



627 E 222 STREET

LOCATED BETWEEN CARPENTER AVENUE AND WHITE PLAINS ROAD

This semi-detached, mixed-used building located in the Bronx is an excellent investment opportunity. The building has three stories and has eight units total - seven apartments and one store. This building will be delivered vacant. The apartments are a mix of one and two bedrooms. The building has the potential to earn a gross annual income of \$183,600.00 with a 10.7 % potential cap rate. At 4,988 SF, the building measures 26' x 64' and sits on a 2,320 SF lot measuring 26.17' x 88.67.' Property is just a seven minute walk to the 2 and 5 trains at the 225 Street and 219 Street Stations.

\$1,400,000

RENT ROLL

UNITS	BEDS	POTENTIAL RENT	STATUS
STORE	N/A	\$2,200.00	VACANT
APT 1	2	\$2,000.00	VACANT
APT 2F	2	\$2,000.00	VACANT
APT 2R	1	\$1,700.00	VACANT
APT 3F	2	\$2,000.00	VACANT
APT 3R	1	\$1,700.00	VACANT
APT 4F	2	\$2,000.00	VACANT
APT 4R	1	\$1,700.00	VACANT

Potential Gross Annual Income: **\$183,600.00**

EXPENSES	ESTIMATED	EXPENSES	ESTIMATED
Real Estate Taxes	\$14,244.00	Repairs / Super	\$1,000.00
Insurance	\$2,000.00	Management 5%	\$9,180.00
Electric	\$1,000.00	Heating	\$4,500.00
Water / Sewer	\$2,300.00		

Potential Total Annual Expenses: **\$34,224.00**

INCOME	POTENTIAL
Gross Annual Income	\$183,600.00
Less Total Expenses	\$ 34,224.00
Net Operating Income	\$149,376.00

LICENSED BROKER & PRINCIPAL DANIEL BARCELOWSKY

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BLOCK - LOT	04824-0042
LOT DIMENSION	26.17' X 88.67'
LOT SF	2,320
STORIES	3
UNITS	8
YEAR BUILT	1926
ZONING	R6A, C2-4
BUILDING DIMENSIONS	26' X 64'
BUILDING SF	4,988
FAR	RES - 3 / FAC - 3
POTENTIAL CAP RATE	10.7 %

GREAT INVESTMENT POTENTIAL 10.7 CAP • VACANT MIXED-USE BUILDING • BRONX