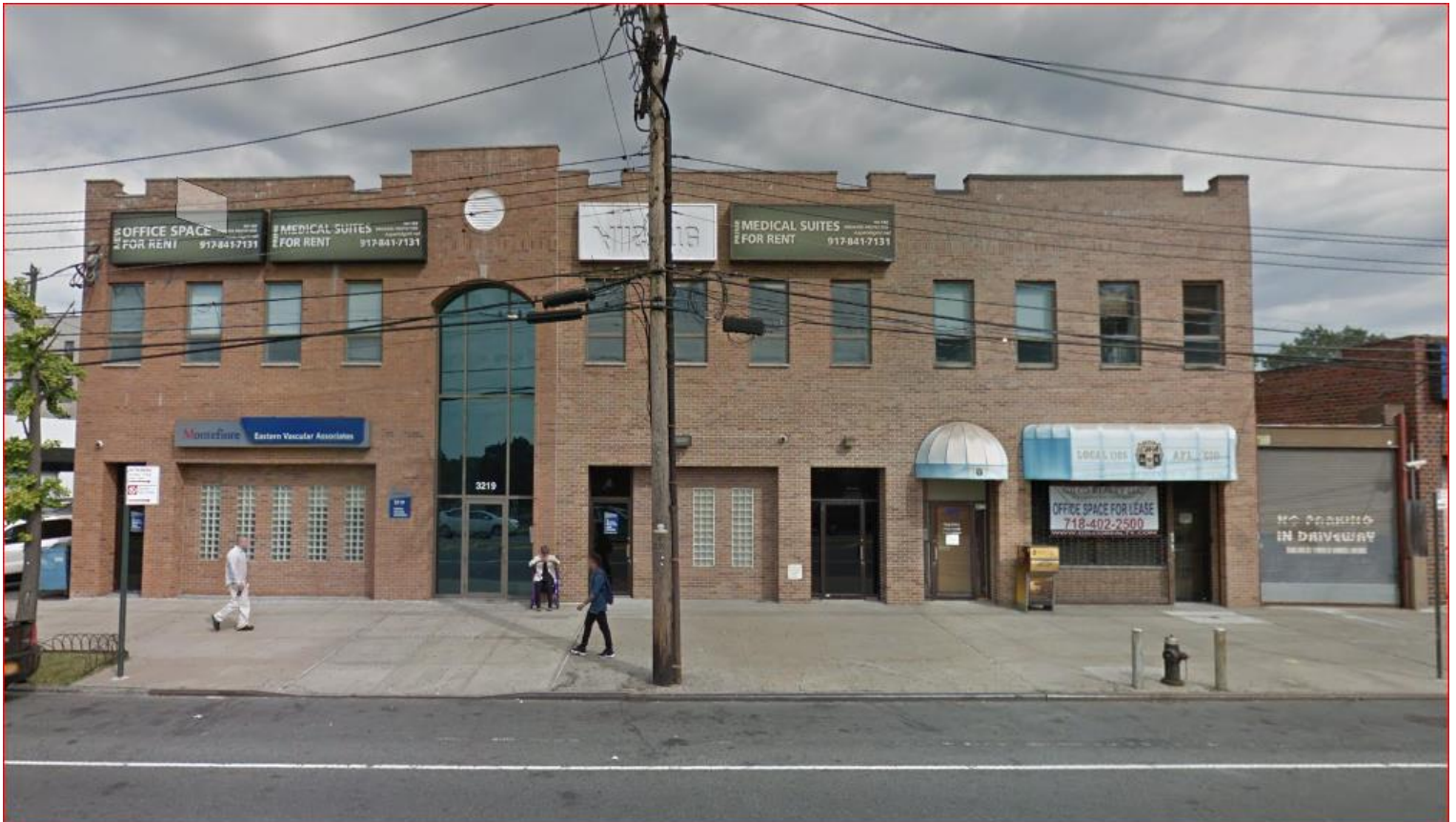


**FRIEDMAN-ROTH EXCLUSIVE
PROFESSIONAL MEDICAL BUILDING
ADA BUILDING WITH ELEVATOR
BUILT IN 1995 FOR SALE**



- Asking Price: \$ 8,250,000 -

Friedman-Roth realty services LLC | 44 East 32nd Street | 9th Floor | New York, NY | 10016 | Tel: 212.889.4400 | Fax: 212.689.7090
Above Property Offered is Subject to Change in Price, Omissions, Errors, Prior Sale or Withdrawal Without Notice.

030818RTG

**FRIEDMAN-ROTH EXCLUSIVE
PROFESSIONAL MEDICAL BUILDING
ADA BUILDING WITH ELEVATOR
BUILT IN 1995 FOR SALE**



Address:	3219-3225 East Tremont Avenue, Bronx, NY		
Location:	Between Waterbury Avenue and Puritan Avenue in the Throggs Neck section of the Bronx.		
Description:	Two adjacent 2 story buildings totaling 21,670 square feet with 20,495 gross leasable square feet at 3219-3225 East Tremont Avenue. The buildings were constructed in 1995 and contain 11 tenant spaces. 3219-3225 East Tremont Avenue is situated on a 9,004 square foot parcel in a R4A zone with a C2-2 commercial overlay. All tenants have a 3% annual increases in rent.		
Block / Lot:	5331 / 13 & 15	Zoning:	R4A with a C2-2 commercial overlay
Lot SF:	9,004		
Commercial SF:	21,670		
Year Built:	1995		
Layout:	(11) Commercial Units		
Cap Rate:	5.24%		
Price PSF:	\$380		
INCOME:			
Commercial (3219-3225)	\$	646,717	
Water & Sewer Reimbursement	\$	3,387	
RE Tax Reimbursements	\$	17,892	
Additional Reimbursements	\$	12,778	
Gross Annual Income:	\$	680,774	
EXPENSES: (ESTIMATED)			
Real Estate Taxes	\$	199,729	
Water/Sewer	\$	3,387	
Insurance	\$	17,553	
Utilities (Gas/Electric/Phone)	\$	14,209	
Repairs, Maintenance & Elevator	\$	13,982	
Total Expense:	\$	248,860	
Estimated Net Operating Income:	\$	431,914	



Asking Price: \$8,250,000

Remarks:	All tenants have a 3% annual increases in rent.		
	ADA building with elevator. 100% occupied.		

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Map:



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RENT ROLL

Building	Tenant	Unit	Sq. Ft.	Lease Expiration	Rent PSF	Monthly Rent	Annual Rent
3219 E Tremont	Columbia U.Vascular Surgeon	1st floor	5,585	02/28/23	\$ 40.00	\$ 18,616.66	\$ 223,399.92
3219 E Tremont	Congress Crowley	2nd floor - Left Frt	1,000	01/02/19	\$ 22.80	\$ 1,900.00	\$ 22,800.00
3219 E Tremont	Columbia U.Vascular Surgeon	2nd floor - Left Rear	2,055	02/28/23	\$ 40.00	\$ 6,850.00	\$ 82,200.00
3219 E Tremont	E&B Industrial	2nd floor - Right	1,600	08/31/19	\$ 24.00	\$ 3,200.00	\$ 38,400.00
3219 E Tremont	SP Plumbing & Heating	Basement - Left/Front	1,000	02/28/23	\$ 20.00	\$ 2,000.00	\$ 24,000.00
3219 E Tremont	DJ O'Grady	Basement - Left/Rear	2,055	08/31/20	\$ 15.64	\$ 2,678.00	\$ 32,136.00
3219 E Tremont	Columbia U.Vascular Surgeon	Basement - Right	1,600	03/01/23	\$ 39.00	\$ 5,200.00	\$ 62,400.00
3225 E Tremont	Pharmacy	1st floor - Front	1,100	12/31/22	\$ 28.36	\$ 2,600.00	\$ 31,200.00
3225 E Tremont	Gracie Jiu Jitsu	2nd floor - Back	1,400	10/31/27	\$ 24.00	\$ 2,800.00	\$ 33,600.00
3225 E Tremont	Kiska Construction	2nd floor	1,600	10/31/18	\$ 37.86	\$ 5,048.40	\$ 60,580.80
3225 E Tremont	Michael Paul Enterprises	Basement	1,500	12/31/23	\$ 24.00	\$ 3,000.00	\$ 36,000.00
Total			20,495			\$ 53,893.06	\$ 646,716.72