

**FREE MARKET APTS
& RETAIL FOR SALE**

**Price Reduced
\$995,000**

**13.7%+ Cash on Cash Return
When 70% LTV & 3.75% Interest**



Generate Strong Positive Cash Flow With This Mixed-use Building On West Sanford Blvd. in Mt. Vernon - Lease Out On Retail Space



152-154 W Sanford Boulevard, Mount Vernon, NY 10550 (Parcel #: 169.46-3032-1 & 2)

Mount Vernon, NY Near Bronx Border
4 Residential Apartments, Street Retail, and Parking
\$130K Gross Income
\$80K NOI
Residential Rents @ \$531 /month /room \$1,990 /month /unit

RM Friedland is pleased to present a mixed use building consisting of four **FREE MARKET** apartments, ground floor retail and a parking lot located in the City of Mount Vernon, NY on the southeast corner of West Sanford Boulevard and South 11th Avenue - One block away from the Bronx/NYC border.

Tenants enjoy local Beeline bus service and NYC MTA bus service with a BX16 bus stop located at the corner of Pittman Avenue and Mundy Lane - with a quick connection to the MTA #2 & #5 train station at White Plains Road and Nereid Avenue. The Beeline 54 Bus connects to Downtown Mount Vernon and the Mount Vernon East Metro North Station.

A New Steam Boiler (New Yorker) has been installed.

FOR PRICING GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS



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FINANCIAL SUMMARY

152-154 W Sanford Boulevard, Mount Vernon, NY 10550
(Parcel #: 169.46-3032-1 & 2)



Price Reduced
\$995,000

7.6 x Rent \$130K Gross Income

8.0% Cap Rate @ Ask \$80K NOI

\$293 /SF 3,400 Total SF

\$199k /unit 5 Total Units

Residential Rents @
\$531 /month /room
\$1,990 /month /unit

BUILDING DETAILS

5 Total Units
4 Residential Apts, 1 Retail Space
Dimensions: Estimated 32' x 60'
1 Building, 2 Stories
Mixed Use

BUILDING SQUARE FEET

3,400 Estimated Gross SF
***SF Estimated from Satellite Imagery & Taxmaps

PARCEL SIZE

6,000 Square Feet
80 ft x 75 ft

ZONING

Commercial Business Zone

INCOME

Gross Scheduled Income (GSI)	130,308	Current
less 5% Vacancy Allowance	(6,515)	
Gross Operating Income (GOI)	123,793	
less expenses	(44,195)	
Net Operating Income	79,597	
Capitalization Rate	8.00%	

ESTIMATED ANNUALIZED EXPENSES

RE Tax	\$5,200 / unit	(26,000)
Water & Sewer	\$350 / res. u	(1,400)
Insurance	\$576 / unit	(2,879)
Heat	\$1,100 / unit	(5,500)
Utilities	\$0.18 / sq. ft.	(600)
Repairs/Maintenance	\$500 / res. u	(2,000)
Payroll	\$400 / res. u	(1,600)
Legal, Reserves & Misc.	0.4% of GOI	(503)
Management	3.0% of GOI	(3,714)
Total Expenses	34% of GSI or \$13.00/SF or \$8,839/u	(44,195)

FINANCING SCENARIO

Year 1

*Illustration only, without appreciation

Interest Rate	3.750%
Amortization	30 years
30.0% Down Payment	\$298,500
70.0% Loan to Value	\$696,500
Annual Debt Service	(\$38,707)
DSCR	2.06
Cash Flow	\$40,890
Principal Recapture	\$12,807

CASH ON CASH RETURN

Year 1

Typical Return	13.70%
Self Mgmt. & 100% Occupied	17.13%

TOTAL RETURN

Year 1

Typical Return	17.99%
Self Mgmt. & 100% Occupied	21.42%

UNIT MIX

TYPE	COUNT
3.0 rm	1
4.0 rm	3
Retail & Parking	1
Billboard	
Total Units	5

CURRENT MONTHLY INCOME

	/ROOM	/UNIT	MIN	MAX	TOTAL
3.0 rm	567	1,700	1,700	1,700	1,700
4.0 rm	522	2,086	1,959	2,300	6,259
Retail & Parking					2,500
Billboard					400
Total Monthly Income					\$10,859

Residential Rents @ \$531 /room, \$1,990 /unit

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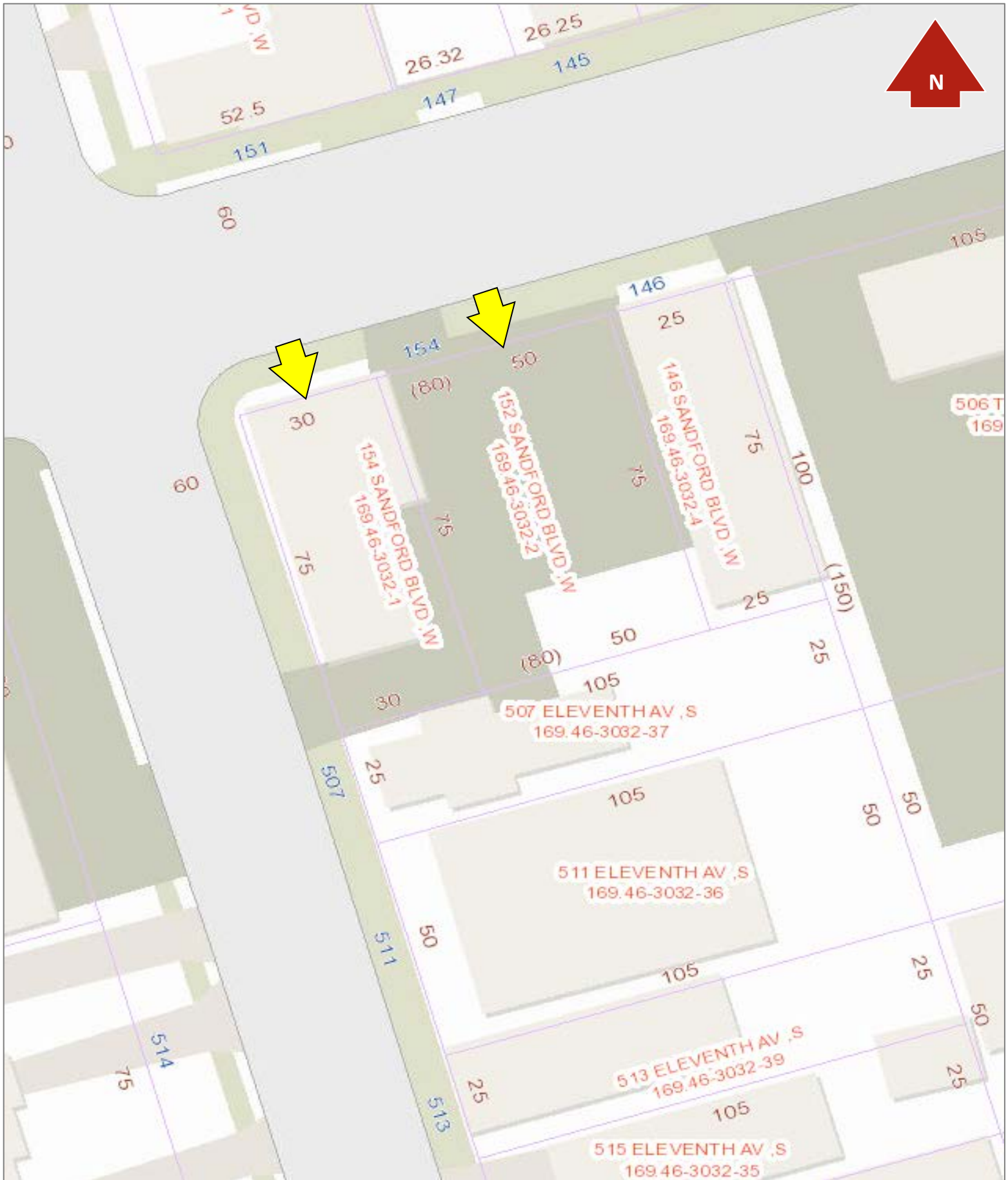
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Images



RMFriedland LLC
Investment Sales

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Rent Roll

Unit Name	Type	Scheduled Rent <i>* P = Projected</i>	Unit Size	Rent Metrics	Lease Expiration	Notes
152-154 W Sanford						
Retail	Retail	\$2,500.00	1,000 sf	\$30/sf/yr	Sep-2025	Used Car Dealer Includes Parking Lot
Parking	Parking Lot					Lot Leased to Used Car Dealer
1F	free market	\$2,300.00	4.0 rms	\$575/rm/mo		Renovated - Lease Guaranteed by The Guidance Center of Westchester
1R	free market	\$1,700.00	3.0 rms	\$567/rm/mo		
2F	free market	\$2,000.00	4.0 rms	\$500/rm/mo		
2R	free market	\$1,959.00	4.0 rms	\$490/rm/mo		Section 8
Billboard	Other	\$400.00 P				Two Vacant Billboards Pictured Below from Previous Image Capture
TOTAL	5 Units	\$10,859.00	15.0 rms	\$531/rm/mo		Scheduled Annual Rent: \$130,308

***** Older Images of Billboards**

