



FOR SALE

**2333 Beaumont Avenue
Bronx, NY 10458**



Newly Constructed Multifamily Building
with 421-a Tax Abatement in Bronx's Little Italy

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- **2022 Construction with 421-a Tax Benefit:**
Modern, 12-unit residential building spanning 7,942 gross square feet and benefitting from a long term 421-a tax abatement through 2059.
- **Turnkey Condition & Unit Breakdown:**
Delivered in prestige condition requiring zero near term cap-ex, across a unit breakdown of four (4) studios, one (1) one-bedroom, three (3) two-bedroom, and four (4) three-bedroom apartments.
- **Hybrid Rent Roll:**
Features five (5) fully Free Market units averaging over \$3,000 per month alongside seven (7) Rent-Stabilized units with favorable initial rents averaging roughly \$2,100 per month.
- **Prime Belmont Location:**
Within a short walk to Little Italy, St. Barnabas Hospital, Fordham University, and the East Fordham Road Commercial District.

Exclusively Represented By
212.544.9500 | arielpa.nyc

Daniel Mahfar x99
dmahfar@arielpa.com

Michael A. Tortorici x13
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Erik Moloney x24
emoloney@arielpa.com

For Financing
Information: **Matthew Swerdlow x56**
mswerdlow@arielpa.com

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Property Information	Total
Block / Lot	3089 / 49
Lot Dimensions	30.5' x 100'
Lot Sq. Ft.	3,050
Building Dimensions	30.5' x 65.1'
Stories	4
Residential Units	12
Building Sq. Ft.	7,942
Zoning	R7-1
FAR (Standard)	3.44
Buildable Sq. Ft. (Standard)	10,492
Air Rights Sq. Ft.	2,550
Tax Class	2A
Assessment (26/27)	\$645,750
421-a Exemptions	(\$609,361)
Real Estate Taxes (26/27)	\$4,526

*All square footage/buildable area calculations are approximate and should be verified with an architect

Asking Price: \$3,750,000 | \$472 / SF | \$312,500 / Unit | 7.42% / Cap Rate | 10.53 / GRM

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Financial Summary

Potential Gross Monthly Income	\$30,590	
Potential Gross Annual Income	\$367,079	
Less Residential Vacancy Rate Reserve (3.00%):	(\$11,012)	
Gross Operating Income:	\$356,066	
Less Expenses:	(\$77,713)	21% of SGI
Net Operating Income:	\$278,353	

Expenses

Real Estate Taxes (26/27)	\$4,526	Repairs & Maintenance	\$6,000
Water & Sewer	\$15,600	Payroll	\$6,240
Insurance	\$18,000	Legal/Miscellaneous	\$3,561
Heating	\$9,928	Management	\$10,682
Gas & Electric	\$3,177	Gross Operating Expenses:	\$77,713

Scheduled Income

Unit Type	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
Studio	4	\$1,839	\$7,356	\$88,269
1 BR	1	\$2,256	\$2,256	\$27,074
2 BR	3	\$2,695	\$8,084	\$97,008
3 BR	4	\$3,224	\$12,894	\$154,728
Total Income:			\$30,590	\$367,079

Unit Breakdown

Unit Type	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
FM	5	\$3,117	\$15,586	\$187,032
RS	7	\$2,143	\$15,004	\$180,047
Total Income:			\$30,590	\$367,079

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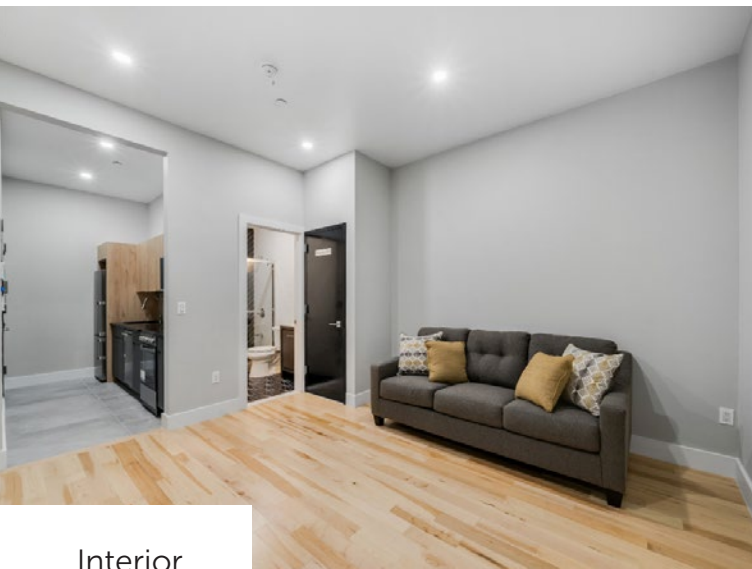
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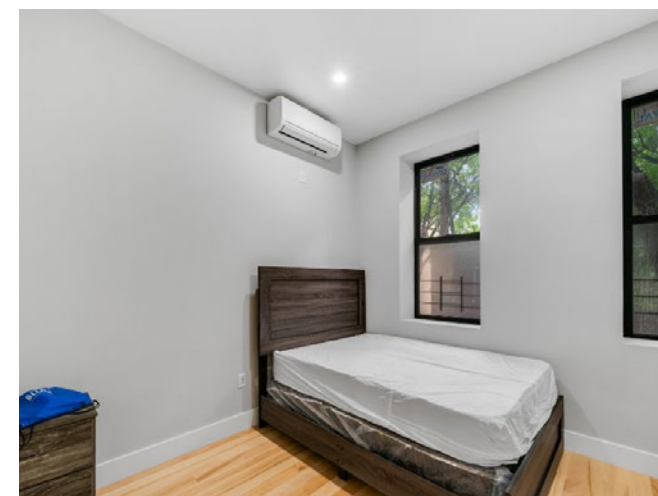
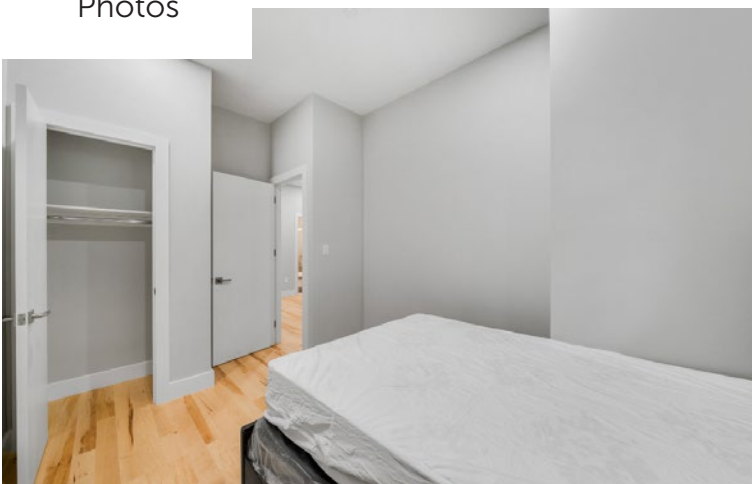
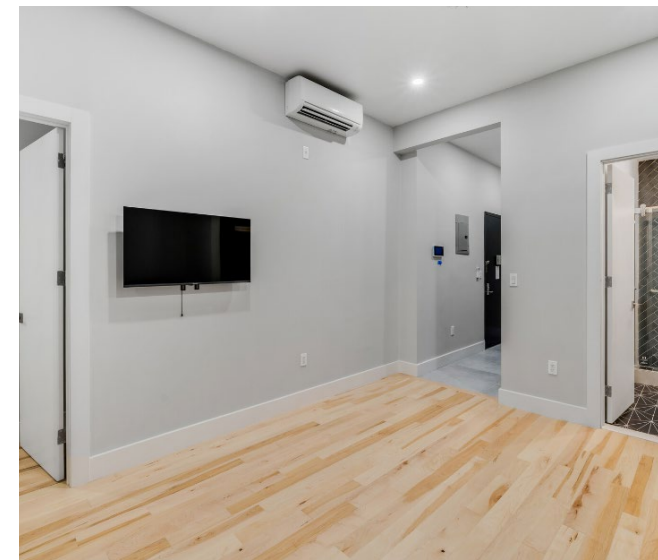
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Interior
Photos



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Ariela
GREA Partner

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