

**FOR SALE**      **100% FREE MARKET**      **BRONX MIXED-USE**      **RETAIL CORNER**      **ASKING \$2,495,000**      **6.92% CAP**



**270 E 169th St,  
Bronx, NY 10456  
(Parcel #: 02439-0045)**

**\$172,662**  
Net Operating Income

**\$223,730**  
Gross Income

**4,750**  
Total SF

**7**  
Units

Residential Rents:  
\$1,875/month /unit  
\$625 /month /room

**COVETED NY ASSET CLASS: OWN THIS 100% FREE MARKET MIXED-USE BUILDING CONSISTING OF FOUR APARTMENTS AND THREE STORES LOCATED ON E169th IN THE BRONX**

Presenting the opportunity to acquire this free-market, mixed-use 'cash cow' located on the southeast corner of East 169th Street and Morris Avenue in the Bronx's Concourse Village.

With an estimated 4,750 gross square feet, the subject property consists of three ground-floor retail spaces and four residential apartments above.

The building features a brick exterior with original features throughout, security cameras, a steel and glass entrance, a steel and marble staircase, and a black rubber roof.

The basement contains water meters, electric meters, gas meters a newer gas boiler for the apartments, and a hot water tank. The retail heating systems are located in-unit.

With the lack of sufficient retail along the nearby Grand Concourse, this small retail hub serves as a major attraction for local shopping and dining.

Residents also enjoy quick access to transportation with local bus service and an MTA train station located at East 167th Street and The Grand Concourse.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS

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# Property Details And Financial Projections

270 E 169th St, Bronx, NY 10456 (Parcel #: 02439-0045)



### BUILDING DETAILS

7 Total Units  
 4 Residential Apartments  
 3 Commercial Units  
 1 Building • 2 Stories • Built 1931  
 Single or Multiple Dwelling with Stores or Offices (S9)

### EST. BUILDING SIZE/SF

25 ft x 95 ft  
 4,750 Gross SF  
 2,376 Commercial SF

### PARCEL SIZE

2,375 Square Feet  
 25 ft x 95 ft

### ZONING

R7-1, C2-4 Zone  
 Max FAR: 4.00 - 4.80 (CF)

Asking  
 \$2,495,000

\$172,662      6.92%  
 NOI              CAP

\$223,730      11.2  
 Gross              x Rent

4,750              \$525  
 Total SF              /SF

7                  \$356K  
 Units              /Unit

### FINANCING ILLUSTRATION

Interest Rate              7.250%  
 Amortization              30 Yr  
 40.0% Down Payment      \$998K  
 60.0% Loan Amount        \$1.497M  
 Annual Debt Service        (\$122.5K)  
 DSCR                      1.41  
 Debt Yield                  11.53%  
 Cash Flow                  \$50.1K  
 Principal Recapture        \$14.5K

Cash/Cash Return (Year 1)      5.02%  
 Self Mgmt. & 100% Occ.        6.35%

Total Return (Year 1)            6.47%  
 Self Mgmt. & 100% Occ.        7.80%

Note: All figures are first year estimates.

### ANNUAL INCOME PROJECTIONS

Gross Scheduled Income (GSI)              \$223,730  
 3.0% Vacancy & Collection Allowance      (\$6,712)  
 Gross Operating Income (GOI)              \$217,018  
 Estimated Expenses                              (\$44,356)  
 Net Operating Income                            \$172,662

### ESTIMATED ANNUAL EXPENSES

@ 20% of GSI • \$9.34/SF • \$6.5K/u

Est. RE Tax                                      \$2,236 /unit              (\$15,650)  
 Residential Water/Sewer                      \$1,175 /res. u              (\$4,700)  
 Insurance                                        \$1,125 /unit              (\$7,875)  
 Residential Heat                                \$1,000 /res. u              (\$4,000)  
 Utilities    \$0.20 /SF                  (\$950)  
 Repairs & Maintenance                      \$625 /res. u              (\$2,500)  
 Payroll & Misc.                                1.0% of GOI              (\$2,170)  
 Management                                    3.00% of GOI              (\$6,511)  
**Total Expenses**                                **(\$44,356)**

### UNIT MIX & MONTHLY INCOME

TYPE	COUNT	RENT/ROOM	/UNIT	LOWEST	HIGHEST	TOTAL RENT
Studio	1	\$925	\$1,850	-	-	\$1,850
1 Bedroom	2	\$608	\$1,825	\$1,800	\$1,850	\$3,650
2 Bedroom	1	\$500	\$2,000	-	-	\$2,000
Retail/Office	3	-	\$3,500	\$2,500	\$5,500	\$10,500
Other	-	-	-	\$644	\$644	\$644
<b>Total</b>	<b>7</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$18,644</b>

**Commercial Rents:**  
**\$53.03 /SF**

**Residential Rents:**  
**\$1,875/month /unit**  
**\$625 /month /room**

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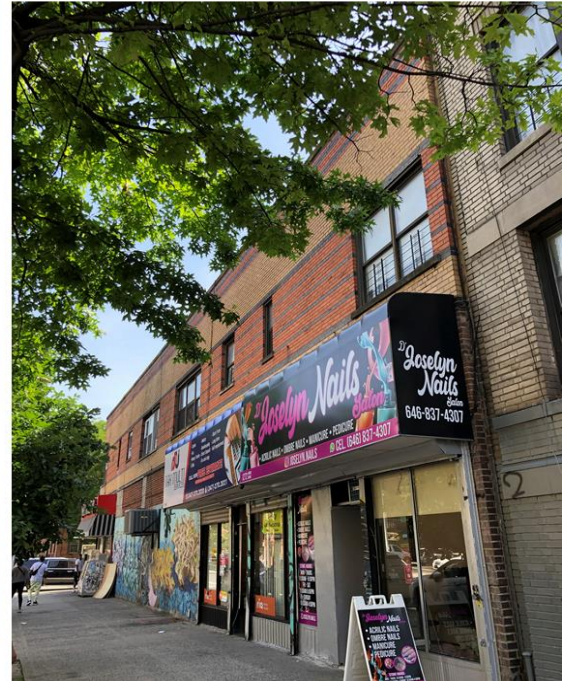
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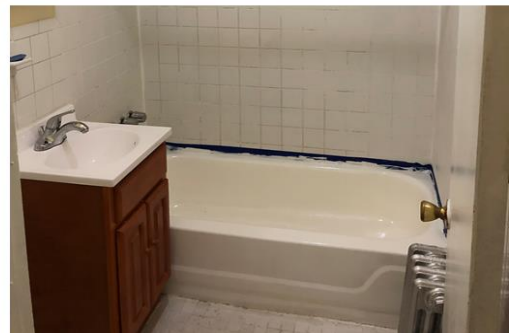


# 270 EAST 169TH STREET



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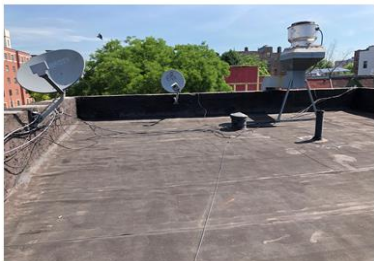
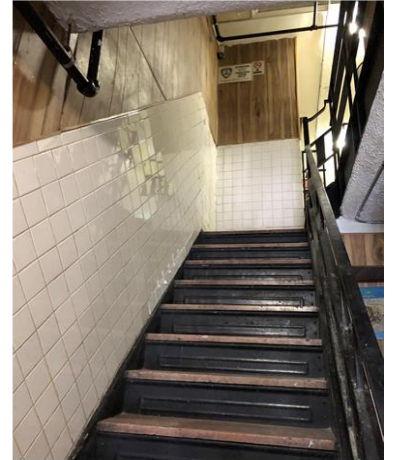
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# 270 EAST 169TH STREET

**270 EAST 169 STREET, 10456**  
Bronx (Borough 2)  
Block 2439 | Lot 45

**ZONING DISTRICT**  
R7-1 C2-4

**INTERSECTING MAP LAYERS**  
Transit Zone  
FRESH Zone

**SOURCE**  
<https://zola.planning.nyc.gov>



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# Rent Roll

P = projected or estimated

270 EAST 169TH STREET

Site	Unit	Type	Scheduled Rent	Unit Size	Rent Metrics	Lease Expires	Notes
	Deli/Grocery	Retail	\$5,500.00	1,200 sf	\$55/sf/yr	12/31/2032	270 Deli Corporation 3% Increases
	Nail Salon	Retail	\$2,500.00	588 sf	\$51/sf/yr	4/30/2028	Waylenny Sosa Garcia 3% Increases
	Multiservices	Retail	\$2,500.00	588 sf	\$51/sf/yr	4/30/2028	J & U Tax Multiservices LLC 3% Increases
	Apt #1	Free Market	\$1,850.00	2.0 rm	\$925/rm/mo	11/30/2024	Harlem United Inc
	Apt #2	Free Market	\$1,850.00 P	3.0 rm	\$617/rm/mo	Vacant	
	Apt #3	Free Market	\$2,000.00	4.0 rm	\$500/rm/mo	11/30/2025	Harlem United Inc
	Apt #4	Free Market	\$1,800.00	3.0 rm	\$600/rm/mo	11/30/2025	Harlem United Inc
	OTHER	Reimbursement	\$644.17				Taxes & CAM

<b>TOTALS</b>							
	<b>Monthly</b>	<b>\$18,644</b>	7 Units	Total Rent:	Com. Rents:	Residential Rents:	
	<b>Annual</b>	<b>\$223,730</b>	12.0 Rooms	\$47.10/SF	\$53.03 /SF	\$1,875/mo. /unit	
			4,750 SF			\$625 /mo. /room	

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