

## 39 Units FOR SALE

3 contiguous multifamily investment properties for Sale in the Bronx



**3018 Holland Ave. Bronx, NY 10467**

- 13 units
- 8,526
- \$17,496 monthly income
- \$209,904 annual income
- \$35,000 Taxes
- \$30,000 approx. expenses.



**3022 Holland Ave. Bronx, NY 10467**

- 13 units
- 8,228 square feet
- \$17,457 monthly income
- \$209,484 annual income
- \$40,000 Taxes
- \$30,000 approx. expenses.



**3026 Holland Ave. Bronx, NY 10467**

- 13 units
- 8,524
- \$16,209 monthly income
- \$194,508 annual income
- \$40,000 Taxes
- \$30,000 approx. expenses.

Package Price

**\$8,750,000**

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OCCUPANCY REPORT  
 Enver 3018 Realty LLC  
 3018 Holland Avenue  
 Bronx, NY 10467

| Unit               | Name              | Rent     | Rent+Charges | Rms             | Sq Ft. | Rent/Sq Ft. | Lease Start | Lease End  |
|--------------------|-------------------|----------|--------------|-----------------|--------|-------------|-------------|------------|
| 01                 | Glenda Philip     | 1316.38  | 1316.38      | 03.0            |        |             | 11/01/2014  | 10/31/2016 |
| 02                 | Michele Hall      | 1250.00  | 1250.00      | 03.0            |        |             | 01/01/2015  | 12/31/2017 |
| 03                 | Amarah Collins    | 1510.55  | 1510.55      | 04.0            |        |             | 04/01/2015  | 03/31/2017 |
| 04                 | April Bassett     | 1237.00  | 1237.00      | 13.0            |        |             | 11/01/2015  | 10/30/2016 |
| 05                 | Latisha Hills     | 1362.80  | 1362.80      | 04.0            |        |             | 07/01/2012  | 06/30/2014 |
| 06                 | Kimberly Jenkins  | 1553.60  | 1553.60      | 04.0            |        |             | 04/01/2016  | 04/30/2017 |
| 07                 | Lillian Cortez    | 823.55   | 823.55       | 03.0            |        |             | 09/01/2015  | 08/31/2017 |
| 08                 | Beatriz Maldonado | 1515.00  | 1515.00      | 04.0            |        |             | 07/01/15    | 06/30/2016 |
| 09                 | Cynthia Rivera    | 1547.01  | 1547.01      | 04.0            |        |             | 01/01/2016  | 12/31/2017 |
| 10                 | Myron DeCosta     | 1197.06  | 1197.06      | 03.0            |        |             | 04/01/2016  | 03/31/2017 |
| 11                 | Calvin Howell     | 1149.34  | 1149.34      | 04.0            |        |             | 12/01/2011  | 11/30/2013 |
| 12                 | Maria Marte       | 1515.00  | 1515.00      | 00.0            |        |             | 07/01/2015  | 06/30/2016 |
| B1                 | Che Che Taylor    | 1515.00  | 1515.00      | 03.0            |        |             | 12/01/2015  | 11/30/2016 |
| TOTALS:            |                   | 17492.29 | 17492.29     | 0052.0          | 0      |             |             |            |
| Residential Rents: |                   | 17492.29 | 17492.29     |                 |        |             |             |            |
| Commercial Rents:  |                   | 0.00     | 0.00         |                 |        |             |             |            |
| Occupied Rent+:    |                   | 17492.29 |              | Occupied Units: | 13     |             |             |            |
| Vacant Rents:      |                   | 0.00     |              | Vacant Units:   | 0      |             | Occupancy:  | 100.00%    |

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| Unit               | Name            | Rent            | Rent+Charges | Rms                | Sq Ft. | Rent/Sq Ft. | Lease Start | Lease End  |
|--------------------|-----------------|-----------------|--------------|--------------------|--------|-------------|-------------|------------|
| 01                 | Nicole Elliot   | 1268.00         | 1268.00      | 03.0               |        |             | 01/01/2017  | 12/31/2017 |
| 02                 | Sandra Tucker   | 1250.00         | 1250.00      | 03.0               |        |             | 05/01/2014  | 04/30/2016 |
| 03                 | Marie Jaques    | 1616.57         | 1616.57      | 04.0               |        |             | 07/01/2016  | 06/30/2017 |
| 04                 | Jessie Hurst    | 1264.91         | 1264.91      | 04.0               |        |             | 06/01/2015  | 05/31/2016 |
| 05                 | Nicole Spence   | 1616.54         | 1616.54      | 04.0               |        |             | 09/01/2015  | 08/31/2017 |
| 06                 | Jesus Flores    | 939.37          | 939.37       | 03.0               |        |             | 01/01/2017  | 12/31/2018 |
| 07                 | Donna Diehl     | 1520.35         | 1520.35      | 04.0               |        |             | 11/01/2016  | 12/31/2017 |
| 08                 | James Wright    | 1123.22         | 1123.22      | 04.0               |        |             | 12/01/2015  | 11/30/2016 |
| 09                 | Tamika Graham   | 1278.75         | 1278.75      | 03.0               |        |             | 04/01/2015  | 03/31/2017 |
| 10                 | Irene Rodriguez | 1529.39         | 1529.39      | 04.0               |        |             | 10/01/2015  | 09/30/2017 |
| 11                 | Jocelyn Ciprian | 1284.37         | 1284.37      | 04.0               |        |             | 07/01/2015  | 06/30/2017 |
| 12                 | Tiffany Wright  | 1268.00         | 1268.00      | 03.0               |        |             | 09/01/2016  | 08/31/2017 |
| BSMT               | Olga Rodriguez  | 1497.03         | 1497.03      | 04.0               |        |             | 02/01/2016  | 01/31/2018 |
| <b>TOTALS:</b>     |                 | 17456.50        | 17456.50     | 0047.0             | 0      |             |             |            |
| Residential Rents: |                 | 17456.50        | 17456.50     |                    |        |             |             |            |
| Commercial Rents:  |                 | 0.00            | 0.00         |                    |        |             |             |            |
| Occupied Rent+:    | 17456.50        | Occupied Units: | 13           |                    |        |             |             |            |
| Vacant Rents:      | 0.00            | Vacant Units:   | 0            | Occupancy: 100.00% |        |             |             |            |

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| Unit               | Name                    | Rent            | Rent+Charges | Rms               | Sq Ft. | Rent/Sq Ft. | Lease Start | Lease End  |
|--------------------|-------------------------|-----------------|--------------|-------------------|--------|-------------|-------------|------------|
| 01                 | George Gooden           | 1031.94         | 1031.94      | 03.0              |        |             | 05/01/2015  | 04/30/2017 |
| 02                 | Brandon James           | 1222.19         | 1222.19      | 03.0              |        |             | 04/01/2016  | 03/31/2018 |
| 03                 | Tamaris Marque Pimentel | 1301.47         | 1301.47      | 04.0              |        |             | 05/01/2015  | 04/30/2017 |
| 04                 | Judelka Bass            | 1250.00         | 1250.00      | 03.0              |        |             | 03/01/2016  | 02/28/2017 |
| 05                 | Taurie Collins          | 1515.00         | 1515.00      | 04.0              |        |             | 10/01/2016  | 09/30/2017 |
| 06                 | Katrina Myles           | 1514.00         | 1514.00      | 04.0              |        |             | 11/01/2015  | 10/31/2016 |
| 07                 | Eboni McCray            | 1198.18         | 1198.18      | 04.0              |        |             | 04/01/2016  | 03/31/2017 |
| 08                 | Patricia Torres         | 1169.34         | 1169.34      | 04.0              |        |             | 10/01/2015  | 09/30/2017 |
| 09                 | Miriam Gonzalez         | 769.92          | 769.92       | 04.0              |        |             | 10/01/2015  | 09/30/2017 |
| 10                 | Roshelle Buskey         | 1253.68         | 1253.68      | 03.0              |        |             | 04/01/2015  | 03/31/2017 |
| 11                 | Isabel Remigio          | 1352.53         | 1352.53      | 04.0              |        |             | 09/01/2015  | 08/31/2017 |
| 12                 | VACANT                  | 1157.32         | 0.00         | 04.0              |        |             |             |            |
| B1                 | Anna Sanchez            | 1473.29         | 1473.29      | 05.0              |        |             | 12/01/2015  | 11/30/2016 |
| <b>TOTALS:</b>     |                         | 16208.86        | 15051.54     | 0049.0            | 0      |             |             |            |
| Residential Rents: |                         | 16208.86        | 15051.54     |                   |        |             |             |            |
| Commercial Rents:  |                         | 0.00            | 0.00         |                   |        |             |             |            |
| Occupied Rent+:    | 15051.54                | Occupied Units: | 12           |                   |        |             |             |            |
| Vacant Rents:      | 1157.32                 | Vacant Units:   | 1            | Occupancy: 92.31% |        |             |             |            |

