



HOULIHAN
& O'MALLEY

REAL ESTATE SERVICES

141 Parkway Road, Bronxville, New York 10708

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

Email: Gerryh@hom-realestate.com

- 30 Unit Apartment Building for Sale.
- First time on the market in 39 years.
- Located in the Riverdale section of the Bronx.
- Across the street from Van Cortland Park
- Walk to #1 Train and Express Buses.



For Sale

6125 Broadway

Bronx, NY 10471

Asking Price: \$4,250,000

Gerry Houlihan
(914) 961-4840

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Real Estate Services, Inc.

EXCLUSIVE: 1ST SALE IN 48 YEARS 30 UNITS APARTMENT BUILDING IN RIVERDALE

ADDRESS: 6125 Broadway
Bronx, NY 10471
Block 5814; Lot 1202

LOCATION: Located on the west side of Broadway, across the street from Van Cortland Park, a quarter mile north of Manhattan College Parkway, in the Riverdale section of the Bronx.

LOT SIZE: 5,375± sq ft; 50 ft of frontage

DESCRIPTION: 6-story walk up apartment building built circa 1918. The building has 30 rental units. All of the units have 3 rooms with 1 bedroom.
GBA 21,375± sq ft.

TAXES: Assessment 2016/17 Actual - \$578,700; Transitional Assessment \$471,420. The NYC finance department has the rent roll listed as \$387,101.
TAXES: \$66,604

INCOME:	\$273,708
ESTIMATED EXPENSES:	
Real Estate Taxes 2017	\$66,605
Water/Sewer	\$28,500
Insurance	\$16,800
Fuel # 4	\$17,000
Utilities	\$9,000
Management	\$13,700
Payroll Est'ed	\$15,000
Repairs/Maintenance	\$21,000
TOTAL	<u>\$187,605</u>
ESTIMATED NET PROFIT	\$86,103

PRICE: **\$4,250,000**

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 1969. 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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6125 BROADWAY, BRONX, NY 10471

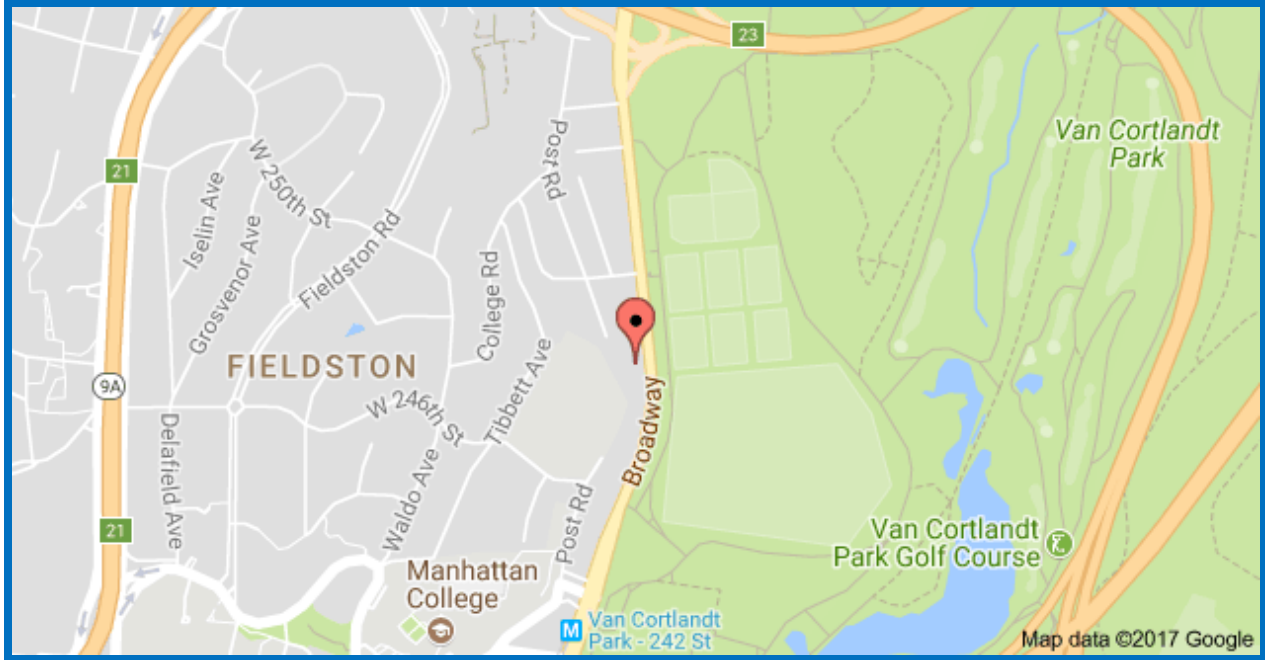
APT.	TENANT NAME	Rent	Rooms	EXPIRE	
1	A	Catherine Ryan	649.41	3	08/31/16
2	B	Eamon Hogan	790.00	3	08/31/16
3	1A	William Cleary	800.00	3	05/31/16
4	1B	Denis Hemmath	875.00	3	07/31/16
5	2A	Deidre Shanahan	809.10	3	08/31/16
6	2B	Kevin Tracy	1,100.00	3	03/31/17
7	2C	Barbara & Wilford Ve	493.90	3	02/28/15
8	2D	George Serga	900.00	3	09/30/18
9	2E	Con Sheehan	800.00	3	
10	3A	Claudia Merga	780.00	3	06/30/15
11	3B	Nula Dowling	686.00	3	08/31/15
12	3C	Lanty Molloy	800.00	3	04/30/11
13	3D	Matty Yeager	850.00	3	10/31/15
14	3E	Frank Nolan	631.00	3	08/31/15
15	4A	Scott Profeta	1,100.00	3	06/30/10
16	4B	Michelle Andreucci	1,000.00	3	02/28/14
17	4C	Brendan McGuinness	1,100.00	3	06/30/13
18	4D	John Slattery	738.09	3	08/31/16
19	4E	Joe Naughton	760.82	3	08/31/16
20	5A	Monica Sleaven	692.64	3	08/31/15
21	5B	Tony Stack	754.25	3	08/31/16
22	5C	Clare Donnelly	900.00	3	05/31/12
23	5D	Richard Hackett	808.10	3	08/31/16
24	5E	Pat Reid	700.00	3	02/28/11
25	6A	Anna Rooney	654.16	3	02/28/08
26	6B	Marie Giampaglia	413.35	3	02/28/15
27	6C	Joey McKeown	875.00	3	06/30/15
28	6D	Mark Delong	724.25	3	08/31/16
29	6E	Mary Toolin	624.00	3	08/31/15
30		Office		3	
		Monthly	22,809.07		
		Annual	273,708.84		
		Number of Rooms		90	

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LOCATION MAP

6125 Broadway
Bronx, NY 10471



TAX MAP

