

FOR SALE **100% FREE MARKET** **BRONX MIXED-USE** **RETAIL CORNER** **ASKING \$2,495,000** **6.91% CAP**



**270 E 169th St,
Bronx, NY 10456
(Parcel #: 02439-0045)**

**\$172,359
Net Operating Income**

**\$223,730
Gross Income**

**4,750
Total SF**

**7
Units**

**Residential Rents:
\$1,875/month /unit
\$625 /month /room**

COVETED NY ASSET CLASS: OWN THIS 100% FREE MARKET MIXED-USE BUILDING CONSISTING OF FOUR APARTMENTS AND THREE STORES LOCATED ON E169th IN THE BRONX

Presenting the opportunity to acquire this free-market, mixed-use 'cash cow' located on the southeast corner of East 169th Street and Morris Avenue in the Bronx's Concourse Village.

With an estimated 4,750 gross square feet, the subject property consists of three ground-floor retail spaces and four residential apartments above.

The building features a brick exterior with original features throughout, security cameras, a steel and glass entrance, a steel and marble staircase, and a black rubber roof.

The basement contains water meters, electric meters, gas meters a newer gas boiler for the apartments, and a hot water tank. The retail heating systems are located in-unit.

With the lack of sufficient retail along the nearby Grand Concourse, this small retail hub serves as a major attraction for local shopping and dining.

Residents also enjoy quick access to transportation with local bus service and an MTA train station located at East 167th Street and The Grand Concourse.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS



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Property Details And Financial Projections

270 E 169th St, Bronx, NY 10456 (Parcel #: 02439-0045)



BUILDING DETAILS

7 Total Units
 4 Residential Apartments
 3 Commercial Units
 1 Building • 2 Stories • Built 1931
 Single or Multiple Dwelling with Stores or Offices (S9)

EST. BUILDING SIZE/SF

25 ft x 95 ft
 4,750 Gross SF
 2,376 Commercial SF

PARCEL SIZE

2,375 Square Feet
 25 ft x 95 ft

ZONING

R7-1, C2-4 Zone
 Max FAR: 4.00 - 4.80 (CF)

ANNUAL INCOME PROJECTIONS

Gross Scheduled Income (GSI)	\$223,730
3.0% Vacancy & Collection Allowance	(\$6,712)
Gross Operating Income (GOI)	\$217,018
Estimated Expenses	(\$44,659)
Net Operating Income	\$172,359

ESTIMATED ANNUAL EXPENSES

@ 20% of GSI • \$9.40/SF • \$6.5K/u

Est. RE Tax	\$2,279 /unit	(\$15,953)
Residential Water/Sewer	\$1,175 /res. u	(\$4,700)
Insurance	\$1,125 /unit	(\$7,875)
Residential Heat	\$1,000 /res. u	(\$4,000)
Utilities	\$0.20 /SF	(\$950)
Repairs & Maintenance	\$625 /res. u	(\$2,500)
Payroll & Misc.	1.0% of GOI	(\$2,170)
Management	3.00% of GOI	(\$6,511)
Total Expenses		(\$44,659)

UNIT MIX & MONTHLY INCOME

TYPE	COUNT	RENT/ROOM	/UNIT	LOWEST	HIGHEST	TOTAL RENT
Studio	1	\$925	\$1,850	-	-	\$1,850
1 Bedroom	2	\$608	\$1,825	\$1,800	\$1,850	\$3,650
2 Bedroom	1	\$500	\$2,000	-	-	\$2,000
Retail/Office	3	-	\$3,500	\$2,500	\$5,500	\$10,500
Other	-	-	-	\$644	\$644	\$644
Total	7	-	-	-	-	\$18,644

Asking
 \$2,495,000

\$172,359 6.91%
 NOI CAP

\$223,730 11.2
 Gross x Rent

4,750 \$525
 Total SF /SF

7 \$356K
 Units /Unit

FINANCING ILLUSTRATION

Interest Rate	7.250%
Amortization	30 Yr
40.0% Down Payment	\$998K
60.0% Loan Amount	\$1.497M
Annual Debt Service	(\$122.5K)
DSCR	1.41
Debt Yield	11.51%
Cash Flow	\$49.8K
Principal Recapture	\$14.5K

Cash/Cash Return (Year 1)	4.99%
Self Mgmt. & 100% Occ.	6.32%

Total Return (Year 1)	6.44%
Self Mgmt. & 100% Occ.	7.77%

Note: All figures are first year estimates.

Commercial Rents:
 \$53.03 /SF

Residential Rents:
 \$1,875/month /unit
 \$625 /month /room

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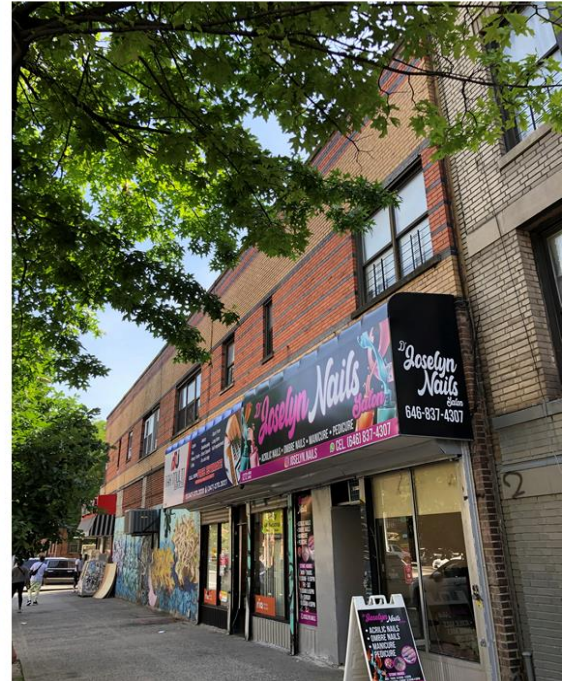
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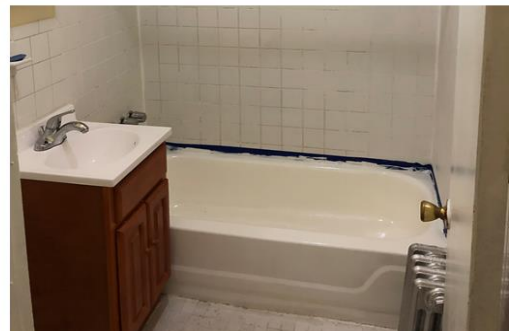


270 EAST 169TH STREET



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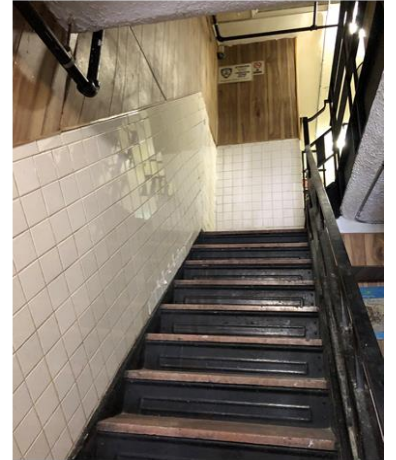
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270 EAST 169TH STREET

270 EAST 169 STREET, 10456
Bronx (Borough 2)
Block 2439 | Lot 45

ZONING DISTRICT
R7-1 C2-4

INTERSECTING MAP LAYERS
Transit Zone
FRESH Zone

SOURCE
<https://zola.planning.nyc.gov>



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Rent Roll

P = projected or estimated

270 EAST 169TH STREET

Site	Unit	Type	Scheduled Rent	Unit Size	Rent Metrics	Lease Expires	Notes
	Deli/Grocery	Retail	\$5,500.00	1,200 sf	\$55/sf/yr	12/31/2032	270 Deli Corporation 3% Increases
	Nail Salon	Retail	\$2,500.00	588 sf	\$51/sf/yr	4/30/2028	Waylenny Sosa Garcia 3% Increases
	Multiservices	Retail	\$2,500.00	588 sf	\$51/sf/yr	4/30/2028	J & U Tax Multiservices LLC 3% Increases
	Apt #1	Free Market	\$1,850.00	2.0 rm	\$925/rm/mo	11/30/2024	Harlem United Inc
	Apt #2	Free Market	\$1,850.00 P	3.0 rm	\$617/rm/mo	Vacant	
	Apt #3	Free Market	\$2,000.00	4.0 rm	\$500/rm/mo	11/30/2025	Harlem United Inc
	Apt #4	Free Market	\$1,800.00	3.0 rm	\$600/rm/mo	11/30/2025	Harlem United Inc
	OTHER	Reimbursement	\$644.17				Taxes & CAM

TOTALS							
	Monthly	\$18,644	7 Units	Total Rent:	Com. Rents:	Residential Rents:	
	Annual	\$223,730	12.0 Rooms	\$47.10/SF	\$53.03 /SF	\$1,875/mo. /unit	
			4,750 SF			\$625 /mo. /room	

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MARCO LALA



JACK LALA



DAVE RACITI



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