



HOULIHAN  
& O'MALLEY

REAL ESTATE SERVICES

141 Parkway Road, Bronxville, New York 10708

Phone: (914) 961-4840 Fax (914) 337-7713

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- 52 Unit Apartment Building for Sale.
- First time on market in 39 years.
- Walk to Fordham Road, trains and buses.
- Close to the Famous Fordham Road Shopping District.



## **For Sale**

2537 Valentine Avenue

Bronx, NY 10458

**Asking Price: \$6,750,000**

Gerry Houlihan  
(914) 961-4840

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## EXCLUSIVE: 1<sup>ST</sup> SALE IN 39 YEARS 52 UNITS + Storage Rooms in Basement

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**ADDRESS:** 2537 Valentine Avenue  
Bronx, NY 10458  
Block 3154; Lot 35

**LOCATION:** A half a block north of Fordham Road on the west side of the street.

**LOT SIZE:** 12,616± sq ft; 126 ft of frontage

**DESCRIPTION:** 5-story walk up apartment building over a full basement, built circa 1922. The building has 52 rental units, plus storage rooms in the basement. GBA 43,270± sq ft.  
20-3/1/1; 21-4/2/1; 10-5/3/1; 1-6/4/1.  
TOTAL: 52 UNITS, 200 ROOMS + BASEMENT STORAGE.

**TAXES:** Assessment 2016/17 Actual - \$977,400; Transitional Assessment \$833,220. The NYC finance department has the rent roll listed as \$653,000.  
**TAXES:** \$114,988

<b>Gross Rental Income:</b>	<b>\$424,526</b>
<b>ESTIMATED EXPENSES:</b>	
Real Estate Taxes 2017	\$114,988
Water/Sewer	\$49,500
Insurance	\$29,000
Fuel # 4	\$34,500
Utilities	\$15,500
Management	\$21,300
Payroll Est'ed - Plus Reduced Rent	\$25,000
Repairs/Maintenance	\$36,500
TOTAL	\$326,288
<b>ESTIMATED NOI</b>	<b>\$98,238</b>

**PRICE:** **\$6,750,000**

**CONTACT:** Gerry Houlihan – 914-961-4840; Gerryh@hom-realestate.com  
Dan Houlihan – 914-620-6433; Danh@nyappraisal.com

**NOTE:** Property was acquired by current ownership in 1977. Sold subject to violations.

### NO INSPECTION WITHOUT APPOINTMENT

All information furnished regarding property for sale, rental or financing is from sources deemed reliable; but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, changes of price rental or other conditions, prior sales, sales, lease or financing or withdrawal without notice.

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2537 VALENTINE AVENUE, BRONX, NY 10458

	<b>APT.</b>	<b>TENANT NAME</b>	<b>RENT</b>	<b># of Rooms</b>	<b>Expires</b>
1	1	Nareos Telbez	\$800.00	4	08/30/13
2	2	Antonio Balbuera	\$822.00	6	08/31/17
3	3	Herminio Bravo	\$822.00	4	08/31/17
4	A1	Diout Mamouth	\$822.00	4	08/31/17
5	A2	Jose Alejo	\$771.55	5	08/31/17
6	A3	Aleida Sleara	\$750.08	4	08/31/17
7	A4	Denisse Madima	\$709.34	3	08/31/17
8	A5	Kebe Saran	\$686.40	3	07/31/17
9	A6	Sow Idrisa	\$703.84	3	08/31/17
10	A7	Minerva Martinez	\$615.89	3	05/31/07
11	A8	Gladys Rosario	\$579.38	4	08/31/16
12	A9	Saw Junitourex	\$800.00	5	05/31/12
13	B1	Elsa Bencosme	\$822.00	4	08/31/17
14	B2	Jesus Tejada	\$800.00	5	
15	B3	Petro Matos	\$503.48	4	08/31/17
16	B4	Kate Alkhuelle	\$592.87	3	08/31/17
17	B5	Ana Zapata	\$577.89	3	02/28/10
18	B6	Diaddo Ibrahim	\$674.66	3	08/31/17
19	B7	Caroline Mendoza	\$682.06	3	06/30/16
20	B8	Barbra Posley	\$460.89	4	08/31/17
21	B9	Rosa Tejada	\$675.28	5	08/31/17
22	B10	Vergen Febre	\$734.20	4	08/31/17
23	C1	Edwin Ortiz	\$517.09	4	08/31/17
24	C2	Tourel Bakardy	\$804.00	5	08/31/17
25	C3	Camara Dion Dova	\$707.00	4	08/31/16
26	C4	Anjela Morales	\$674.14	3	08/31/17
27	C5	Delroy Davis	\$500.00	3	07/31/11
28	C6	Pablo Gonzale	\$674.66	3	08/31/17
29	C7	Michael McGuirk	\$564.29	3	08/31/16
30	C8	Yvette Lebiron	\$552.38	4	08/31/17
31	C9	Carmen Gonzales	\$791.48	5	08/31/17
32	C10	Belen Fonseca	\$647.12	4	08/31/18
33	D1	Luis A. Yelano	\$800.00	4	08/31/13
34	D2	Rosa Posley	\$538.05	5	08/31/17
35	D3	Delroy Davis	\$600.00	4	07/31/11
36	D4	Bary Manadon	\$600.00	3	02/28/10
37	D5	Ronald Davis	\$585.68	3	08/31/17
38	D6	Jorge Mendoza	\$822.00	3	08/31/17
39	D7	Balde Kadiatoy	\$616.50	3	08/31/17
40	D8	Elba Cruz	\$622.00	4	08/31/17
41	D9	Luis R. Luna	\$822.00	5	08/31/17
42	D10	Amadou Diallo	\$703.97	4	08/31/17
43	E1	Cornell Peters	\$646.50	4	06/30/16
44	E2	Virginia Soto ( Ramos)	\$796.00	5	05/31/07
45	E3	Nick Dowlis	\$565.13	4	08/31/17
46	E4	Jalloh Ibrimad	\$616.50	3	08/31/17
47	E5	Karen Peters	\$616.50	3	08/31/17
48	E6	Amadour Martinez	\$667.88	3	08/31/17
49	E7	Javier Penaloza	\$616.50	3	08/31/17
50	E8	Maria Carlos (Gomez)	\$690.48	4	08/31/17
51	E9	Abdoulie Bah	\$803.50	5	08/31/17
52	E10	Hilda Acevedo	\$810.00	4	01/31/07
		Monthly Rent	\$35,377.16		
		Annual Rent	\$424,525.92		
		Number of Rooms		200	

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**LOCATION MAP**  
2537 Valentine Avenue  
Bronx, NY 10458



## TAX MAP

