

GREAT LOCATION | MINUTES FROM DOWNTOWN | NOW ASKING: \$1,250,000



131 S. BROADWAY, WHITE PLAINS, NY

MULTI-FAMILY INVESTMENT PROPERTY | FOR SALE

Although all information regarding property for sale, rental or financing is from sources deemed reliable such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal with out notice.

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

131 S. BROADWAY, WHITE PLAINS, NY

MULTI-FAMILY INVESTMENT PROPERTY | FOR SALE

Although all information regarding property for sale, rental or financing is from sources deemed reliable such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal with out notice.



NOW ASKING:
\$1,250,000.00

Although all information regarding property for sale, rental or financing is from sources deemed reliable such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal with out notice.



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.

131 S. BROADWAY, WHITE PLAINS, NY

MULTI-FAMILY INVESTMENT PROPERTY | FOR SALE

Although all information regarding property for sale, rental or financing is from sources deemed reliable such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal with out notice.



NOW ASKING:
\$1,250,000.00

Although all information regarding property for sale, rental or financing is from sources deemed reliable such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal with out notice.

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

Although all information regarding property for sale, rental or financing is from sources deemed reliable such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal with out notice.