

FOR SALE

4006 & 4008 PAULDING AVENUE, BRONX NY 10466



Concourse Realty Partners has been retained as exclusive broker to arrange the sale of 4006 and 4008 Paulding Avenue.

4006 Paulding Avenue is a 3-story walk-up apartment building consisting of 6 residential units grossing 2,744 square feet. The property comprises four (1) bedroom units and two (2) bedroom units.

4008 Paulding Avenue is a 3-story walk-up apartment building consisting of 5 residential units grossing 2,713 square feet. The property comprises two (1) bedroom units and three (2) bedroom units.

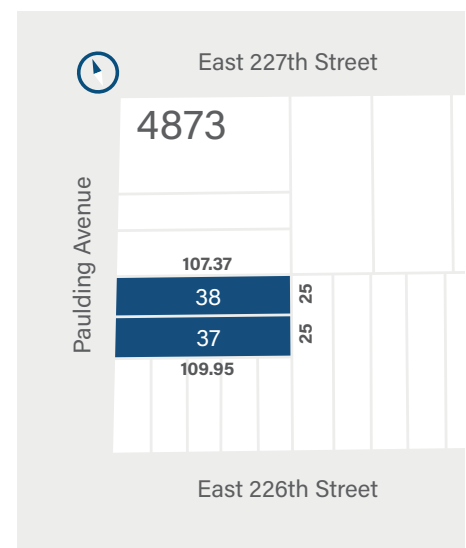
4006 and 4008 Paulding Avenue were completely renovated in 2003 making it a turnkey opportunity.

The subject properties are conveniently located three blocks to the 225th Street subway station offering the 2 & 5 trains. Nearby bus lines include Bx 31, 28, 30, and 8.

For more information, please contact exclusive broker below.

PROPERTY SUMMARY

Address	4006 Paulding Avenue	4008 Paulding Avenue
Location	E side of Paulding Ave between E 226th and E 227th Streets	
Block / Lot	4873/37	4873/38
Stories	3	3
Total Units	6	5
Zoning	R4	R4
Lot Dimensions	25 ft x 109.75 ft	25 ft x 108.5 ft
Lot Size	2,744 SF	2,713 SF
Building Dimensions	25 ft x 75 ft	25 ft x 75 ft
Building Size	5,625 SF	3,750 SF
Assessment (23/24)	\$149,712	\$149,712
Tax Rate	12.502%	12.502%
Taxes (23/24)	\$18,717	\$18,717



Building Size (4006 Paulding Ave)

5,625 SF

Building Size (4008 Paulding Ave)

3,750 SF

Total Units

11

Neighborhood

Wakefield

Asking Price

\$1,100,000



DAVID SIMONE

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EXPENSES & INVESTMENT VALUE

UNIT	MONTHLY COLLECTED	ANNUAL COLLECTED RENT
4006 Paulding Avenue	\$5,728	\$68,741
4008 Paulding Avenue	\$6,002	\$72,024
Total	\$11,730	\$140,765

ESTIMATED EXPENSES

Real Estate Taxes	\$37,434
Insurance	\$8,800
Fuel	\$13,200
Water/Sewer	\$9,900
Common Electric	\$1,875
Repairs & Maintenance	\$6,050
Payroll	\$6,600
Legal, Reserves & Misc.	\$1,379
Property Management	\$4,138
Total Expenses	\$89,376

ESTIMATED RENT ROLL

Effective Gross Revenue	\$137,949
Less Expenses	\$89,376
Net Operating Income	\$48,573



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RENT ROLL

4006 Paulding Avenue

UNIT	STATUS	TOTAL # OF ROOMS	BEDROOMS	SCHEDULED MONTHLY RENT	ANNUAL COLLECTED RENT
1F	Occupied	3	1	\$1,210	\$14,532
1R	Vacant	3	1	\$638	\$7,656
2F	Occupied	4	2	\$718	\$8,625
2R	Occupied	3	1	\$1,247	\$14,971
3F	Occupied	4	2	\$1,314	\$15,778
3R	Occupied	3	1	\$598	\$7,179
TOTAL		20		\$5,728	\$68,741

4008 Paulding Avenue

UNIT	STATUS	TOTAL # OF ROOMS	BEDROOMS	SCHEDULED MONTHLY RENT	ANNUAL COLLECTED RENT
1F	Occupied	4	2	\$1,000	\$12,011
2F	Occupied	4	2	\$1,447	\$17,364
2R	Occupied	3	1	\$1,002	\$12,035
3F	Occupied	4	2	\$1,544	\$18,534
3R	Occupied	3	1	\$1,006	\$12,079
TOTAL		18		\$6,001	\$72,024
TOTAL (Both Properties)		38		\$11,730	\$140,765



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