

FRIEDMAN-ROTH EXCLUSIVE – BRONX
ASKING A 11 CAP / VALUE ADD
38 PREF RENTS / APPROXIMATELY \$297,000
6 STORY ELEVATOR APARTMENT BUILDING
70 YEAR OWNERSHIP



Price Break: ~~\$ 6,900,000~~ \$6,500,000

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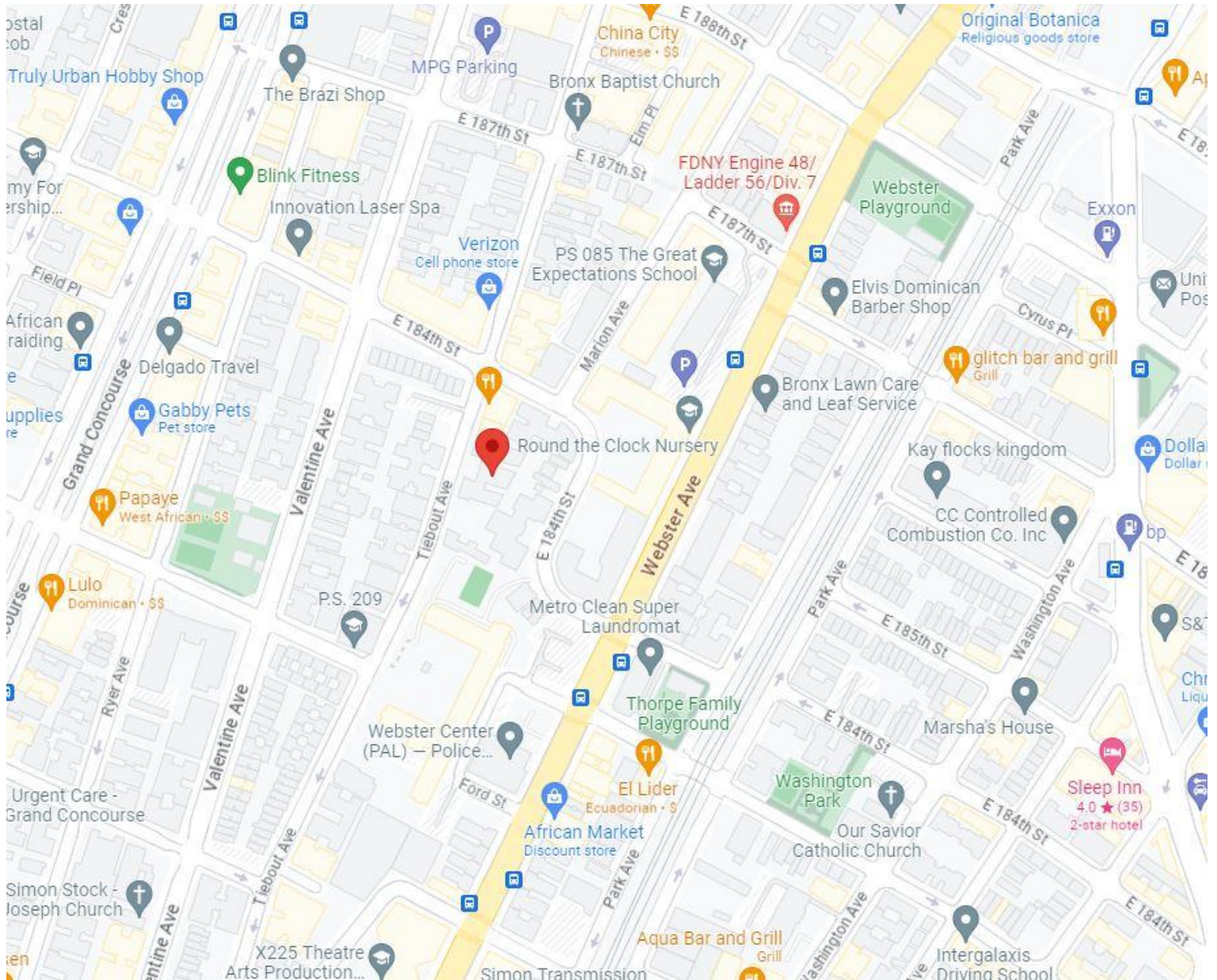


Address:	2334 Tiebout Avenue, Bronx, NY		
Location:	Located between East 182nd and East 184th Street		
Description:	6 Story Elevator Apartment Building consisting of 76 apartments. 1928 construction.		
Block / Lot:	3143/260	Zoning:	R7-1
Lot Size:	150.08' x 103.67'	Lot SF:	18,330
Building Size:	149.58' X 115'	Building SF:	71,193
Layout:	6/2 rm, 39/3 rm, 18/4rm, 2/4.5rm,12/5rm	Price PSF:	\$ 91.30
INCOME:			
Residential	\$	1,414,815	
Residential W/M	\$	2,253	
Gross Annual Income:	\$	1,417,068	
EXPENSES: (ESTIMATED)			
*Real Estate Taxes	\$	159,817	
Water/Sewer	\$	99,000	
Insurance	\$	146,300	
Fuel(dual/#2)	\$	100,000	
Electric & Gas	\$	15,000	
Super(32 BJ)	\$	50,000	
Maintenance & Repair	\$	77,000	
Management	\$	42,000	
Total Expense:	\$	689,117	
Estimated Net Operating Income:	\$	727,951	
Price Break:	\$ 6,500,000		
Remarks:	Installed a new elevator in 2021. Upgraded electrical in 2020 with all new electric stoves. Capital Improvements rewired apartments, new risers, new roof , elevator, gut renovated some apartments.		
	*2023-installed Run Wise fuel computer in boiler & thru app optimizes property energy/usage. City recommends. Saves on fuel expense.		
	38 Preferential Rents*		
	*Approximately \$297,656 in preferential rents		
	* Real Estate Taxes reflect Scrie/Drie		

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Map:



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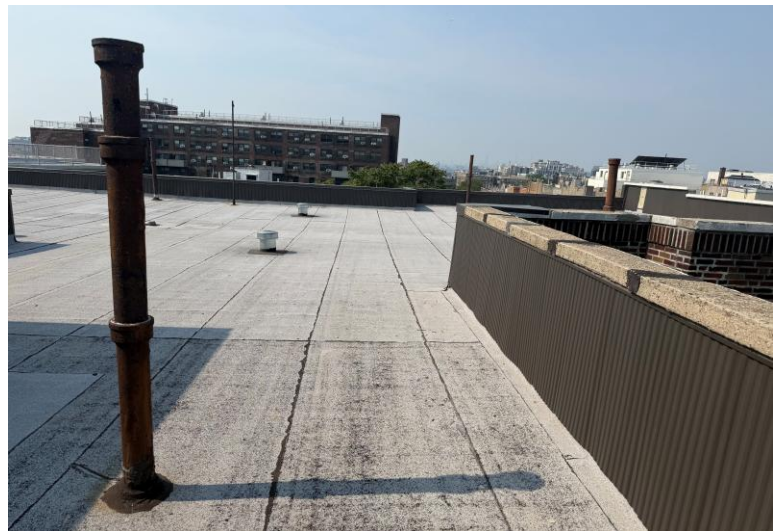
RENT ROLL							
Units	Rooms	Status	Lease Expiration	Pref Monthly Rents	Pref Annual Rent	Monthly	Annual Rent
1A	4	Sec 8	03/31/28			\$ 2,427.21	\$ 29,126.52
1B	3	RS/Pref	03/31/27	\$ 583.05	\$ 6,996.60	\$ 1,666.86	\$ 20,002.32
1C	3	RS/Pref	01/31/27	\$ 934.09	\$ 11,209.08	\$ 1,439.62	\$ 17,275.44
1D	5	RS/Pref	07/31/26	\$ 915.88	\$ 10,990.56	\$ 1,820.53	\$ 21,846.36
1E	4.5	RS/Pref	11/30/26	\$ 175.23	\$ 2,102.76	\$ 1,785.88	\$ 21,430.56
1H	4.5	RS	02/29/28		\$ -	\$ 1,529.01	\$ 18,348.12
1J	3	Sec 8	09/30/27		\$ -	\$ 1,515.10	\$ 18,181.20
1K	2	RS/Pref	10/31/26	\$ 935.11	\$ 11,221.32	\$ 1,545.00	\$ 18,540.00
1L	3	RS/Pref	09/30/26	\$ 245.05	\$ 2,940.60	\$ 1,275.47	\$ 15,305.64
1M	4	RS/Pref	11/30/27	\$ 330.31	\$ 3,963.72	\$ 1,615.65	\$ 19,387.80
1N	4	RS	05/31/25		\$ -	\$ 1,764.04	\$ 21,168.48
2A	4	RS	09/30/26		\$ -	\$ 1,575.42	\$ 18,905.04
2B	3	RS/Pref	05/31/27	\$ 518.20	\$ 6,218.40	\$ 1,331.18	\$ 15,974.16
2C	3	RS/Pref	09/30/27	\$ 349.89	\$ 4,198.68	\$ 1,656.60	\$ 19,879.20
2D	5	RS	07/31/27		\$ -	\$ 1,246.34	\$ 14,956.08
2E	3	RS/Pref	08/31/28	\$ 1,411.13	\$ 16,933.56	\$ 1,336.87	\$ 16,042.44
2F	3	RS/Pref	05/31/27	\$ 1,289.24	\$ 15,470.88	\$ 1,506.20	\$ 18,074.40
2G	3	RS/Pref	10/31/26	\$ 443.00	\$ 5,316.00	\$ 1,311.51	\$ 15,738.12
2H	3	Decontrolled	2/29/2027		\$ -	\$ 1,600.00	\$ 19,200.00
2J	5	RS/Pref	06/30/28	\$ 1,554.52	\$ 18,654.24	\$ 2,170.18	\$ 26,042.16
2K	2	RS/Pref	02/28/27	\$ 1,521.33	\$ 18,255.96	\$ 1,362.43	\$ 16,349.16
2L	3	RS/Pref	03/31/27	\$ 179.45	\$ 2,153.40	\$ 1,329.52	\$ 15,954.24
2M	4	RS	10/31/26		\$ -	\$ 1,474.62	\$ 17,695.44
2N	4	RS/Scrie	11/30/27		\$ -	\$ 1,697.44	\$ 20,369.28
3A	4	Decontrolled	10/31/25		\$ -	\$ 2,000.00	\$ 24,000.00
3B	3	Sec 8	06/30/28		\$ -	\$ 1,374.97	\$ 16,499.64
3C	3	RS/Pref	05/31/27	\$ 783.14	\$ 9,397.68	\$ 1,335.13	\$ 16,021.56
3D	5	RS	03/31/28		\$ -	\$ 1,628.58	\$ 19,542.96
3E	3	RS/Pref	01/31/27	\$ 480.82	\$ 5,769.84	\$ 1,319.62	\$ 15,835.44
3F	3	RS/Pref	10/31/26	\$ 239.20	\$ 2,870.40	\$ 1,420.40	\$ 17,044.80
3G	3	RS/Pref	05/31/27	\$ 302.44	\$ 3,629.28	\$ 1,699.50	\$ 20,394.00
3H	3	RS	04/30/27		\$ -	\$ 1,206.54	\$ 14,478.48
3J	5	Sec 8	04/30/28		\$ -	\$ 1,531.19	\$ 18,374.28
3K	2	Decontrolled	Vacant		\$ -	\$ 2,893.35	\$ 34,720.20
3L	3	RS	10/31/2027		\$ -	\$ 1,122.07	\$ 13,464.84
3M	4	RS/Pref	02/29/28	\$ 642.91	\$ 7,714.92	\$ 1,746.30	\$ 20,955.60
3N	4	RS/Pref	09/30/27	\$ 157.62	\$ 1,891.44	\$ 1,717.20	\$ 20,606.40
4A	4	RS/Pref	11/30/27	\$ 159.07	\$ 1,908.84	\$ 1,658.99	\$ 19,907.88

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4B	3	Decontrolled	Vacant		\$ -	\$ 1,566.19	\$ 18,794.28
4C	3	RS/Pref	11/30/27	\$ 904.37	\$ 10,852.44	\$ 1,361.86	\$ 16,342.32
4D	5	RS	06/30/27		\$ -	\$ 2,090.31	\$ 25,083.72
4E	3	RS	12/31/26		\$ -	\$ 1,489.25	\$ 17,871.00
4F	3	RS/Pref	09/30/26	\$ 919.55	\$ 11,034.60	\$ 1,423.13	\$ 17,077.56
4G	3	RS	08/31/26		\$ -	\$ 1,184.04	\$ 14,208.48
4H	3	RS/Pref	11/30/27	\$ 983.33	\$ 11,799.96	\$ 1,367.93	\$ 16,415.16
4J	5	RS/Senior/Scrie	01/31/27		\$ -	\$ 1,492.43	\$ 17,909.16
4K	2	Drie	10/31/26		\$ -	\$ 1,022.85	\$ 12,274.20
4L	3	RS/Senior/Scrie	03/31/26		\$ -	\$ 1,056.23	\$ 12,674.76
4M	4	RS/Pref	03/31/27	\$ 334.65	\$ 4,015.80	\$ 2,888.00	\$ 34,656.00
4N	4	RS	02/28/27		\$ -	\$ 1,395.59	\$ 16,747.08
5A	4	RS/Pref	10/31/26	\$ 436.59	\$ 5,239.08	\$ 1,779.87	\$ 21,358.44
5B	3	RS/Pref	04/30/27	\$ 96.58	\$ 1,158.96	\$ 1,750.00	\$ 21,000.00
5C	3	RS/Pref	10/31/27	\$ 98.96	\$ 1,187.52	\$ 1,283.09	\$ 15,397.08
5D	5	RC	12/31/55		\$ -	\$ 1,019.46	\$ 12,233.52
5E	3	RS/Pref	11/30/26	\$ 818.04	\$ 9,816.48	\$ 1,460.21	\$ 17,522.52
5F	3	RS/Pref/Scrie	10/31/26	\$ 88.80	\$ 1,065.60	\$ 1,314.18	\$ 15,770.16
5G	3	RS	12/31/27		\$ -	\$ 1,359.82	\$ 16,317.84
5H	3	RS	01/31/27		\$ -	\$ 1,272.17	\$ 15,266.04
5J	5	RS	07/31/27		\$ -	\$ 1,895.43	\$ 22,745.16
5K	2	RS	05/31/27		\$ -	\$ 1,300.14	\$ 15,601.68
5L	3	RS	07/31/27		\$ -	\$ 1,382.51	\$ 16,590.12
5M	4	RS/Pref	01/31/27	\$ 1,347.30	\$ 16,167.60	\$ 1,850.11	\$ 22,201.32
5N	4	RS	04/30/28		\$ -	\$ 1,267.59	\$ 15,211.08
6A	4	RS/Pref	09/30/26	\$ 817.57	\$ 9,810.84	\$ 1,718.91	\$ 20,626.92
6B	3	RS	Vacant		\$ -	\$ 869.10	\$ 10,429.20
6C	3	RS/Pref	07/31/26	\$ 399.01	\$ 4,788.12	\$ 1,392.58	\$ 16,710.96
6D	5	Sec 8	02/29/28		\$ -	\$ 2,304.13	\$ 27,649.56
6E	3	RS	01/31/28		\$ -	\$ 1,195.40	\$ 14,344.80
6F	3	RS	01/31/27		\$ -	\$ 1,377.34	\$ 16,528.08
6G	3	RS/Pref	01/31/28	\$ 751.95	\$ 9,023.40	\$ 1,571.65	\$ 18,859.80
6H	3	Drie	02/28/27		\$ -	\$ 1,204.02	\$ 14,448.24
6J	5	Sec 8	01/31/27		\$ -	\$ 1,844.01	\$ 22,128.12
6K	2	RS/Pref	01/31/28	\$ 932.35	\$ 11,188.20	\$ 1,280.62	\$ 15,367.44
6L	3	RS/Pref	08/31/26	\$ 978.36	\$ 11,740.32	\$ 1,350.90	\$ 16,210.80
6M	4	Decontrolled	10/31/26		\$ -	\$ 2,150.00	\$ 25,800.00
6N	4	RS/Pref	06/30/28	\$ 746.60	\$ 8,959.20	\$ 1,733.68	\$ 20,804.16
Total				\$ 24,804.69	\$ 297,656.28	\$ 117,901.25	\$ 1,414,815.00

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