

**PRICE
REDUCED
\$5,000,000**

**MULTIFAMILY
FOR SALE**

**8.9%
CAP**

**5.7
x Rent**

**\$111
/SF**

**\$106K
/Unit**

OWN THIS FIVE-STORY PRE-WAR MULTIFAMILY BUILDING IN THE BRONX'S FORDHAM NEIGHBORHOOD

60 West 190th Street, The Bronx - Presenting a five-story, walk-up multifamily building in the Fordham neighborhood of the Bronx. This prewar property comprises 47 residential units.

A steel and glass entrance leads into a stonework foyer and an original tiled lobby with marble walls, maintaining the building's historic charm. An extra-wide steel and marble stairwell extends to the upper floors, enhancing durability and accessibility. Security is reinforced by a multi-camera surveillance system and an intercom-controlled entry. The roof features a silver-coated rubber membrane, and the parapet walls have been recently refurbished.

All meters are located in the basement, with circuit breakers in each unit. Heating is provided by a gas boiler with a heat timer and a dual-fuel burner, though the oil tank is inactive.

Fordham Road offers a wide range of essential retail, grocery stores, pharmacies, and diverse dining options, all within walking distance. Devoe Park and St. James Park are both nearby, offering convenient recreational spaces. The VA Hospital on Kingsbridge Road is also in close proximity, driving strong rental demand from healthcare professionals and hospital staff seeking convenient housing options near their workplace.

**\$879,702
Gross Income**

**\$443,468
Net Operating Income**

**47
Units**

**45,035
Total SF**

**Monthly Apartment Rent:
\$1,560/unit, \$405/room**

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS

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PROPERTY & FINANCIAL OVERVIEW

60 W 190th St, Bronx, NY 10468 (Parcel #: 03213-0063)



45,035 Total SF
47 Total Units
\$879,702 Gross
\$443,468 NOI

Monthly Apartment Rent:
\$1,560/unit, \$405/room

PRICE REDUCED \$5,000,000

\$111 /SF
\$106K /Unit
5.7 x Rent
8.87% CAP
12.78% - 16.24% C/C Return

BUILDING DETAILS

- 47 Total Units
- 47 Residential Apartments
- No Commercial Units
- 1 Building, 5 Stories, Built 1922
- Over Six Families without Stores (C1)

BUILDING SIZE/SF

- 93 ft x 139 ft
- 45,035 Gross SF
- No SF With Non-Residential Use
- Avg. Apartment Size = 843 SF
- Est. 12% Common Area

PARCEL SIZE & ZONING

- 12,927 Square Feet
- 93.67 ft x 139.25 ft
- R6 Zone
- Max FAR: 2.43 - 4.80 (CF)

FINANCING ILLUSTRATION

Interest Rate 6.000%
Amortization 30 Years
30.0% Down \$1.5M
70.0% LTV \$3.5M
Annual Debt Service -\$252K
DSCR & Debt Yield 1.76 & 12.7%
Cash Flow: Cautious \$191,657
Cash Flow: Optimistic \$243,647

☆ Optimistic scenario assumes efficient self-management and 100% rent collection.

ANNUAL INCOME PROJECTIONS

Gross Scheduled Income (GSI)	\$879,702
3.0% Vacancy & Collection Allowance	(\$26,391)
Gross Operating Income (GOI)	\$853,311
Estimated Expenses	(\$409,843)
Net Operating Income	\$443,468

ESTIMATED ANNUAL EXPENSES

	47% of GSI ◦ \$9.10/SF ◦ \$8.7K/u	
RE Tax	\$2,939 /unit	(\$138,116)
Water & Sewer	\$1,213 /res. u	(\$57,000)
Insurance	\$1,512 /unit	(\$71,050)
Gas For Heat	\$1,199 /res. u	(\$56,345)
Utilities	\$0.27 /SF	(\$12,200)
Repairs & Maintenance	\$511 /res. u	(\$24,000)
Payroll	\$362 /res. u	(\$17,000)
Legal, Reserves & Misc.	1.00% of GOI	(\$8,533)
Management	3.00% of GOI	(\$25,599)
Total Expenses		(\$409,843)

UNIT MIX & MONTHLY INCOME

TYPE	COUNT	/ROOM	/UNIT	MIN	MAX	TOTAL
1 Bedroom	22	\$462	\$1,387	\$799	\$1,756	\$30,525
2 Bedroom	14	\$400	\$1,600	\$1,035	\$2,122	\$22,394
3 Bedroom	7	\$374	\$1,871	\$1,225	\$2,255	\$13,100
4 Bedroom	4	\$304	\$1,822	\$1,367	\$2,172	\$7,289
Total	47	-	-	-	-	\$73,309

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60 W 190TH ST



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60 W 190TH ST



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60 W 190TH ST

60 WEST 190 STREET, 10468

Bronx (Borough 2)
Block 3213 | Lot 63

Zoning District
R6

Intersecting Map Layers
FRESH Zone
Appendix I (Transit)

SOURCE

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



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RENT ROLL

P = projected or estimated

W 1 9 0 T H	Unit	Type	Legal Rent	Scheduled Rent	Unit Size	Rent Metrics	Lease Expires	Notes
	B	Extra					-	\$1,500 Value
	1A	Stabilized	\$1,765.86	\$1,765.86	5 rms	\$353/rm/mo	4/30/2027	
	1B	Stabilized	\$1,522.24	\$1,522.24	3 rms	\$507/rm/mo	10/31/2026	
	1C	Stabilized	\$1,688.32	\$1,688.32	3 rms	\$563/rm/mo		
	1D	Stabilized	\$1,321.79	\$1,321.79	3 rms	\$441/rm/mo	5/31/2027	VOA GNY INC
	1E	Stabilized	\$1,618.11	\$1,618.11	5 rms	\$324/rm/mo	4/30/2026	
	1F	Stabilized	\$1,469.89	\$1,469.89	3 rms	\$490/rm/mo	9/30/2025	
	1G	Stabilized	\$2,180.15	\$2,121.80	4 rms	\$530/rm/mo	3/31/2026	
	1H	Stabilized	\$2,076.30	\$1,574.43	4 rms	\$394/rm/mo		
	1I	Stabilized	\$1,214.36	\$1,214.36	3 rms	\$405/rm/mo	6/30/2027	
	2A	Stabilized	\$3,047.56	\$2,062.31	6 rms	\$344/rm/mo	2/28/2027	
	2B	Stabilized	\$1,163.60	\$1,163.60	3 rms	\$388/rm/mo		
	2C	Stabilized	\$1,515.80	\$1,515.80	3 rms	\$505/rm/mo	4/30/2026	
	2D	Stabilized	\$1,159.03	\$1,159.03	3 rms	\$386/rm/mo	12/31/2026	
	2E	Stabilized	\$1,896.97	\$1,896.97	5 rms	\$379/rm/mo	12/14/2026	
	2F	Stabilized	\$1,756.06	\$1,756.06	3 rms	\$585/rm/mo	3/31/2026	
	2G	Stabilized	\$1,046.40	\$1,046.40	4 rms	\$262/rm/mo	5/31/2026	
	2H	Stabilized	\$1,624.74	\$1,624.74	4 rms	\$406/rm/mo		
	2I	Stabilized	\$1,268.95	\$1,268.95	4 rms	\$317/rm/mo	12/31/2025	DRIE
	3A	Stabilized	\$1,366.74	\$1,366.74	6 rms	\$228/rm/mo	8/31/2026	
	3B	Stabilized	\$1,915.59	\$1,315.37	3 rms	\$438/rm/mo	12/31/2026	
	3C	Stabilized	\$2,134.30	\$1,286.78	3 rms	\$429/rm/mo	4/30/2026	
	3D	Stabilized	\$1,662.16	\$1,662.16	3 rms	\$554/rm/mo	10/31/2025	
	3E	Stabilized	\$2,108.07	\$2,108.07	5 rms	\$422/rm/mo	12/31/2025	
	3F	Stabilized	\$1,140.25	\$1,140.25	3 rms	\$380/rm/mo	12/31/2025	
	3G	Stabilized	\$1,891.04	\$1,891.04	4 rms	\$473/rm/mo	3/31/2026	
	3H	Stabilized	\$1,809.06	\$1,809.06	4 rms	\$452/rm/mo	8/31/2026	
	3I	Stabilized	\$1,875.78	\$1,875.78	4 rms	\$469/rm/mo	4/30/2027	
	4A	Stabilized	\$2,172.21	\$2,172.21	6 rms	\$362/rm/mo	10/31/2026	
	4B	Stabilized	\$1,640.68	\$1,640.68 P	3 rms	\$547/rm/mo	Vacant	
	4C	Stabilized	\$1,561.74	\$1,561.74	3 rms	\$521/rm/mo	6/30/2026	
	4D	Stabilized	\$1,562.54	\$1,562.54	3 rms	\$521/rm/mo	6/30/2026	
	4E	Stabilized	\$2,230.64	\$2,230.64	5 rms	\$446/rm/mo	9/30/2025	
	4F	Stabilized	\$1,356.99	\$1,356.99	3 rms	\$452/rm/mo	11/30/2025	
	4G	Stabilized	\$1,034.62	\$1,034.62	4 rms	\$259/rm/mo	1/31/2026	
	4H	Stabilized	\$1,740.04	\$1,740.04	4 rms	\$435/rm/mo	2/28/2027	
	4I	Stabilized	\$2,004.65	\$2,004.65	4 rms	\$501/rm/mo	5/31/2027	
	5A	Stabilized	\$1,688.22	\$1,688.22	6 rms	\$281/rm/mo	12/31/2026	
	5B	Stabilized	\$3,041.84	\$1,343.28	3 rms	\$448/rm/mo	9/30/2026	
	5C	Stabilized	\$1,478.22	\$1,478.22	3 rms	\$493/rm/mo	5/31/2027	
	5D	Stabilized	\$1,320.47	\$1,320.47	3 rms	\$440/rm/mo	3/31/2027	
	5E	Stabilized	\$2,255.35	\$2,255.35	5 rms	\$451/rm/mo	3/31/2026	
	5F	Stabilized	\$1,452.62	\$1,245.63	3 rms	\$415/rm/mo	9/30/2025	
	5G	Stabilized	\$1,046.40	\$1,046.40	4 rms	\$262/rm/mo	1/31/2026	
	5H	Stabilized	\$2,291.96	\$1,564.97	4 rms	\$391/rm/mo	6/30/2026	
	5I	Stabilized	\$1,791.51	\$1,791.51	4 rms	\$448/rm/mo	1/31/2026	
	MA	Stabilized	\$1,225.00	\$1,225.00	5 rms	\$245/rm/mo	12/31/2025	
	MC	Stabilized	\$799.47	\$799.47	3 rms	\$266/rm/mo	7/31/2026	
	BSMT	Extra						Super - 5 Rooms
TOTALS		Monthly Annual	\$78,934 \$947,211	\$73,309 \$879,702	47 Units 181 Rooms	Total Rent: \$19.53/SF		Monthly Apartment Rent: \$1,560/unit, \$405/room

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