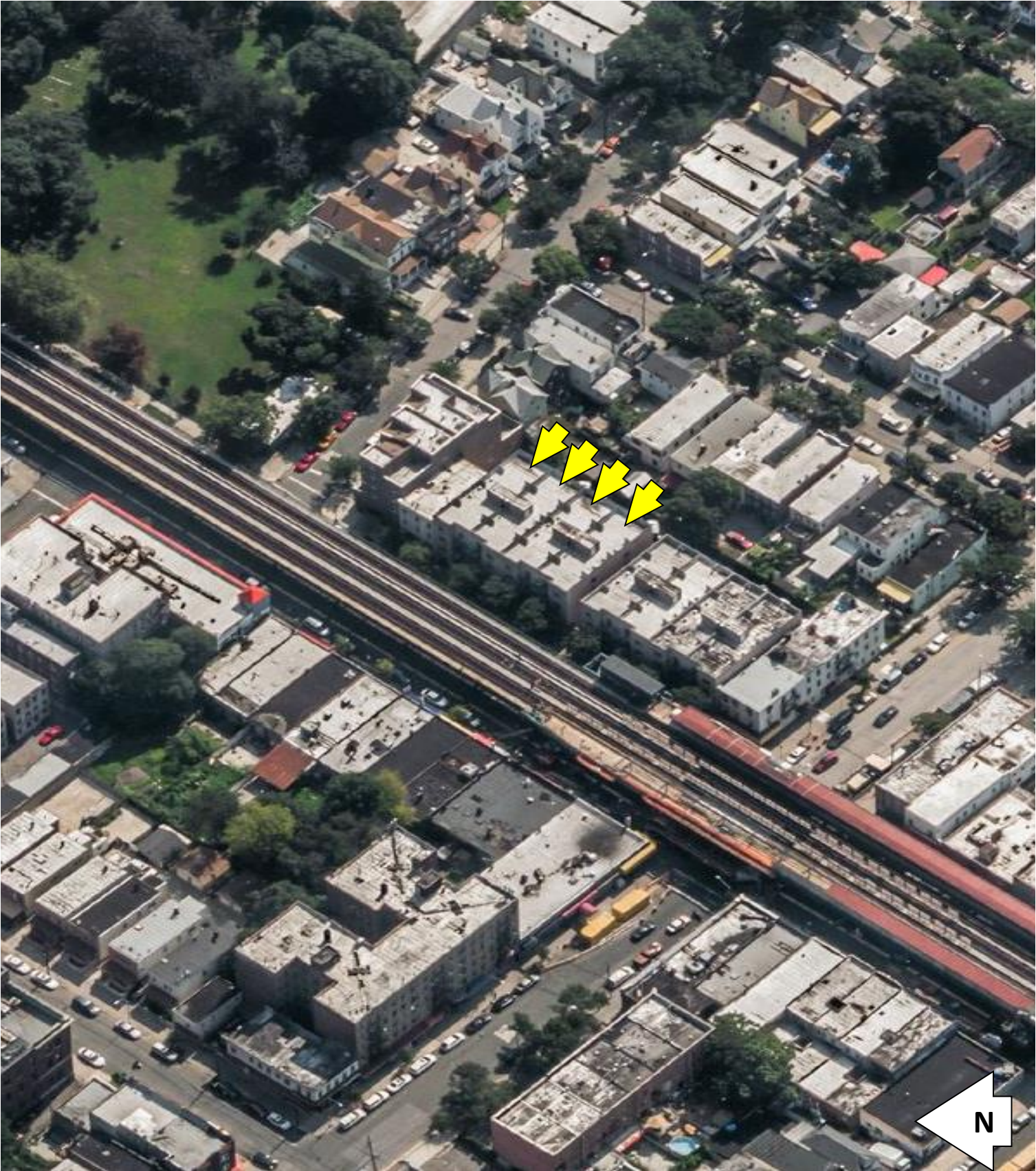


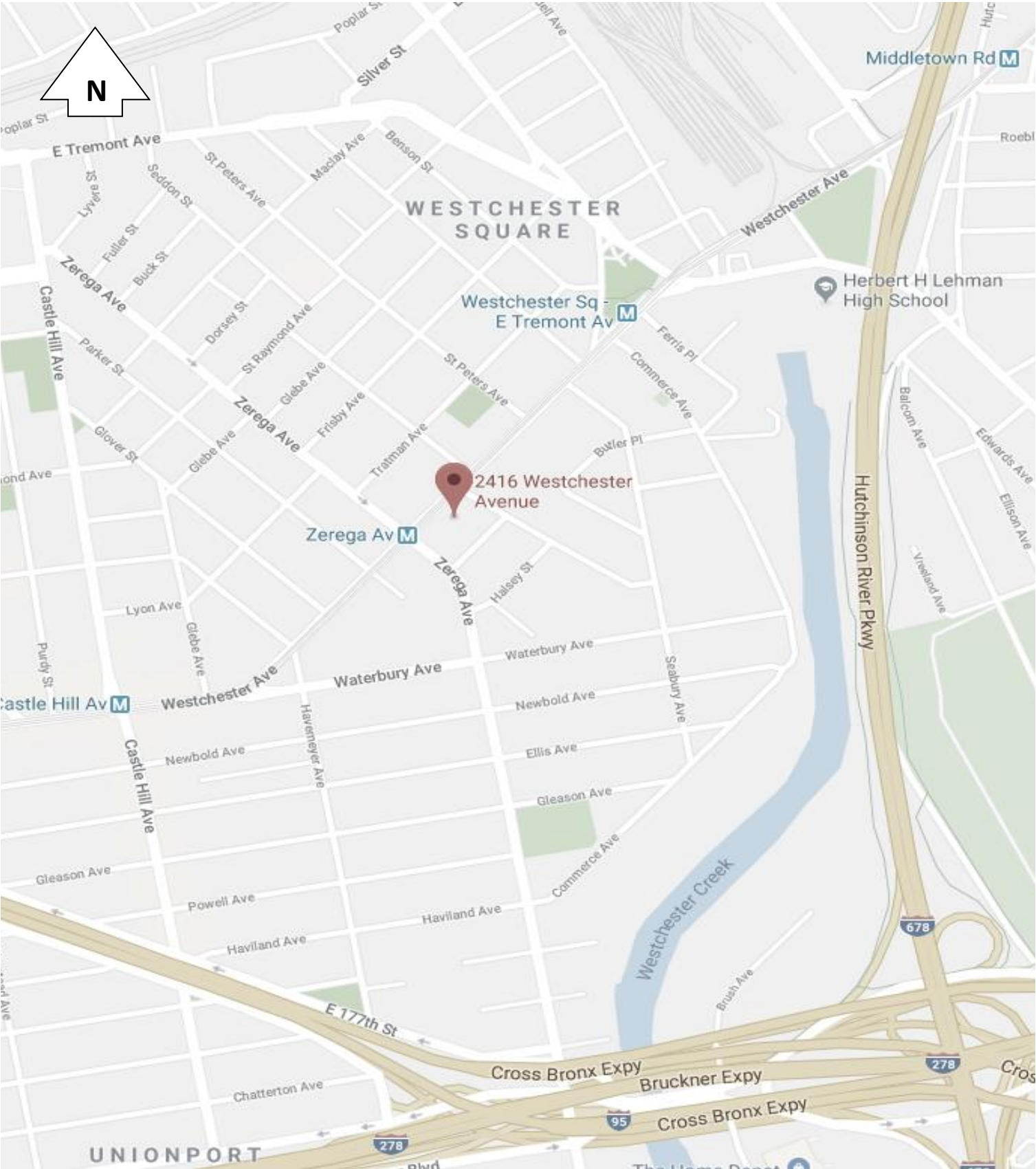
Unit Name	Type & Count	Rooms	Legal Rent	Pro Forma	Collected C Projected P	Expiration, Notes (Debits, Credits)	Index
Westchester							28
2414-1F	stabilized 1 unit	2.0 rms \$638 per	1,294.13	1,294.13	1,275.00 C	Sec 8	29
2414-1R	stabilized 1 unit	3.5 rms \$414 per	2,414.19	1,800.00	1,450.00 C		30
2414-2F	stabilized 1 unit	3.5 rms \$479 per	2,831.81	1,800.00	1,675.00 C	Sec 8 Extra RM w/Window	31
2414-2R	stabilized 1 unit	3.5 rms \$436 per	2,442.25	1,800.00	1,525.00 C		32
2414-3F	stabilized 1 unit	3.5 rms \$457 per	2,092.87	1,800.00	1,600.00 C	Sec 8 Extra RM w/Window	33
2414-3R	stabilized 1 unit	3.5 rms \$467 per	2,672.36	1,800.00	1,634.00 C	Sec 8 Extra RM w/Window	34
2414-4F	stabilized 1 unit	3.5 rms \$386 per	2,416.02	1,800.00	1,350.00 C		35
2414-4R	stabilized 1 unit	3.5 rms \$459 per	2,230.05	1,800.00	1,605.00 C	Sec 8 Extra RM w/Window	36
2416-1F	stabilized 1 unit	2.0 rms \$612 per	1,369.17	1,369.17	1,224.72 C	Sec 8	37
2416-1R	stabilized 1 unit	3.5 rms \$433 per	2,506.77	1,650.00	1,515.00 C	SEPS	38
2416-2F	stabilized 1 unit	3.5 rms \$457 per	2,678.96	1,650.00	1,600.00 C		39
2416-2R	stabilized 1 unit	3.5 rms \$464 per	2,363.53	1,650.00	1,625.00 C	Sec 8	40
2416-3F	stabilized 1 unit	3.5 rms \$386 per	2,510.00	1,650.00	1,350.00 C		41
2416-3R	stabilized 1 unit	3.5 rms \$371 per	2,462.65	1,650.00	1,300.00 C		42
2416-4F	stabilized 1 unit	3.5 rms \$430 per	2,355.81	1,650.00	1,505.00 C	Sec 8	43
2416-4R	stabilized 1 unit	3.5 rms \$357 per	2,042.15	1,650.00	1,250.00 C		44

Rent Roll

Unit Name	Type & Count	Rooms	Legal Rent	Pro Forma	Collected C Projected P	Expiration, Notes (Debits, Credits)	Index
Westchester							46
2418-1F	stabilized 1 unit	2.0 rms \$738 per	1,591.09	1,475.00	1,475.00 C	NHTD Disabled	47
2418-1R	stabilized 1 unit	3.5 rms \$429 per	3,212.14	1,650.00	1,500.00 C		48
2418-2F	stabilized 1 unit	3.5 rms \$426 per	2,405.25	1,650.00	1,490.00 C	Sec 8	49
2418-2R	stabilized 1 unit	3.5 rms \$429 per	2,340.91	1,650.00	1,500.00 C		50
2418-3F	stabilized 1 unit	3.5 rms \$471 per	2,391.15	1,650.00	1,650.00 P	Vacant Sec 8	51
2418-3R	stabilized 1 unit	3.5 rms \$393 per	2,665.34	1,650.00	1,375.00 C		52
2418-4F	stabilized 1 unit	3.5 rms \$433 per	3,006.38	1,650.00	1,515.00 C	SEPS	53
2418-4R	stabilized 1 unit	3.5 rms \$414 per	2,386.73	1,650.00	1,450.00 C		54
2420-1F	stabilized 1 unit	2.0 rms \$708 per	1,601.02	1,475.00	1,415.00 P	Vacant NHTD TBI	55
2420-1R	stabilized 1 unit	3.5 rms \$400 per	2,473.87	1,650.00	1,400.00 C		56
2420-2F	stabilized 1 unit	3.5 rms \$357 per	2,056.10	1,650.00	1,250.00 C		57
2420-2R	stabilized 1 unit	3.5 rms \$371 per	1,979.65	1,650.00	1,300.00 C		58
2420-3F	stabilized 1 unit	3.5 rms \$457 per	2,548.09	1,650.00	1,600.00 C		59
2420-3R	stabilized 1 unit	3.5 rms \$400 per	2,485.75	1,650.00	1,400.00 C		60
2420-4F	stabilized 1 unit	3.5 rms \$371 per	2,150.35	1,650.00	1,300.00 C		61
2420-4R	stabilized 1 unit	3.5 rms \$414 per	2,930.79	1,650.00	1,450.00 C		62
pkg\ldy	other		1,500.00	1,500.00	1,500.00 P	parking & laundry	63
Summary 32 Units		106.0 rms \$439 per	76,407.33	54,650.00	43,488.72 C 4,565.00 P	Gross Potential Rent 48,054 monthly 576,645 annually	64







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Expanded Property Information

Address Location	2414 Westchester Ave	2416 Westchester Ave	2418 Westchester Ave	2420 Westchester Ave	2414-2420 Westchester Avenue
City	Bronx	Bronx	Bronx	Bronx	Bronx
State	NY	NY	NY	NY	NY
Zip Code	10461	10461	10461	10461	10461
Parcel Number	03846-0008	03846-0009	03846-0010	03846-0011	
Area	Westchester Village				
Group	n/a	n/a	n/a	n/a	
Nickname (for this analysis)					Westchester
Parcel & Zoning					
Parcel Count	1	1	1	1	4
Dimensions (approx.)	24.01 ft x 102.29 ft	23.5 ft x 101.95 ft	23.5 ft x 101.91 ft	24 ft x 101.91 ft	95 ft x 101.9 ft
Sq. Ft. (Approx)	2,452	2,395	2,394	2,424	9,665
Zoning	R6, C2-4	R6, C2-4	R6, C2-4	R6, C2-4	R6, C2-4
Floor Area Ratio	2.43 - 4.80	2.43 - 4.80	2.43 - 4.80	2.43 - 4.80	2.43 - 4.80
Maximum Buildable Sq. Ft.	5,958 - 11,770	5,820 - 11,496	5,817 - 11,491	5,890 - 11,635	23,486 - 46,392
Air Rights	OVER - 4,454	OVER - 4,180	OVER - 4,175	OVER - 4,319	OVER - 17,128
Tentative RE Taxes 18/19					
Notice of Value	\$136,034	\$136,034	\$136,034	\$136,034	\$544,136
Effective Rate (estimated)	12.719%	12.719%	12.719%	12.719%	12.719%
before Abatement	\$17,302	\$17,302	\$17,302	\$17,302	\$69,209
less Abatement	-14,302	-14,302	-14,302	-14,302	-57,208
	421a 25yr	421a 25yr	421a 25yr	421a 25yr	421a 25yr
Estimated Tax Expense	\$3,000	\$3,000	\$3,000	\$3,000	\$12,000
Building Information					
# of Buildings	1	1	1	1	4
Dimensions	23.5 ft x 70 ft	23.5 ft x 70 ft	23.5 ft x 70 ft	23.5 ft x 70 ft	94 ft x 70 ft
Stories	4	4	4	4	4 each
Year Built	2001	2001	2001	2001	2001
Year C of O Issued	2002	2002	2002	2002	2002
Building Class	Over Six Families without Stores (C1)				
Effective Unit Mix					
Total Units	8	8	8	8	32
Residential + Commercial	8+0	8+0	8+0	8+0	32+0
Square Feet (est.)					
Gross Building Area	7,316	7,316	7,316	7,316	29,264
Retail, Office, Professional	0	0	0	0	0
Common Areas (est. 12%)	878	878	878	878	3,512
Residential	6,438	6,438	6,438	6,438	25,752
Est. Avg. Res. Unit Sq. Ft.	805	805	805	805	805

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