



PRICE REDUCED
8.3% CAP / \$1.326M

BRONX
MULTIFAMILY

GARAGE &
PRIVATE DECKS

WILLIAMSBRIDGE
NEIGHBORHOOD



737 E 219th St,
Bronx, NY 10467
(Parcel #: 04667-0031)

\$109,653
Net Operating Income

\$172,952
Gross Income

4,950
Total SF

6 Apartments
+ 3 Car Garage

Residential Rents:
\$2,169/month /unit
\$482 /month /room

SIX-UNIT BRONX MULTIFAMILY WITH MASTER LEASED GARAGE AND BACK YARD TERRACES

Presenting a six-unit multifamily property and a garage located on the east side of East 219th Street near Bronxwood Avenue, just a few blocks from the MTA train station at White Plains Road. The property consists of a main three story building, totaling 4,950 square feet, and includes a master leased three-car garage.

This well-maintained stone and brick building features a front courtyard with decorative columns, a steel and glass entrance door, and private terrace/deck areas in the back.

The property features an intercom system and four cameras. Apartments #5 and #6 have electric stoves, while the rest run on gas.

The utilities are efficiently managed with a large gas meter outside, along with gas and electric meters in the basement. The property is equipped with a boiler running on 100% gas and in good condition. Additionally, there is an above-ground oil tank on the property which is not in use but, if functional, may offer potential for cost savings with interruptible service.

The roof of the building is a silver coat rubber roof. The property also includes a driveway that leads to a three-car garage, currently rented by a high-end car mechanic.

Tenants benefit from the many local shopping, dining, and transportation options, ensuring consistent rental demand.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS



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PROPERTY DETAILS & FINANCIAL PROJECTIONS

737 E 219th St, Bronx, NY 10467 (Parcel #: 04667-0031)



BUILDING DETAILS
 6 Residential Apartments
 1 Garage Tenant
 2 Buildings • 3 Stories • Built 1928
 Five to Six Families (C2)

BUILDING SIZE/SF
 33 ft x 50 ft
 4,950 Gross SF
 Avg. Apartment Size = 726 SF
 Est. 12% Common Area Factor

PARCEL SIZE
 5,713 Square Feet
 50 ft x 114.25 ft

ZONING
 R5 Zone
 Max FAR: 1.25 - 2.00 (CF)

PRICE REDUCED
\$1,326,000

\$109,653	8.3%
NOI	CAP
\$172,952	7.7
Gross	x Rent
4,950	\$268
Total SF	/SF
6	\$221K
Units	/Unit

ANNUAL INCOME PROJECTIONS

Gross Scheduled Income (GSI)	\$172,952
3.0% Vacancy & Collection Allowance	(\$5,189)
Gross Operating Income (GOI)	\$167,763
Estimated Expenses	(\$58,110)
Net Operating Income	\$109,653

ESTIMATED ANNUAL EXPENSES

@ 34% of GSI • \$11.74/SF • \$10.5K/u

Est. RE Tax	\$2,724 /unit	(\$16,341)
Water & Sewer	\$1,150 /res. u	(\$6,900)
Insurance	\$1,238 /unit	(\$7,426)
Heat	\$1,667 /res. u	(\$10,000)
Utilities	\$0.35 /SF	(\$1,733)
Repairs & Maintenance	\$500 /res. u	(\$3,000)
Payroll	\$1,000 /res. u	(\$6,000)
Legal, Reserves & Misc.	1.0% of GOI	(\$1,678)
Management	3.00% of GOI	(\$5,033)
Total Expenses		(\$58,110)

FINANCING ILLUSTRATION

Interest Rate	6.000%
Amortization	30 Years
30.0% Down Payment	\$398K
70.0% Loan Amount	\$928K
Annual Debt Service	(\$66.8K)
DSCR	1.64
Debt Yield	11.81%
Cash Flow	\$42.9K
Principal Recapture	\$11.4K
Cash/Cash Return (Year 1)	10.78%
Self Mgmt. & 100% Occ.	13.35%
Total Return (Year 1)	13.64%
Self Mgmt. & 100% Occ.	16.21%

!!! All figures are first year estimates.

PACKAGE: UNIT MIX & MONTHLY INCOME

TYPE	COUNT	RENT/ROOM	/UNIT	LOWEST	HIGHEST	TOTAL RENT
2 Bedroom	3	\$428	\$1,712	\$1,560	\$1,828	\$5,135
3 Bedroom	3	\$525	\$2,626	\$2,600	\$2,678	\$7,878
Other	-	-	-	\$1,400	\$1,400	\$1,400
Total	6	-	-	-	-	\$14,413

Residential Rents:
\$2,169/month /unit
\$482 /month /room

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737 EAST 219TH STREET



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LALA
REALTY GROUP

RM FRIEDLAND
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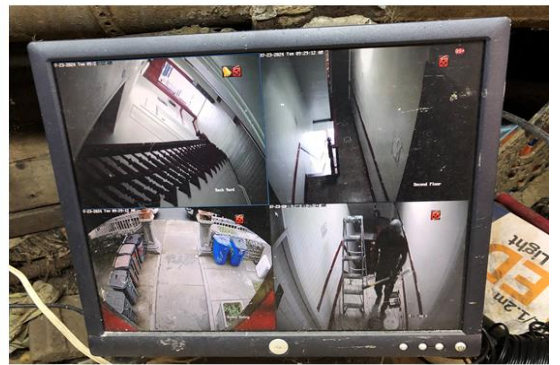
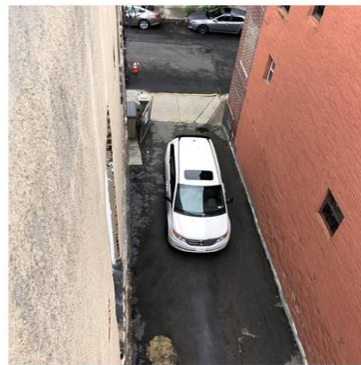
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ASK US FOR GARAGE INTERIOR PHOTOS



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737 EAST 219TH STREET

737 EAST 219 STREET, 10467

Bronx (Borough 2)
Block 4667 | Lot 31

ZONING DISTRICT
R5

INTERSECTING MAP LAYERS

Transit Zone
FRESH Zone

SOURCE

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



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RENT ROLL

P = projected or estimated

Site	Unit	Type	Legal + Charges	Scheduled Rent	Unit Size	Rent Metrics	Notes	
737 EAST 219TH STREET	1A	Stabilized	\$1,683.91	\$1,560.00	2 Bedroom 4 Rooms	\$390 /rm/mo	CityFHEPS: \$772.86 Tenant: \$787.14	
	2N	Stabilized	\$2,600.00	\$2,600.00	3 Bedroom 5 Rooms	\$520 /rm/mo	\$1764.03 Legal Rent + \$835.97 Ancillary Charge for Exclusive Garden Terrace	
	3C	Stabilized	\$1,746.69	\$1,746.69	2 Bedroom 4 Rooms	\$437 /rm/mo	NYCHA: \$1,426.69 Tenant: \$320	
	4D	Stabilized	\$1,827.96	\$1,827.96	2 Bedroom 4 Rooms	\$457 /rm/mo	Renovated In Last 3 Years NYCHA: \$1815.96 Tenant: \$12	
	5N	Stabilized	\$2,600.00	\$2,600.00	3 Bedroom 5 Rooms	\$520 /rm/mo	Gut Renovated & Reconfigured For New First Rent Exclusive Garden Terrace	
	6N	Stabilized	\$2,678.00	\$2,678.00	3 Bedroom 5 Rooms	\$536 /rm/mo	Gut Renovated & Reconfigured For New First Rent	
	GARAGE	Parking	\$1,400.00	\$1,400.00				
TOTALS			Monthly Annual	\$14,537 \$174,439	\$14,413 \$172,952	6 Units 27.0 Rooms	Total Rent: \$34.94/SF	Residential Rents: \$2,169/mo. /unit \$482 /mo. /room

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MARCO LALA



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DAVE RACITI



MICHELLE LALA

**We Sell Buildings & Land
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