

# 131 S. BROADWAY, WHITE PLAINS, NY

MULTI-FAMILY INVESTMENT PROPERTY | FOR SALE

LOCATION:	131 S. BROADWAY, WHITE PLAINS, NY		
REVENUE-2021:			
GROSS RENTAL INCOME	\$126,576		
EXPENSES:			
OIL	\$3,360		
CABLEVISION	\$2,724		
CON EDISON	\$8,712		
WATER	\$814		
LICENSE	\$200		
SPRINKLER SYSTEM	\$337		
INSURANCE	\$4,605		
TAXES	\$17,700		
MISC. EXPENSES	\$3,935		
TOTAL EXPENSES:	\$42,387		
NET ANNUAL INCOME AFTER EXPENSES	\$84,189		
YEAR ONE CAP RATE	6.7%		

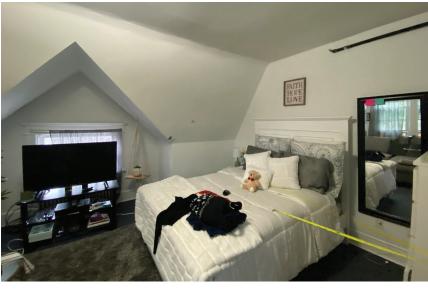
RENT ROLL		
UNIT	MONTHLY RENT	LEASE TERM
A1	\$1,000.00	NEW 6 MONTH LEASE
A2	\$800.00	MONTH TO MONTH
A3	\$800.00	MONTH TO MONTH
B1	\$676.00	MONTH TO MONTH
B2	\$800.00	MONTH TO MONTH
B3	\$800.00	MONTH TO MONTH
B4	\$472.00	MONTH TO MONTH
B5	\$800.00	MONTH TO MONTH
C1	\$1000.00	NEW 6 MONTH LEASE
C2	\$900.00	NEW 6 MONTH LEASE
C3	\$950.00	NEW 6 MONTH LEASE
BB	\$1,550.00	MONTH TO MONTH
MONTHLY TOTAL		\$10,548
ANNUAL TOTAL:		\$126,576

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NOW ASKING: \$1,250,000.00



AVAILABLE FOR SALE, MULTI-FAMILY INVESTMENT PROPERTY
ON LOT SIZE OF 0.29 ACRES WITH 12 UNITS, SHARED COMMON
SPACES, 8 PRIVATE PARKING SPOTS ON-PREMISES AVAILABLE FOR
SALE IN A PROMINENT WHITE PLAINS NEIGHBORHOOD LOCATED IN
WESTCHESTER COUNTY WITHIN UPSTATE, NY.

THIS PROPERTY IS NEAR TO NATIONAL AND REGIONAL RETAILERS SUCH AS CVS, BLOOMINGDALES, WHOLE FOODS MARKET, THE CHEESECAKE FACTORY, THE WESTCHESTER MALL, SEPHORA, NORDSTROM, NEIMAN MARCUS, THE CONTAINER STORE, STOP & SHOP, DOLLAR TREE, WHITE PLAINS HOSPITAL, GALLERIA OF WHITE PLAINS, PACE UNIVERSITY. THE PROPERTY IS ALSO ONE MILE FROM METRO-NORTH WHITE PLAINS STOP FOR A QUICK TRIP TO NEW YORK CITY.

WITH ALL DWELLINGS FULLY LEASED, THIS PROPERTY WILL PROVIDE AN INVESTOR WITH AN ANNUAL REVENUE OF \$121,176. THIS MULTI-FAMILY INVESTMENT PROPERTY IS WORTH A TOUR AND PURCHASE. IF YOU'RE INTERESTED IN LEARNING MORE ABOUT THIS AVAILABLE PROPERTY, PLEASE CONTACT US ASAP.

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#### bennettrealtyllc.com 732.837.4060

## **CONTACTS**

MATT ARDIZZONE
732.230.2838
matt@bennettrealtyllc.com

### **OFFICES**

### HOLMDEL | NJ

24 S. Holmdel Rd, Ste 1C Holmdel, NJ 07733 732.837.4060

#### CHARLOTTE | NC

1021 Technology Drive, Suite C Indian Trail, NC 28079 732.672.7995



MATT ARDIZZONE
732.230.2838
matt@bennettrealtyllc.com

BENNETT REALTY & DEVELOPMENT LICENSED REAL ESTATE BROKERS

NEW JERSEY 24 S HOLMDEL ROAD HOLMDEL, NJ 07733 PH 732.837.4060 FAX 732.963.2433 W BENNETTREALTYLLC.COM