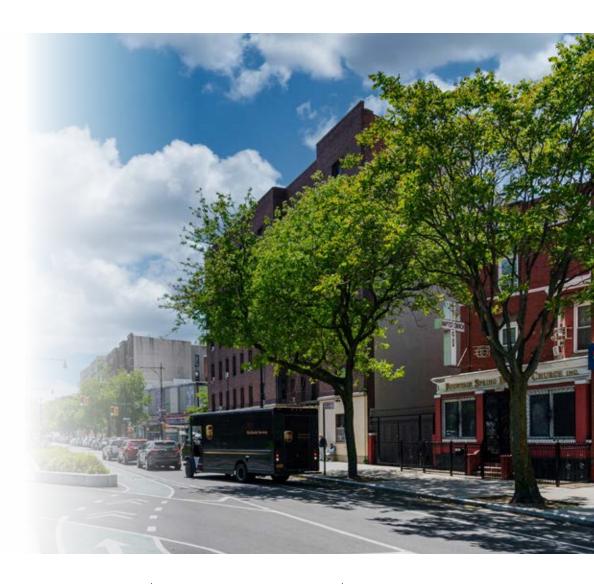


2001 Grand Concourse, Bronx, NY 10453



42 Unit Corner Walk-Up Building in Mount Hope

- Located on the Northwest corner of Grand Concourse
 & E 179th Street
- Unit breakdown is comprised of twelve (12) 1-bedroom apartments, sixteen (16) 2-bedroom apartments, eight (8) 3-bedroom apartments, five (5) 4-bedroom apartments and one (1) 5-bedroom apartment
- Abundance of national/local commercial tenants are accessible for residents on E Tremont Avenue, E Burnside Avenue, & Grand Concourse
- The asset is in close proximity to supermarkets, local eateries, schools & medical institutions
- Transportation is in abundance surrounding the building as the properties are located directly in front of the B/D subway line & the Bx1/2 bus stop



Asking Price: \$4,025,000 | \$96 / \$/SF | \$95,833 / \$/Unit | 6.98% / Cap Rate | 5.67 / GRM

Exclusively Represented By 212.544.9500 | arielpa.nyc

Daniel Mahfar x99 dmahfar@arielpa.com Shimon Shkury x11 sshkury@arielpa.com

Victor Sozio x12 vsozio@arielpa.com

Jake Brody x62 jbrody@arielpa.com Erik Moloney x24 emoloney@arielpa.com For Financing Information:

Matthew Swerdlow x56 mswerdlow@arielpa.com

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Property Information

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Block / Lot	2808 / 96
Lot Dimensions	79.7' x 104.31'
Lot Sq. Ft.	9,200
Building Dimensions	104' x 97'
Stories	6
Residential Units	42
Total Units	42
Building Sq. Ft.	42,000
Zoning	R8 / C
FAR	7.20
Buildable Sq. Ft.	66,240
Air Rights Sq. Ft.	24,240
Tax Class	2
Assessment (25/26)	\$772,200
Real Estate Taxes (25/26)	\$96,525

^{*}All square footage/buildable area calculations are approximate

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