

NaviTimes

Northern Manhattan Commercial Real Estate

For Sale

Multifamily Rental property in the heart of Bronx.

Property	Residential units	Commercial units	Sale Price
280 East 199th st.	11	0	\$ 2,600,000

280 East 199th street Bronx

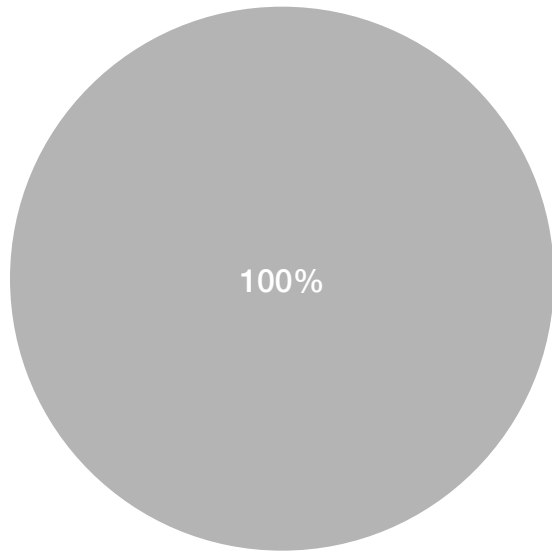
Description

280 east 199th street is a five story walk up containing 11 units. All of the units are occupied. The apartments are all completely renovated with stainless steel appliances, hardwood floors, and brand new kitchens. All the apartments are separately metered with newly installed electrical panels and wires.

The neighborhood beautiful and extremely convenient. Steps away from schools. There is a brand new development project in progress right next door. Producing all new luxury apartments, it is key to not only sustaining the market value of 280 east 199th street, but secures future growth.

Property Information.	
Address	280 East 199 th street Bronx
Property Type	Over Six Families without Stores (C1)
Building Size	39.42 x 64
Lot Size	39.42 x 79.25
Floors	5
Total Square Feet	12,613
Residentail Sq. Footage	12,613
Commercial Sq. Footage	0
Residential Units	11
Commercial Units	0
Zoning map	
FAR as Built.	4.04
FAR allowed	3
Taxes	-\$42,000
Zip Code	10458
Borough	Bronx
BBL:	03296-38
First 3 alternate addresses	
Owner	280 East Realty LLC

● Studio's ● 1 BR's ● 3 BR's ● Retail



280 East 199 th street

Sq.Ft. 12,613
Units 11

Financial Summary

Taxes	-\$42,000
expenses	-\$30,000
Super estimated	\$0
Total Expenses	-\$72,000

Gross Annual Revenue	\$233,544
Total Expenses	-\$72,000
NOI	\$161,544

Asking Prices	\$2,600,000
Cap Rate	6.21323076923077%
PPSF	\$206
PPU	\$236,364

Rent Roll							
UNIT	Bedrooms	Sq.Ft.	RPSF	Status	Experation	Monthly	Annual Rent
B1	Stabilized 3BR	1100	\$20			\$1,800	\$21,600
1	Stabilized 3BR	1100	\$19			\$1,726	\$20,712
2	Stabilized 3BR	1100	\$12			\$1,093	\$13,116
3	Stabilized 3BR	1100	\$22			\$1,975	\$23,700
4	Stabilized 3BR	1100	\$21			\$1,950	\$23,400
5	Stabilized 3BR	1100	\$12			\$1,112	\$13,344
6	Stabilized 3BR	1100	\$21			\$1,956	\$23,472
7	Stabilized 3BR	1100	\$22			\$2,000	\$24,000
8	Stabilized 3BR	1100	\$21			\$1,950	\$23,400
9	Stabilized 3BR	1100	\$21			\$1,950	\$23,400
10	Stabilized 3BR	1100	\$21			\$1,950	\$23,400
Totals		12100	\$19			\$19,462	\$233,544





New York State Division of Housing and Community Renewal
Office of Rent Administration

2016 Registration Rent Roll Report Effective 04/01/2016 for
Registration Id Number: 201332
280 E 199TH ST
BRONX, NY 10458

Information on this report is as of September 13, 2016

The attached Registration Rent Roll report shows information on file with the NYS Division of Housing and Community Renewal (DHCR) for the above referenced building and has had its Certification of Copy of Record electronically signed by a certifying officer on all pages. The DHCR considers the entire report as having certified status.

This report was printed via the DHCR website by an owner/agent who was assigned a secure logon by DHCR. The owner/agent has the ability to print the report but cannot modify the data within the report.

The apartment status section of the report indicates the reported nature of the occupancy of the apartment. The following designations are used:

RS = Rent Stabilized	RC = Rent Controlled	V = Vacant
TE = Temporarily Exempt	PE = Permanently Exempt	VD = Vacancy Decontrolled

A "W" appended to the end of the rent amount indicates that the rent amount is paid weekly instead of monthly.

An "*" prefixing the apartment number indicates that an amendment to the annual apartment registration filed by the owner has been recorded.

The filing date is the date when the registration for the apartment was received by DHCR. A "NC" in this column indicates that the filing date was not recorded on the computer file.

ADVISORY NOTE: This document merely reports the statements made by the owner in the registration(s) filed by such owner and does not reflect changes in rent occurring after April 1 of each year. DHCR does not attest to the truthfulness of the owner's statements or the legality of the rents reported in this document. Furthermore, this document does not necessarily reflect modifications to the lawful rent or other registration information as a result of orders issued by DHCR, or a finding that a registration has not been filed.

09/14/2016

DATE

CERTIFYING OFFICER - STACEY PAYTON

PAGE 1 OF 2

Print Location: DHCR website



New York State Division of Housing and Community Renewal
Office of Rent Administration

2016 Registration Rent Roll Report Effective 04/01/2016 for
Registration Id Number: 201332
280 E 199TH ST
BRONX, NY 10458

Information on this report is as of September 13, 2016

Apartment Number	Apt Status	Legal Reg Rent	Preferential Rent	Actual Rent Paid	Filing Date	Tenant Name	Lease Began	Lease Ends
B1	RS	1800.00			08/22/16	MILLICENT MILLS	10/01/15	09/30/16
1	RS	1726.65	566.00		08/22/16	QUANEESHA CUTTS	02/01/15	01/31/17
2	RS	1093.47			08/22/16	WINSBERT C. WASHINGTON	09/30/15	09/30/16
3	RS	1975.00			08/22/16	JUAN CARLOS MUNOZ	04/01/16	03/31/17
4	RS	1950.00			08/22/16	CJABAR LENARD HENSON	04/01/16	03/31/17
5	RS	1112.07			08/22/16	ANGELA CLARKE	02/01/15	01/31/17
6	RS	1956.00			08/22/16	TIFFANY JACKSON	03/01/16	02/28/17
7	RS	2000.00			08/22/16	MICHAEL VANLEUVAN	09/01/15	08/31/16
8	RS	1950.00			08/22/16	VENESSA LIRIAN	02/01/16	01/31/17
9	RS	1950.00			08/22/16	NILDA ALLENDE	02/01/16	01/31/17
10	RS	1950.00			08/22/16	ANA URENA	03/01/16	02/28/17

Certification of Copy of Record

I am an employee of the New York State Division of Housing and Community Renewal (DHCR) and I am duly authorized by DHCR to make this certification. I certify that the foregoing is a true copy of the owner's statements made in such owner's 2016 registration(s) on file with DHCR, as recorded and maintained in the computer records of DHCR, with the exception that certain information contained in such registrations(s) may have been modified by DHCR for identification purposes only.

09/14/2016

DATE

CERTIFYING OFFICER - STACEY PAYTON

Print Location: DHCR website

Confidentiality Agreement

This is a confidential brochure intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of **280 East 199th street Bronx** (the “Property”).

This brochure was prepared by Navi Times CRE, Inc. , and has been reviewed by representatives of Ownership. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which prospective purchasers may desire. It should be noted that all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Navi Times CRE, Inc. or Owner; therefore, are subject to material variation. Additional information and an opportunity to inspect the Property and plans will be made available to interested and qualified investors. Neither Owner, Navi Times CRE, Inc. nor any of their respective officers nor employees, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this brochure or any of its contents, and no legal commitments or obligations shall arise by reason of this brochure or any of its contents. All square footage measurements must be independently verified.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this brochure or making an offer to purchase the Property unless and until a written agreement satisfactory to Owner has been fully executed, delivered, and approved by Owner and any conditions to Owner obligations thereunder have been satisfied or waived.

By receipt of this brochure, you agree that this brochure and its contents are of a confidential nature, that you hold and treat it in the strictest confidence, and that you will not disclose this brochure or any of its contents to

x	x	x
_____	_____	_____
Broker: Navi Times CRE, Inc.	Prospective buyer	Date

any other entity without the prior written authorization of Owner nor will you use this brochure or any of its contents in any fashion or manner detrimental to the interest of Owner or Navi Times CRE, Inc. .

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. Navi Times CRE, Inc. does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB’s and other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions, are present at

the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

While this brochure contains physical description information, there are no references to condition. Neither Owner nor Navi Times CRE, Inc. make any representation as to the physical condition of the Property. Prospective purchasers should conduct their own independent engineering report to verify property condition.

In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents.

The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Properties at this time, kindly return this brochure to Navi Times CRE, Inc. at your earliest possible convenience. Photocopying or other duplication is not authorized. This brochure shall not be deemed an indication of the state of affairs of Owner, nor constitute an indication that there has been no change in the business or affairs of Owner since the date of preparation of this brochure.

It is hereby agreed that Navi Times CRE, Inc. Has introduced this property to the below prospective buyer, or its successor, affiliate, assignee, designee, subsidiary, or related party (hereinafter called "prospective buyer")

The value of this offering is directly dependent on its zoning. Neither Navi Times CRE, Inc. or the Owner are zoning experts and make no representations regarding the zoning of the property. Zoning should be independently verified.

