

421a Qualified



FOR SALE
ASKING PRICE \$4,500,000
\$176/SF

883 BRYANT AVE

Bronx, NY 10474

STALLED CONSTRUCTION
SITE WITH PLANS TO
BUILD 40 UNITS +
COMMUNITY FACILITY

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Type: Mid-construction mixed-use building for senior housing with **421a renewed until 2031.**

#2

Size: 25,523 SF with **40 residential units** and **one community facility unit.**

#3

Amenities: Elevator access, shared laundry room, Wi-Fi in common areas, recreation room, security cameras.

#4

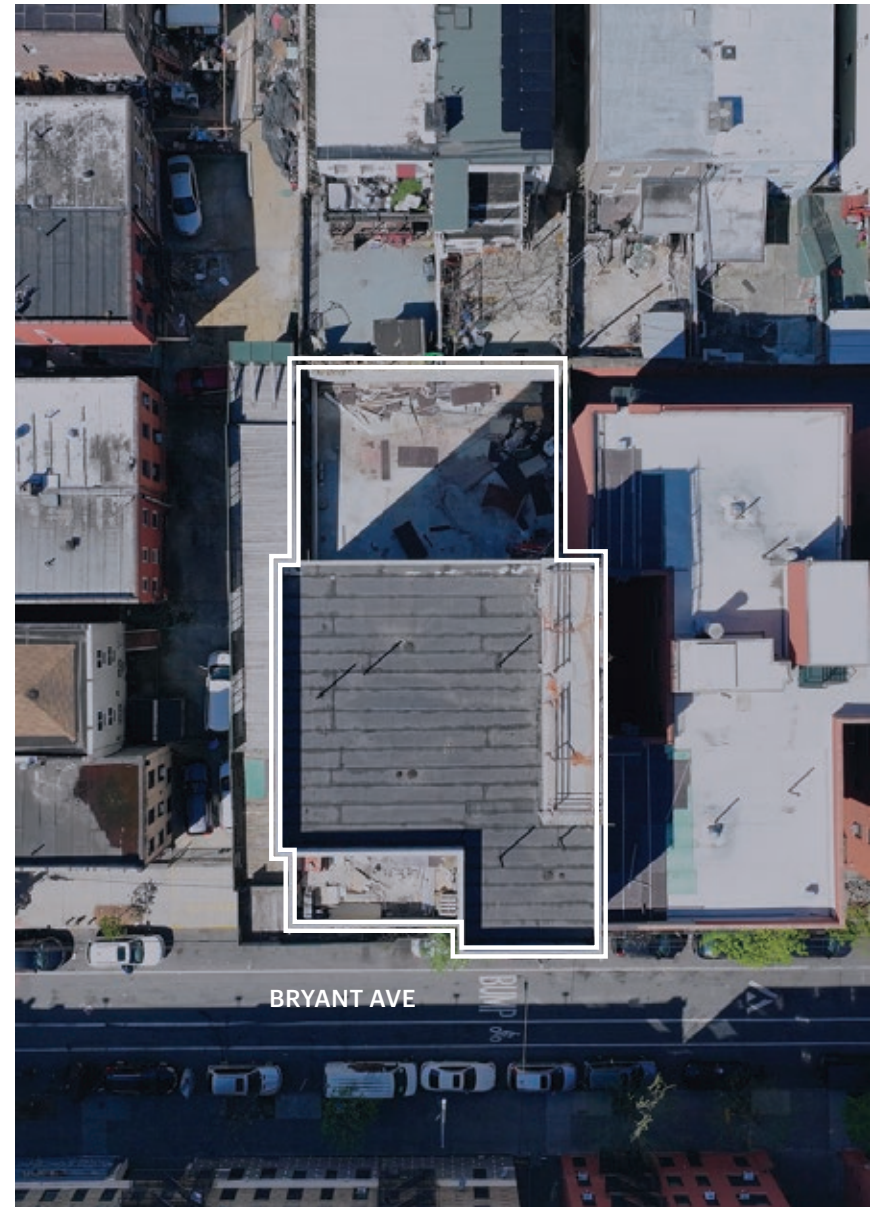
Interior Features: Hardwood flooring, granite countertops, white laminate cabinets, stainless steel kitchen appliances.

#5

Outdoor Features: Select units with patios or balconies.

#6

Accessibility: Near Hunts Point and Intervale Ave Subway stations; close to a future Metro-North station.



PROPERTY OVERVIEW

RIPCO INVESTMENT SALES has been exclusively hired to handle the sale of **883 BRYANT AVENUE** — an 8-story mixed-use elevator building currently under construction.

This property, designed to feature 40 residential units and a significant community facility, offers a compelling opportunity in senior housing. Positioned in a key Bronx location, it benefits from excellent public transit accessibility and future developments like the upcoming Metro-North station.



PROPERTY SUMMARY

THE OFFERING

| | |
|------------------|---|
| Property Address | 883 Bryant Ave, Bronx, NY 10474 |
| County | Bronx |
| Location | Located on the west side of Bryant Avenue between Seneca Avenue and Garrison Avenue |
| Block / Lot | 2761 / 107 |
| Property Type | Elevator Apartment - Semi Fireproof with Stores (D7) |

LOT INFORMATION

| | |
|---------------------------|--------------------|
| Lot Dimensions | 50' x 100' |
| Lot SF | 5,000 SF (approx.) |
| Building Dimensions | 60' x 48' |
| Stories | 8 |
| Year Built / Last Altered | Mid Construction |
| Walk-Up / Elevator | Elevator |
| Residential Units | 40 |
| Commercial Units | 1 |
| Total Units | 41 |
| Total Gross SF | 25,523 SF |
| Zoning Floor Area (ZFA) | 21,231 |
| Residential (ZFA) | 19,110 |
| Community Facility (ZFA) | 2,121 |

TAX INFORMATION

| | |
|----------------------------------|----------|
| Est. Assessment (24/25) | \$34,917 |
| Tax Rate | 12.502% |
| Est. Annual Property Tax (24/25) | \$4,365 |
| Tax Class | 2 |

INVESTMENT ANALYSIS (1/2)

RESIDENTIAL REVENUE

| | ZFA | \$/SF | PROJECTED ANNUAL INCOME |
|------------------------------------|--------|----------|-------------------------|
| Gross Annual Residential Income | 19,110 | \$36.37 | \$695,040 |
| Less General Vacancy / Credit Loss | | \$(1.09) | \$(20,851) |
| Effective Gross Annual Residential | | \$35.28 | \$674,189 |

COMMERCIAL REVENUE

| | ZFA | \$/SF | PROJECTED ANNUAL INCOME |
|------------------------------------|-------|----------|-------------------------|
| Gross Annual Commercial Income | 2,121 | \$22.63 | \$48,000 |
| Less General Vacancy / Credit Loss | | \$(1.13) | \$(2,400) |
| Effective Gross Annual Commercial | | \$21.50 | \$45,600 |

TOTAL REVENUE

| | ZFA | \$/SF | PROJECTED ANNUAL INCOME |
|------------------------------------|--------|----------|-------------------------|
| Total Gross Annual Income | 21,231 | \$29.11 | \$743,040 |
| Less General Vacancy / Credit Loss | | \$(0.91) | \$(23,251) |
| Effective Gross Annual Income | | \$28.20 | \$719,789 |

INVESTMENT ANALYSIS (2/2)

| PROJECTED EXPENSES | | | | |
|---------------------------|-----------------------|-----------------|---------------|------------------|
| TYPE | PROJECTION | % OF EGI | \$/ SF | PROJECTED |
| Property Taxes | Estimated Tax (24/25) | 12.29% | \$3.47 | \$4,365 |
| Insurance | Appraiser's Forecast | 1.62% | \$0.55 | \$11,677 |
| Heat & CA Electricity | Appraiser's Forecast | 0.59% | \$0.20 | \$4,246 |
| Electric | Tenants Responsible | - | - | - |
| Water & Sewer | Appraiser's Forecast | 2.95% | \$1.00 | \$21,323 |
| Repairs & Maintenance | Appraiser's Forecast | 2.51% | \$0.85 | \$18,047 |
| Elevator Maintenance | \$4,000 / Elevator | 0.56% | \$0.16 | \$4,000 |
| Cleaning & Maintenance | Appraiser's Forecast | 2.21% | \$0.75 | \$15,924 |
| General & Administrative | Appraiser's Forecast | 0.74% | \$0.25 | \$5,308 |
| Reserves | Appraiser's Forecast | 1.18% | \$0.40 | \$8,493 |
| Professional Fees | \$200 / Month | 0.33% | \$0.09 | \$2,400 |
| Super Salary | \$400 / Month | 0.67% | \$0.19 | \$4,800 |
| Management | 5% of EGI | 5.00% | \$1.41 | \$35,989 |
| Total Expenses | | 30.65% | \$8.64 | \$136,482 |

| FINANCIAL SNAPSHOT | |
|---------------------------|-------------|
| Asking Price | \$4,500,000 |
| \$/ SF | \$176 |

| PROJECTED FINANCIAL SNAPSHOT | |
|-------------------------------------|-----------|
| Scheduled Gross Income | \$743,040 |
| Effective Gross Income | \$719,789 |
| Expenses | \$136,482 |
| Net Operating Income | \$583,307 |

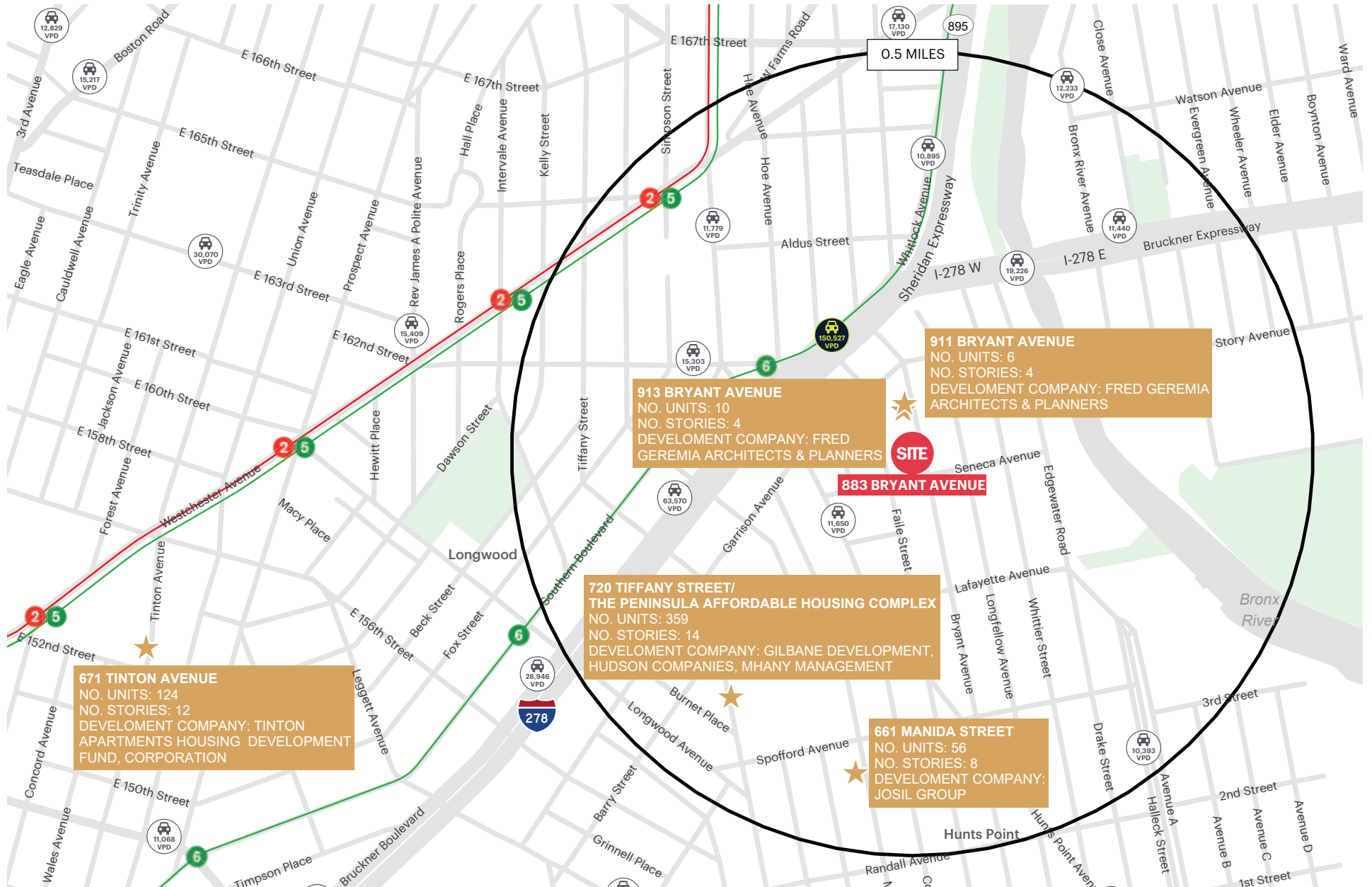
883 BRYANT AVENUE
FOR SALE

AERIAL PHOTOS



**883 BRYANT AVENUE
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DEVELOPMENT MAP



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