

# 3035 RADCLIFF AVENUE BRONX, NEW YORK



## SUBJECT PROPERTY

Houlihan-Parnes Realtors, LLC

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3035 Radcliff Avenue  
Bronx, NY

**MULTI-FAMILY BUILDING**  
**NORTH BRONX - WILLIAMSBRIDGE SECTION**

**Address:** 3035 Radcliff Avenue      Block 4574, Lot 35  
Bronx, NY

**Location:** Between Burke Ave and Adeo Ave

**Size:** 50' X 100', built 88 feet deep

**Description:** A four-story walk-up brick apartment house with 19 apartments plus a basement super's unit

Layout: 16/3's, 3/4's, Supt's basement 4-room unit.

Totals: 19 Apts, 60 Rooms

**Annual Income:**      Apartments      **\$191,824**

|                                |                         |               |                      |
|--------------------------------|-------------------------|---------------|----------------------|
| <b><u>Annual Expenses:</u></b> | Real Estate Taxes       | \$33,022      |                      |
|                                | Water/Sewer             | 10,450        |                      |
|                                | Fuel (#2 oil)           | 22,000        |                      |
|                                | Non-union Help plus apt | free apt      |                      |
|                                | Insurance               | 8,000         |                      |
|                                | Common Area Electric    | 1,700         |                      |
|                                | Repairs (estimated)     | <u>10,000</u> | <b><u>85,152</u></b> |

**Net Profit:**      **\$106,672**

**Price:**      **\$1,475,000 - negotiable**

**Features:** Plumbing is all copper, new roof, new boiler, new windows, very quiet building, very quiet block.

**Absolutely No Inspections without appointment!**

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| Tenant Name          | Apt  | Rent      | Lease Exp. | Rooms |
|----------------------|------|-----------|------------|-------|
| Vacant               | 1A   | 1,250.00  |            | 4     |
| Matapersad, Culdip   | 1B   | 793.46    | 02/28/11   | 3     |
| Hernandez, Natalie   | 1C   | 1,200.00  |            | 4     |
| Nasser, Mohamed      | 1D   | 1,200.00  | 10/31/10   | 4     |
| Alphonso, Martin     | 2A   | 920.00    | 02/28/11   | 3     |
| Ali, Azhari          | 2B   | 840.00    | 03/31/11   | 3     |
| Alhajaj, Abdul       | 2C   | 825.00    | 12/31/10   | 3     |
| Oliveras, Joseph     | 2D   | 869.28    | 7/31/11    | 3     |
| Tariq Hussain, Tariq | 2E   | 900.00    | 11/30/11   | 3     |
| Musaid, Khadija      | 3A   | 850.00    | 02/28/10   | 3     |
| Enriquez, Martin     | 3B   | 900.00    | 05/31/10   | 3     |
| Savino, Adrienne     | 3C   | 445.25    | 03/31/10   | 3     |
| Gabbidon, Anna       | 3D   | 900.00    | 05/31/10   | 3     |
| Martinez, Wanda      | 3E   | 588.94    | 04/30/12   | 3     |
| Tanelian, Gwen       | 4A   | 667.20    | 06/30/11   | 3     |
| Fekhar, Smail        | 4B   | 875.00    | 01/31/10   | 3     |
| Saleh, Ammar         | 4C   | 850.00    | 04/30/09   | 3     |
| Onsmane, Mamone      | 4D   | 876.00    | 04/30/11   | 3     |
| Cavaluzzo, Henry     | 4E   | 235.64    |            |       |
| Super                | bsmt |           | 0.00       | 4     |
|                      |      | 15,985.77 |            |       |



# 3035 Radcliff Avenue, Bronx, NY

