



64,614 SF Multi-Family Building for Sale
1860 Billingsley Terrace | Bronx, NY 10453



THE SUMMARY

Kassin Sabbagh Realty (KSR) has been retained exclusively to market the sale of 1860 Billingsley Terrace. A Multi-Family building located in Morris Heights sections of the Bronx, NY. 1860 Billingsley Terrace was built in 1927 and has 6 stories and 59 units.

PROPERTY OVERVIEW

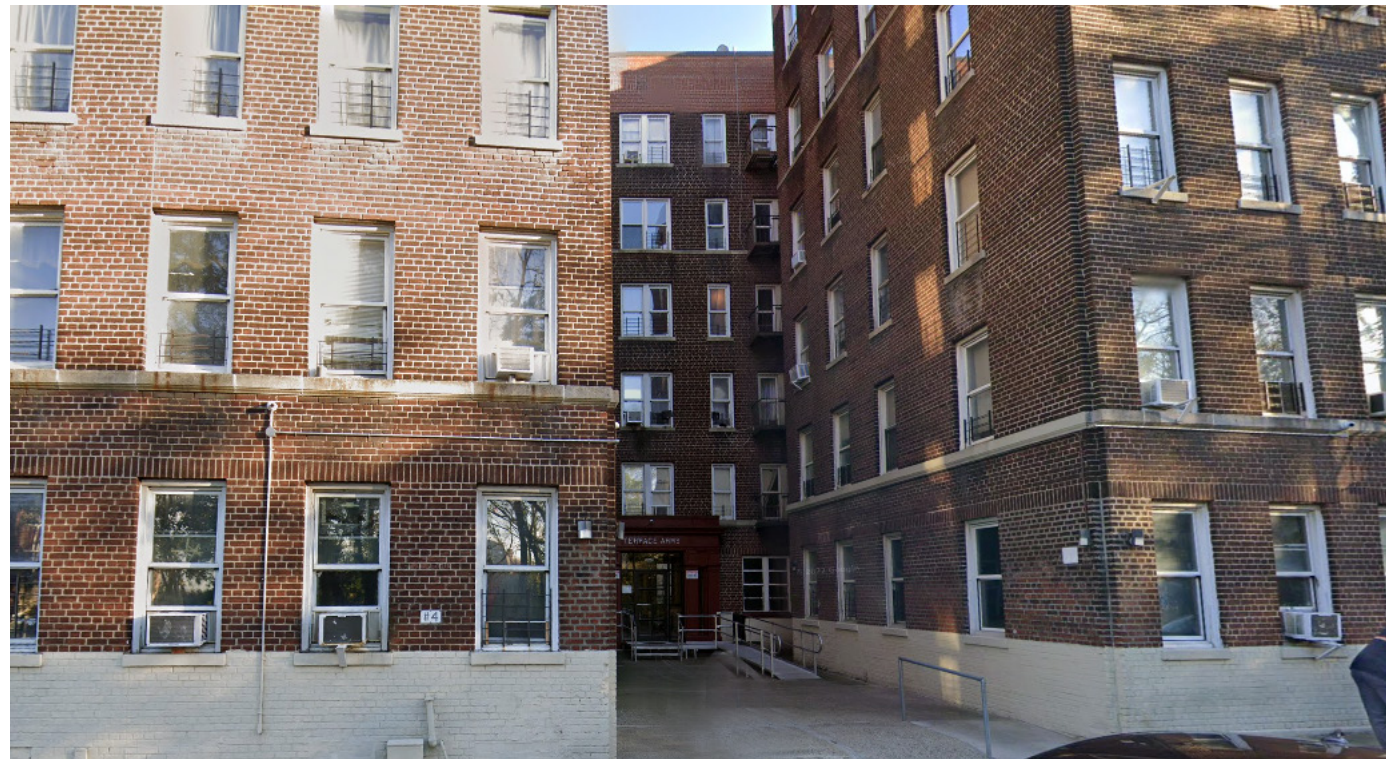
Property Type	Multi-Family
Units	59
Lot Size	12,700 SF
Lot Dimensions	121' x 109.5'
Building SF	64,614 SF
Building Dimensions	121' x 89'
Zoning	MF
Taxes	\$147,000

HIGHLIGHTS

- AMENITIES: Elevator, Hardwood Floors
- City Skyline View, Park View, Steps from 4, B and D train, Building built in 1927
- Close proximity to I-87 and I-95

ASKING PRICE: \$8,200,000
EXCLUSIVE RIGHT TO SELL

ASSUMABLE FINANCING AVAILABLE
PLEASE INQUIRE FOR DETAILS



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FINANCIALS

RENT ROLL

Unit	SF	Type	Section 8	Base Rent	Net	Security	Vacated On
A	4.0	Stab		1,072.20	3.00	1,072.20	03/31/24
B	3.0	Stab		1,331.17	1,331.17	1,277.16	08/31/24
C	4.0	Stab		1,647.87	1,647.87	1,564.65	09/30/25
D	5.0	Stab	S8	1,754.45	1,754.45	1,763.45	03/31/24
F	2.0	Stab		1,937.10	1,937.10	1,937.10	09/30/24
G	4.0	Stab		1,662.53	1,662.53	0.00	01/31/25
H	3.0	Stab		1,237.99	1,237.99	1,127.73	04/30/25
K	3.0	Stab		1,074.27	1,074.27	1,023.11	01/31/25
1A	4.0	Stab		1,048.98	1,048.98	1,048.98	11/30/24
1B	3.0	Stab		1,389.93	1,389.93	1,336.00	04/30/24
1C	4.0	Stab		1,308.74	1,308.74	1,308.74	09/30/24
1D	4.0	Stab		833.03	833.03	833.03	03/31/24
1E	3.0	Stab	S8	919.52	919.52	919.52	06/30/24
1F	2.0	Stab		1,063.76	1,063.76	1,037.81	06/30/24
1G	4.0	Stab	S8	1,338.47	1,338.47	1,402.97	01/31/24
1H	3.0	Stab		1,163.92	1,163.92	0.00	05/31/24
1K	3.0	Stab		1,154.29	1,154.29	1,077.13	04/30/24
1L	4.0	Stab		1,118.74	1,118.74	0.00	12/31/24
2A	4.0	Stab	S8	1,476.82	1,476.82	1,476.82	09/30/25
2B	3.0	Contr		128.55	128.55	0.00	12/31/23
2C	4.0	Stab		1,020.16	1,020.16	1,020.16	10/31/25
2D	4.0	Stab	S8	959.11	959.11	960.40	02/28/25
2E	3.0	Stab		1,855.28	1,681.00	1,600.00	05/31/24
2F	2.0	Stab	SC	527.46	527.46	0.00	11/30/24
2G	4.0	Stab		1,681.24	1,681.24	1,681.24	07/31/24
2H	3.0	Stab		1,170.78	1,170.78	1,077.01	03/31/25
2K	3.0	Stab		1,502.84	1,502.84	1,503.08	01/31/24
2L	4.0	Stab		1,542.45	1,542.45	1,542.45	03/31/24
3A	4.0	Stab		951.93	951.93	951.93	07/31/25
3B	3.0	Stab		1,066.80	1,066.80	1,066.80	10/31/24
3C	4.0	Stab	S8	1,711.55	1,757.36	1,665.74	11/30/25
3D	4.0	Stab		1,643.47	1,643.47	1,591.74	07/31/24
3E	3.0	Stab		1,136.53	1,136.53	1,136.53	12/31/23
3F	2.0	Stab	SC	901.64	630.54	830.10	01/31/25
3G	4.0	Stab		1,921.11	1,921.11	1,830.00	02/28/25
3H	3.0	Stab		1,190.63	1,190.63	1,190.63	03/31/25

Unit	SF	Type	Section 8	Base Rent	Net	Security	Vacated On
3K	3.0	Stab		1,024.65	1,024.65	1,024.65	05/31/24
3L	4.0	Stab		2,097.37	2,097.37	2,097.37	01/31/24
4A	4.0	Stab		1,360.35	1,360.35	1,295.57	07/31/25
4B	3.0	Stab	S8	734.46	734.46	172.00	12/31/24
4C	4.0	Stab	S8	1,158.68	1,158.68	1,130.42	12/31/23
4D	4.0	Stab	S8	1,376.00	1,376.00	902.37	05/31/24
4E	3.0	Stab		1,687.62	1,687.62	1,687.62	06/30/25
4F	2.0	Stab	S8	1,123.58	1,123.58	1,123.58	04/30/24
4G	4.0	Stab		969.80	969.80	914.48	12/31/24
4H	3.0	Stab	S8	1,866.55	1,732.50	1,732.50	05/31/25
4K	3.0	Stab	S8	1,227.98	1,227.98	1,227.98	11/30/25
4L	4.0	Stab		1,481.00	1,481.00	1,481.00	01/31/24
5A	4.0	Stab		944.20	944.20	921.17	03/31/24
5B	3.0	Stab		1,190.59	1,190.59	1,111.00	08/31/24
5C	4.0	Stab	S8	1,211.17	1,211.17	1,130.21	12/31/23
5D	4.0	Stab		589.95	589.95	589.95	11/30/24
5E	3.0	Stab	DR	997.94	997.94	959.21	06/30/24
5F	2.0	Stab	S8	983.76	983.76	983.76	02/29/24
5G	4.0	Stab	S8	679.60	505.13	364.17	11/30/22
5H	3.0	Stab	S8	1,327.58	1,327.58	850.00	10/31/24
5K	3.0	Stab		1,251.40	1,251.40	1,251.40	06/30/25
5L	4.0			1,002.47	1,002.47	1,696.04	10/31/25
BSMT	5.0			1,908.90	1,908.90	1,818.00	07/31/25
TOTAL YEARLY				\$883,690.92	\$875,193.84		

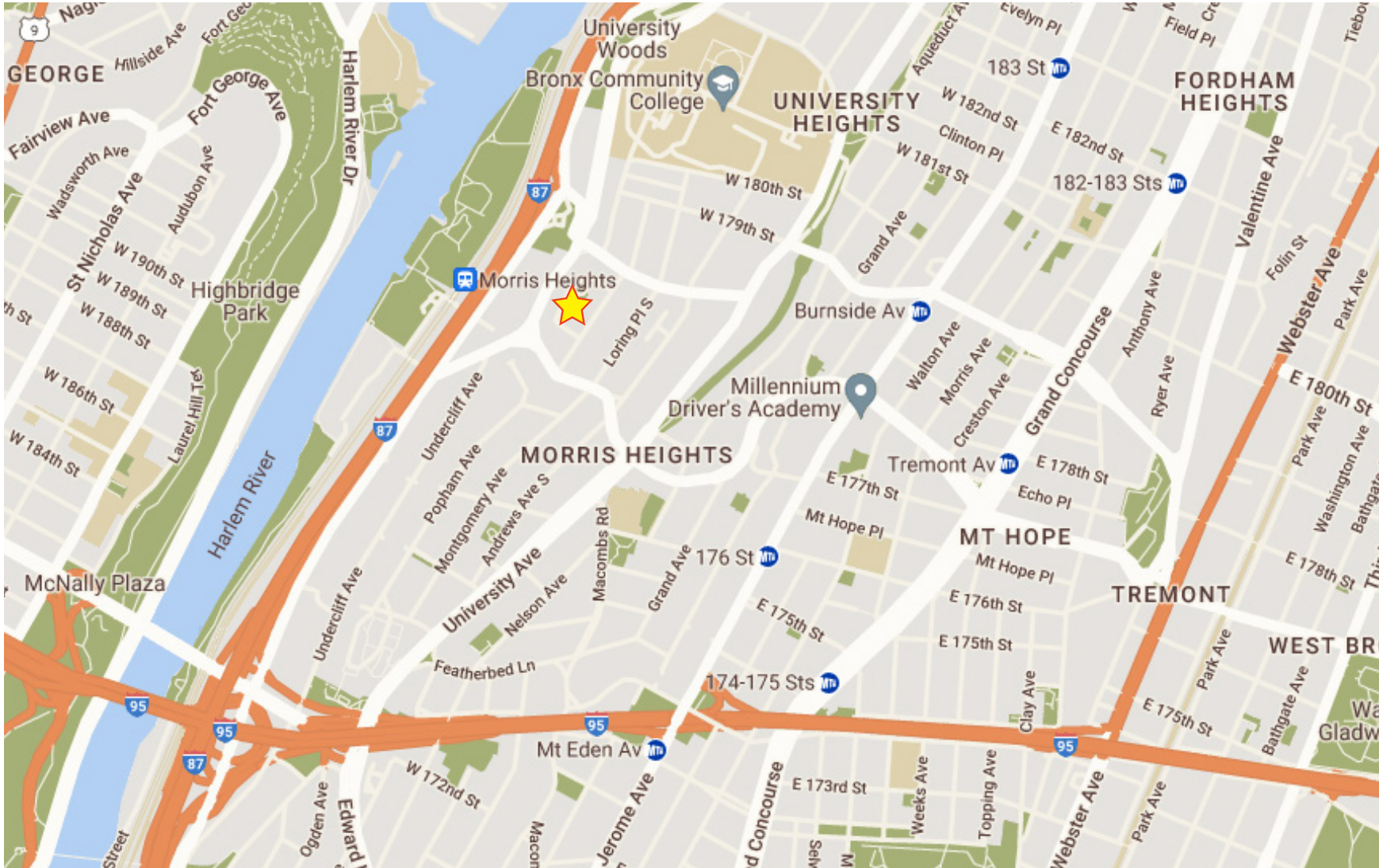
EXPENSES

PROPERTY TAX	147,000
WATER	70,000
INSURANCE	52,000
MAINTENANCE	50,000
ELECTRIC	48,000
GAS/HEAT	44,000
MANAGEMENT FEE	34,000
PAYROLL	20,000
TOTAL EXPENSES	\$465,000
NOI	\$418,690.92

NOTE:

- **\$5.8M left on Mortgage**
- **7-year Mortgage**
- **5 years left**
- **3.25% Rate**

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Morris Heights | Bronx, NY 10453



FOR MORE INFORMATION, PLEASE CONTACT:

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