

615 E 138th Street

Bronx, NY 10454

Mott Haven neighborhood

\$2,990,000

Asking Price



Modern & Excellently Constructed Mixed-Use Building

Superbly constructed in 2012 and excellently maintained modern elevator building in the heart of Mott Haven. This fully sprinkler building consists of 8 two-bedroom apartments and 2 commercial retail spaces on East 138th St, just 1 block from the 6 train at Manhattan border.

BLOCK: 2551 LOT: 60

Address: 615 E 138th Street, Bronx, NY 10454

- 37.5' x 100' Lot
- 13,526 SF Building (gross)
- Zoning: R-6 C2-4

Contact Lic RE Brokerage
Haven Group Real Estate LLC
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Information is deemed to be correct but not guaranteed. All info herein is from seller representation and/or public record. Any prospective buyer is encouraged to complete thorough due diligence and seek an attorney for advice.

H | G
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Real Estate LLC

www.havengroupe.com

Leases - 615 E 138th St - Stabilized

Unit	Tenant	Details	Lease Terms	Actual Rent	Legal Rent
Storefront 1 (cellar level)	Crown Hair Replacement LLC	1,376 SF	Lease expires 4/14/29	\$2,600	
Storefront 2	Jem Care LLC	1,478 SF	Lease expires 7/31/27	\$3,650	
Apt 2A	B Haidara/F Diawara	2 bedr/1bath/no balcony	Lease expires 3/31/25	\$2,395	\$3,238.27
Apt 2B	M Mclelland	2 bedr/1bath/no balcony	Lease expires 11/30/24 vacating 10/31/24	\$2,395	\$3,238.27
Apt 3A	K Middleton	2 bedr/1bath/balcony	Lease expires 6/30/24	\$2,240	\$3,238.27
Apt 3B	K & L Smith	2 bedr/1bath/balcony	Lease expires 9/30/24 vacating 10/31/24	\$2,395	\$3,238.27
Apt 4A	P Maccarone	2 bedr/1bath/balcony	Lease expires 7/31/24	\$2,176.44	\$3,238.27
Apt 4B	J Thompson	2 bedr/1bath/balcony	Lease expires 8/01/24	\$2,255.70	\$3,238.27
Apt 5A	G Cirasella	2 bedr/1bath/balcony	Lease expires 8/31/24	\$2,235	\$3,238.27
Apt 5B	G Quinones	2 bedr/1bath/terrace	Lease expires 4/30/25	\$2,550	\$3,143.96

TAX ABATEMENT

Tax abatement will expire in three years.

615 E 138th St - ANNUAL EXPENSES

	actual	
Taxes	\$26,832.56	
Electric (Common Area)	\$8,688.10	
Water & Sewer	\$4,520.13	
Insurance	\$17,072.69	
Super - Garbage Prep	\$4,800	
Super - Building Cleaning	\$3,120	
Gas Dryers	\$850.69	
5% Vacancy	\$14,935.28	
Expenses Total	\$80,819.45	

615 E 138th St - ANNUAL REVENUE

	actual	
Monthly Gross	\$24,892.14	
Annual Gross Income	\$298,705.68	
Less Annual Expenses	\$80,819.45	
Net Operating Income:	\$242,778.37	

The Building

BLOCK: 2551
LOT: 60
Address: 615 E 138th St
Bronx, NY 10454
Lot SF: 3,750 (37.5' x 100')
Stories: 5 floors
Gross Bldg SF: 13,526 (37.5' x 65')
Includes cellar
Cellar store SF: 1376
First fl store SF: 1478
Typical Apt SF: 935 incl. balcony
Frontage: 37.5'
Yr Built: 2012
Annual Taxes: \$26,832.56

Property Highlights

Tenants pay utilities- all apartments have its own mini-split high-efficiency cooling and heating units. Five units have its own balcony, and one unit has a terrace. All units have modern kitchens with granite countertops. New hot water tank for building. New construction, built in 2012. Fully sprinkler building and security cameras throughout.

- *Modern kitchens and finishes in every apartment*
- *Attractive stone, slate and tile throughout the common areas*
- *Laundry machines for tenants in basement*
- *Clean and quiet building with quality tenants*

Attractive Modern Entrance and Corridors



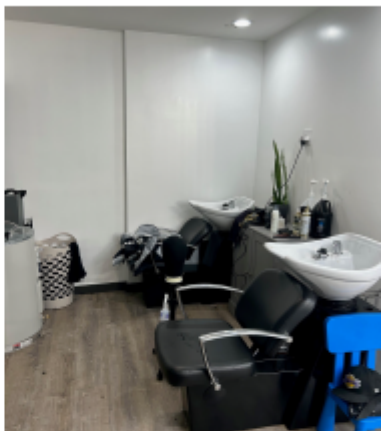
FOR SALE: 615 E 138th St - Mott Haven - Bronx, NY 10454
Asking \$2,990,000

Excellent Designed Apartment Layouts



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Storefront 2 - Crown Hair Replacement LLC



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Storefront 1 - Jem Care LLC



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