

Exclusive Offering & REO Sale:
67 West 192nd Street

25-Unit Multifamily Building

25,600 Gross Square Feet

67 West 192nd Street
Bronx, NY 10468

25-Unit Multifamily Property
Bank Owned REO Sale

Asking Price: $1,950,000
$76/Square Foot



Property Highlights:

- 64-Foot-Wide Multifamily Walk-Up Building
- Approximately 25,600 Gross SF
- Twenty-Five (25) Residential Apartments With An On-Site Super
- Bank Owned REO Sale
- Located in Kingsbridge Just a Short Walk to Fordham Road and Kingsbridge Road Stations Serviced by the 4 Train.

For more information, please contact exclusive brokers:

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Raven Property Advisors LLC (RPA LLC) believes all data and information regarding real property to be accurate, but may be subject to errors, omissions, changes in price, changes in exact measurements, rents, or other property data, prior sale or withdrawal without further notice. The information contained herein is NOT intended to be a complete list of all information a prospective purchaser may need in contemplating whether or not to make an offer. The contents herein are not intended to create or imply a legal commitment by RPA LLC, including but not limited to, the payment of a commission to any other person, finder, brokerage, or other entity without further written agreement.

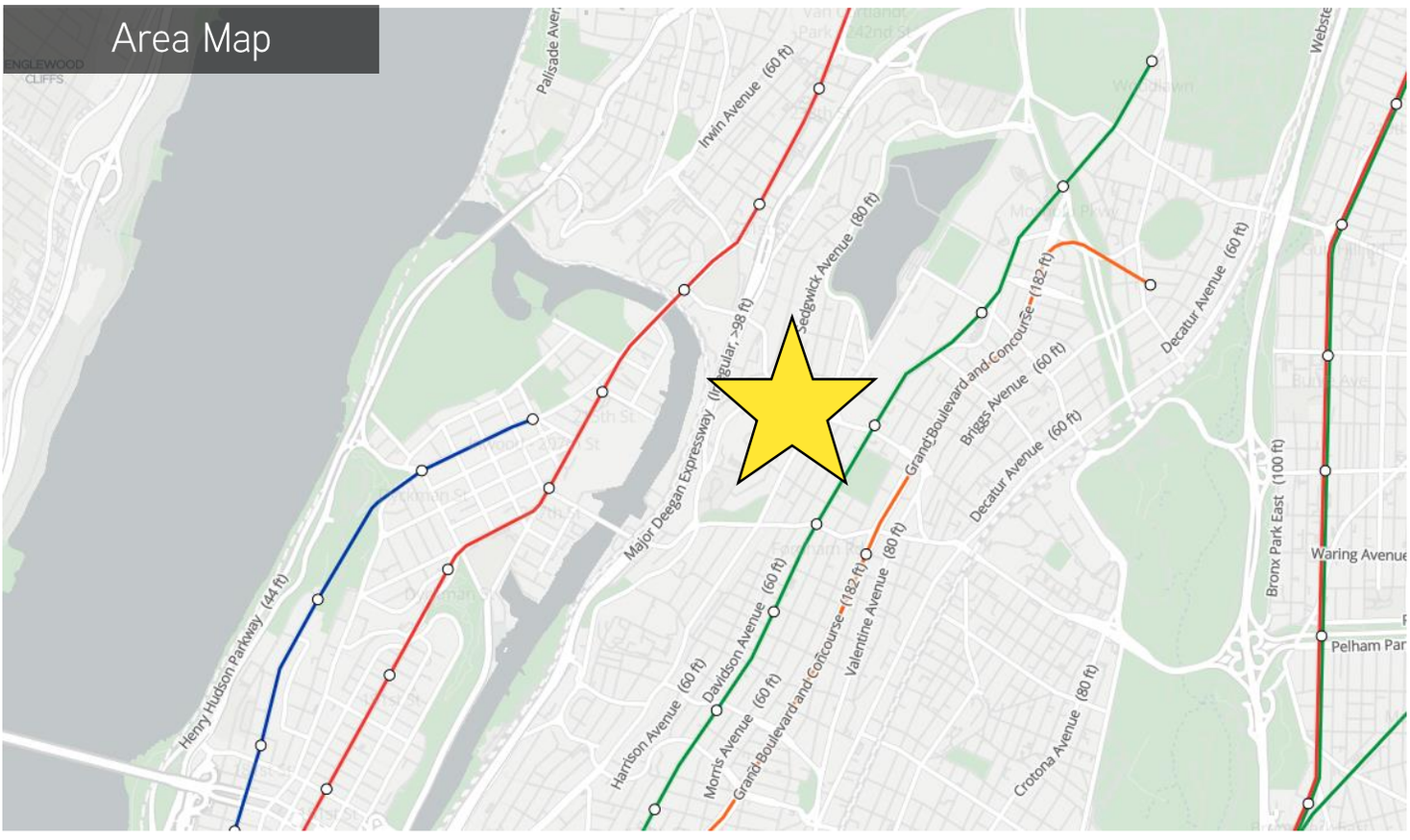
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Area Map



Tax Map



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Address	**67 West 192nd Street**
Cross Street	University & Aqueduct Avenues
Neighborhood	Kingsbridge
Description	Multifamily
Block / Lot	3215 / 64
Year Built	1919
Lot Dimensions	64' x 99.42'
Lot Size	6,363 SF
Stories	5
Residential Units	25
Zoning	R6
Gross SF	25,600 SF
Built FAR	4.02
Air Rights	-
Real Estate Taxes (26/27)	$44,556



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Rent Roll

Unit	Status	Legal rent	Monthly Rent	Yearly Rent	Verified with Lease?	Last Lease Expiration	Notes
1A	RS	$1,421.10	$1,421.10	$17,053.20	Yes	11/30/2026	
1B	RS	-	$0.00	$0.00			Vacant
1C	RS	$2,551.03	$1,445.44	$17,345.28	Yes	07/31/2026	
1D	RS	$1,020.99	$1,020.99	$12,251.88	Yes	06/30/2027	
1E	RS	$2,325.15	$1,395.93	$16,751.16	Yes	01/31/2026	
2A	RS	$2,580.99	$2,580.99	$30,971.88	Yes	07/31/2026	
2B	RS	$1,981.95	$1,246.49	$14,957.88	Yes	09/30/2026	City FHEPS voucher for $855.59
2C	RS	$1,774.22	$1,218.00	$14,616.00	Yes	09/30/2021	
2D	RS	-	$0.00	$0.00			Vacant
2E	RS	$1,430.50	$1,272.09	$15,265.08	Yes	05/31/2026	
3A	RS	$1,586.89	$1,586.89	$19,042.68	Yes	01/14/2027	
3B	RS	$1,669.29	$1,575.00	$18,900.00	Yes	02/28/2026	
3C	RS	$1,495.08	$1,463.47	$17,561.64	Yes	01/31/2026	
3D	RS	$1,541.58	$1,384.67	$16,616.04	Yes	01/31/2026	
3E	RS	$1,533.07	$1,533.07	$18,396.84	Yes	11/30/2024	
4A	RS	$1,433.81	$1,433.81	$17,205.72	Yes	10/31/2024	
4B	RS	$1,251.18	$1,251.18	$15,014.16	Yes	11/30/2026	
4C	RS	$952.39	$952.39	$11,428.68	Yes	08/31/2019	
4D	RS	$1,664.33	$1,462.57	$17,550.84	Yes	08/31/2026	
4E	RS	$1,446.04	$1,446.04	$17,352.48	Yes	4/31/2021	
5A	RS	$1,836.92	$1,450.00	$17,400.00	Yes	06/30/2026	
5B	RS	$2,009.37	$1,575.00	$18,900.00	Yes	02/28/2026	
5C	RS	-	$0.00	$0.00			Vacant
5D	RS	$829.07	$621.32	$7,455.84	Yes	03/31/2018	
5E	RS	-	$1,055.99	$12,671.88			
Totals:			$30,392.43	$364,709.16			

NOTE: Subject property is a bank-owned REO sale. Rent roll information is derived from various sources, including some verified leases and past appraisals. Management is working to confirm the status of every unit, but some information may be missing or not exist. Sale of the subject property is as-is. All diligence information in our possession can be made available upon request, but is subject to errors and omissions and all purchasers must conduct their own due diligence.

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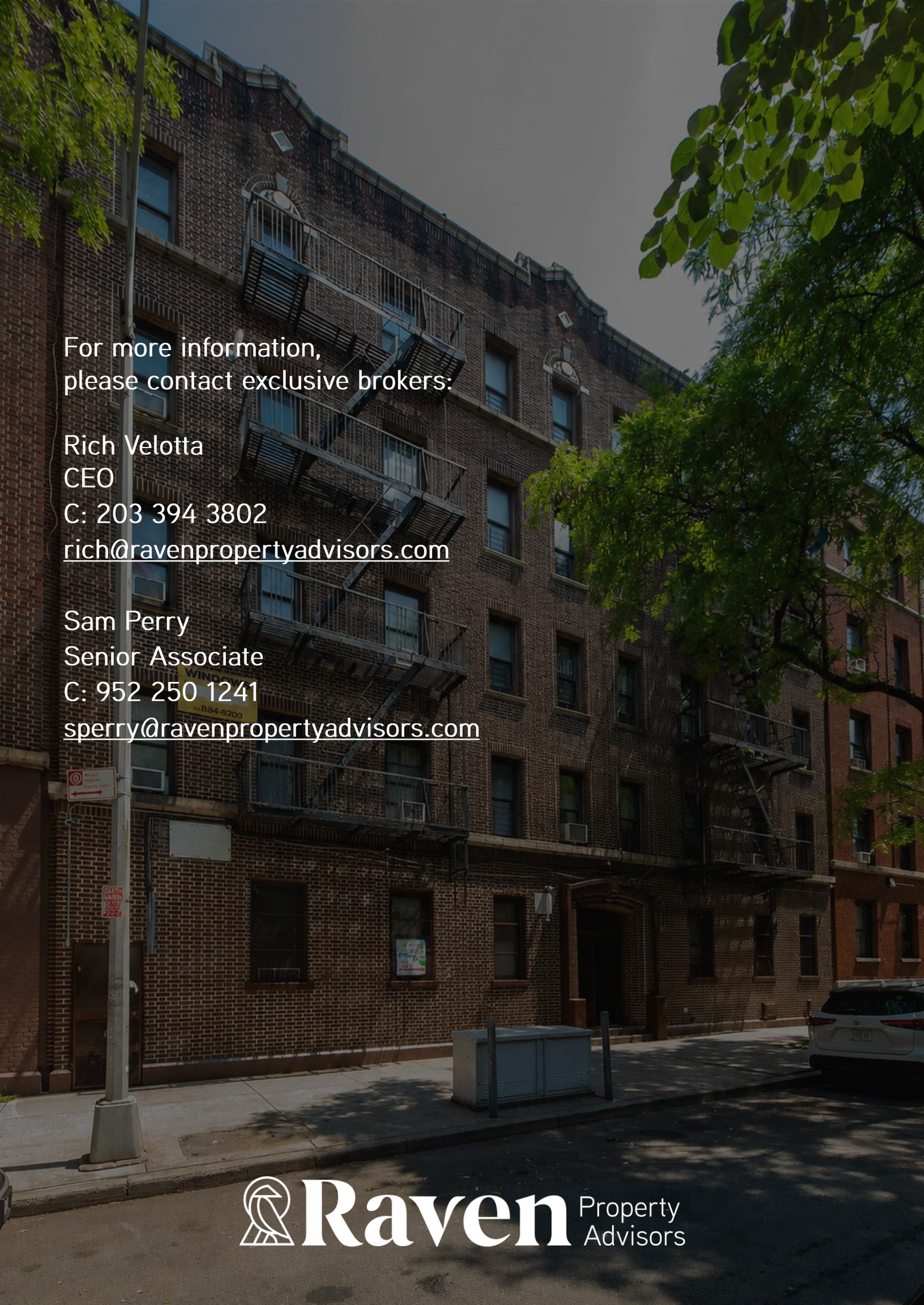
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Financial Overview

Revenue		
Total Annual Revenue		$364,709
Vacancy & Credit Loss	5%	($18,235)
Effective Gross Income		**$346,474**
Total Expenses		
Real Estate Taxes	Actual	$44,556
Heating & Gas	$1,000/Unit	$25,000
Insurance	Estimated	$25,000
Electric	$0.25/SF	$6,400
Water/Sewer	$900/Unit	$22,500
Repairs & Maintenance	$750/Unit	$18,750
Payroll	$400/Unit	$10,000
Management Fee (4% of EGI)	4.00%	$13,859
Total Expenses		**$166,065**
NOI		**$180,409**

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