



HOULIHAN-PARNES REALTORS, LLC

www.houlihanparnes.com

Original Firm Established 1891

Four West Red Oak Lane - White Plains, New York 10604

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James G. Houlihan Daniel J. Houlihan
James J. Houlihan (1920 - 1998)
Howard L. Parnes Partner Emeritus

UPDATED LISTING

YANKEE STADIUM AREA, BRONX WALK-UP APARTMENT BUILDING

ADDRESS: 1166 Gerard Ave., Bronx, NY

LOCATION: Just South of E. 167th Street
Block 2479 Lot 5

LOT SIZE: 100 X 100, Built 100 X 100

DESCRIPTION: 5-story walk-up, 40 unit apartment building
28/1 Bedroom, 10/2 Bedroom, 2/3 Bedroom
1 Supt. Basement Unit (2BR)
Total: 41 apartments, 138 rooms

TOTAL INCOME: \$420,820

ESTIMATED EXPENSES:

Real Estate Taxes	\$46,940	
Water & Sewer	\$32,969	
Fuel: Oil #4	\$48,000	
Help (Local 32BJ)	\$23,150	
Gas & Electric	\$9,000	
Insurance	\$17,000	
Repairs	\$20,000	\$197,059
ESTIMATED NET PROFIT:		\$223,761

PRICE: \$3,000,000 ALL CASH
ASSUMABLE FIRST MORTGAGE-ASK FOR DETAILS

FEATURES: Excellent condition, building very well maintained
Extremely low apt rents with enormous upside potential
New windows, intercoms, painted hallways

SOLD SUBJECT TO VIOLATIONS - NO INSPECTION WITHOUT APPOINTMENT

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1166 GERARD AVENUE

	UNIT #	RENT CHARGED	LEGAL RENT	SECURITY DEPOSIT	LEASE END	ROOMS	APT TYPE	SCRIE AMOUNT
1	BSMT	\$0.00			SUPER	5.0		
2	N1	\$718.63		\$718.63	9/30/2010	5.0		
3	N2	\$925.00		\$925.00	2/28/2011	3.0		
4	N4	\$789.12		\$789.12	1/31/2011	3.0		
5	N21	\$714.84		\$714.84	3/31/2011	3.0		
6	N22	\$957.68		\$1,040.33	4/30/2011	3.5		
7	N24	\$732.90		\$732.90	9/30/2011	4.0		
8	N25	\$618.47		\$618.47	5/31/2012	3.0	SCRIE	
9	N31	\$678.74		\$678.74	9/30/2010	3.0		
10	N32	\$925.00	\$1,157.60	\$925.00	12/31/2011	3.5	PREF	
11	N34	\$1,246.92		\$1,246.92	2/28/2011	4.0		
12	N35	\$975.00	\$1,387.19	\$975.00	10/31/2011	3.0	PREF	
13	N41	\$738.35		\$58.94	9/30/2010	3.0		
14	N42	\$800.00	\$1,089.40	\$875.00	6/30/2012	3.5	PREF	
15	N44	\$743.46		\$743.46	6/30/2011	4.0	SCRIE	
16	N45	\$680.71		\$680.71	4/30/2011	3.0		
17	N51	\$995.00	\$1,151.87	\$975.00	5/31/2011	3.0	PREF	
18	N52	\$925.00	\$1,115.31		VACANT	3.5		
19	N54	\$856.55		\$856.55	1/31/2012	4.0	SCRIE	
20	N55	\$965.25		\$965.25	12/31/2010	3.0		
21	NGR	\$850.00	\$1,357.61	\$850.00	7/13/2010	3.0	PREF	
22	S1	\$997.90		\$997.90	5/31/2011	5.0		
23	S2	\$900.00	\$1,206.26	\$793.13	12/31/2011	3.0	PREF	
24	S4	\$658.40		\$834.98	10/31/2011	4.0		
25	S21	\$1,106.80	\$1,207.77	\$1,114.24	6/30/2011	3.0	PREF	
26	S22	\$994.18		\$965.22	4/30/2011	3.5	SCRIE	
27	S24	\$587.96		\$587.96	7/31/2010	4.0		
28	S25	\$950.00	\$1,214.52	\$950.00	4/30/2011	3.0	PREF	
29	S31	\$858.06		\$858.06	9/30/2010	3.0		
30	S32	\$614.52		\$614.52	7/31/2012	3.5	SCRIE	
31	S34	\$911.76		\$911.76	3/31/2012	4.0		
32	S35	\$978.50	\$1,216.38	\$978.50	1/31/2011	3.0	PREF	
33	S41	\$899.54		\$924.54	11/30/2011	3.0		
34	S42	\$925.00	\$1,257.42	\$945.09	7/31/2010	3.5	PREF	
35	S44	\$1,024.38		\$1,024.38	9/30/2010	4.0		
36	S45	\$985.00	\$1,294.94	\$985.00	9/30/2011	3.0	PREF	
37	S51	\$721.00		\$721.00	2/28/2011	3.0		
38	S52	\$900.00	\$994.43	\$900.00	6/30/2011	3.5	PREF	
39	S54	\$1,200.00			VACANT	4.0		
40	S55	\$963.20		\$963.20	3/31/2011	3.0		
41	SGR	\$1,055.88		\$241.76	2/28/2011	3.0	SEC 8	
	TOTAL	\$35,068.70		\$31,681.10		142.0		