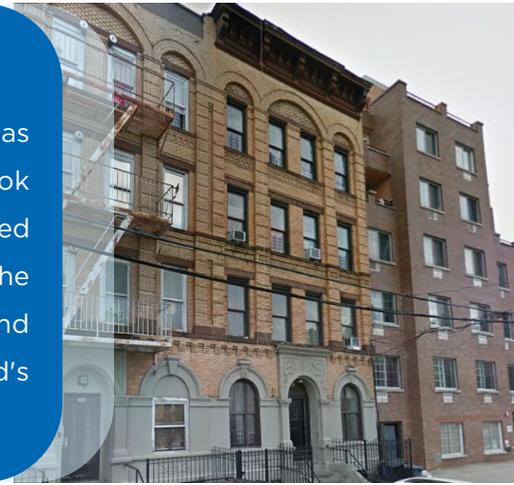


454 EAST 144TH STREET, BRONX, NY 10454

MOTT HAVEN | 9 UNITS | 7,800 GSF | TAX CLASS 2B

ASKING PRICE: **\$1,500,000**

Built in 1931, 454 East 144th Street is a 4-story walkup apartment building that has 7,800 SF and includes 9 apartments. Located between Willis Avenue and Brook Avenue, Mott Haven, a historic neighborhood in the South Bronx, is characterized by a mix of historic brownstones, tenement buildings, and low-rise apartments. The area has undergone significant revitalization, attracting new businesses, artists, and young professionals. The Mott Haven Historic District preserves the neighborhood's historical and architectural significance.



PROPERTY INFORMATION

NEIGHBORHOOD	Mott Haven
CROSS STREETS	Willis & Brook Avenues
BLOCK / LOT	2288 / 34
LOT / BUILT DIMENSIONS	25.92' x 103.5' / 25' x 78'
STORIES	4 Stories
GROSS SF	7,800 SF
YEAR BUILT	1931
APARTMENTS / ROOMS	9 Apartments / 45 Rooms
LAYOUT	9/5
AVERAGE RENT (APT / ROOM)	\$1,645 / \$329
TAX ASSESSMENT	\$89,729
FAR BUILT / ALLOWED	2.91 / 2.43
ZONING	R6
HPD VIOLATIONS	18: 10A, 5B & 3C

PRICING METRICS

ASKING PRICE	\$1,500,000
PPU	\$166,667
PPSF	\$192
GRM	8.4x
CAP RATE	7.2%

INCOME & EXPENSES

INCOME	IN-PLACE
RESIDENTIAL INCOME	\$178,900
VACANCY & CREDIT LOSS (5%)	-\$8,900
EFFECTIVE GROSS INCOME	\$170,000
EXPENSES	
REAL ESTATE TAXES: 2B (2025/2026)	\$11,200
WATER & SEWER	\$9,000
PAYROLL	\$4,000
INSURANCE	\$11,000
MANAGEMENT FEE (4%)	\$6,800
FUEL	\$9,400
UTILITIES	\$1,600
REPAIRS, MAINTENANCE & MISC.	\$9,000
TOTAL EXPENSES	\$62,000
<i>Operating Expense Ratio (% of EGI)</i>	<i>37%</i>
NET OPERATING INCOME	\$108,000

DEBT

- Delivered free and clear
- Loan amount: \$2,835,000 (Cross-collateralized with 458 East 144th Street)
- Bank: NYCB

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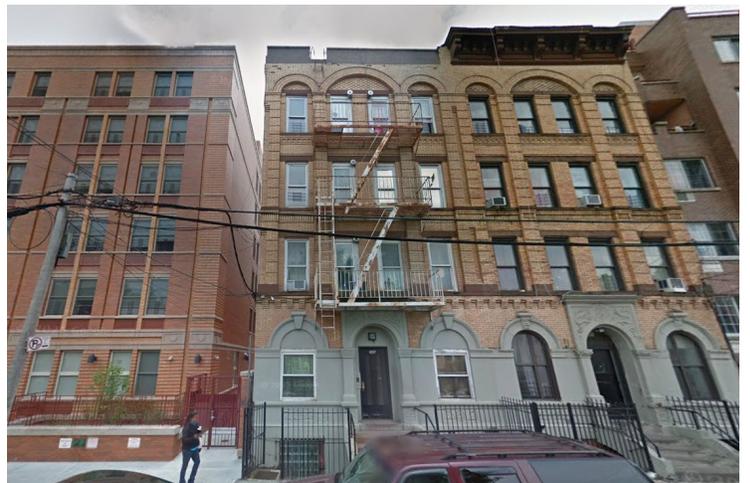
RESIDENTIAL RENT ROLL

UNIT	APT #	TENANT	RENT /MONTH	LEGAL RENT	LAYOUT	ROOMS	LXP	STATUS
1	1E	Tenant 1	\$1,126.54	\$1,070.35	3-Bedroom	5.0	09/30/2026	RS/SCRIE
2	1W	Tenant 2	\$2,705.59	\$2,570.63	3-Bedroom	5.0	10/31/2026	RS
3	2E	Tenant 3	\$1,571.60	\$1,571.60	3-Bedroom	5.0	11/30/2025	RS
4	2W	Tenant 4 (S8: \$872.84)	\$1,075.49	\$1,021.84	3-Bedroom	5.0	03/31/2027	RS/S8
5	3E	Tenant 5	\$1,510.05	\$1,434.73	3-Bedroom	5.0	11/30/2026	RS
6	3W	Tenant 6	\$1,562.20	\$1,520.39	3-Bedroom	5.0	10/31/2025	RS
7	4E	Tenant 7	\$1,5270.00	\$1,480.60	3-Bedroom	5.0	06/30/2026	RS
8	4W	Tenant 8	\$1,537.47	\$1,557.47	3-Bedroom	5.0	08/31/2025	RS
9	Basement	Tenant 9	\$2,250.12	\$2,250.12	3-Bedroom	5.0	06/30/2025	RS
MONTHLY INCOME			\$14,909.06	\$14,477.73		45.0		
ANNUAL INCOME			\$178,908.72	\$173,732.76				

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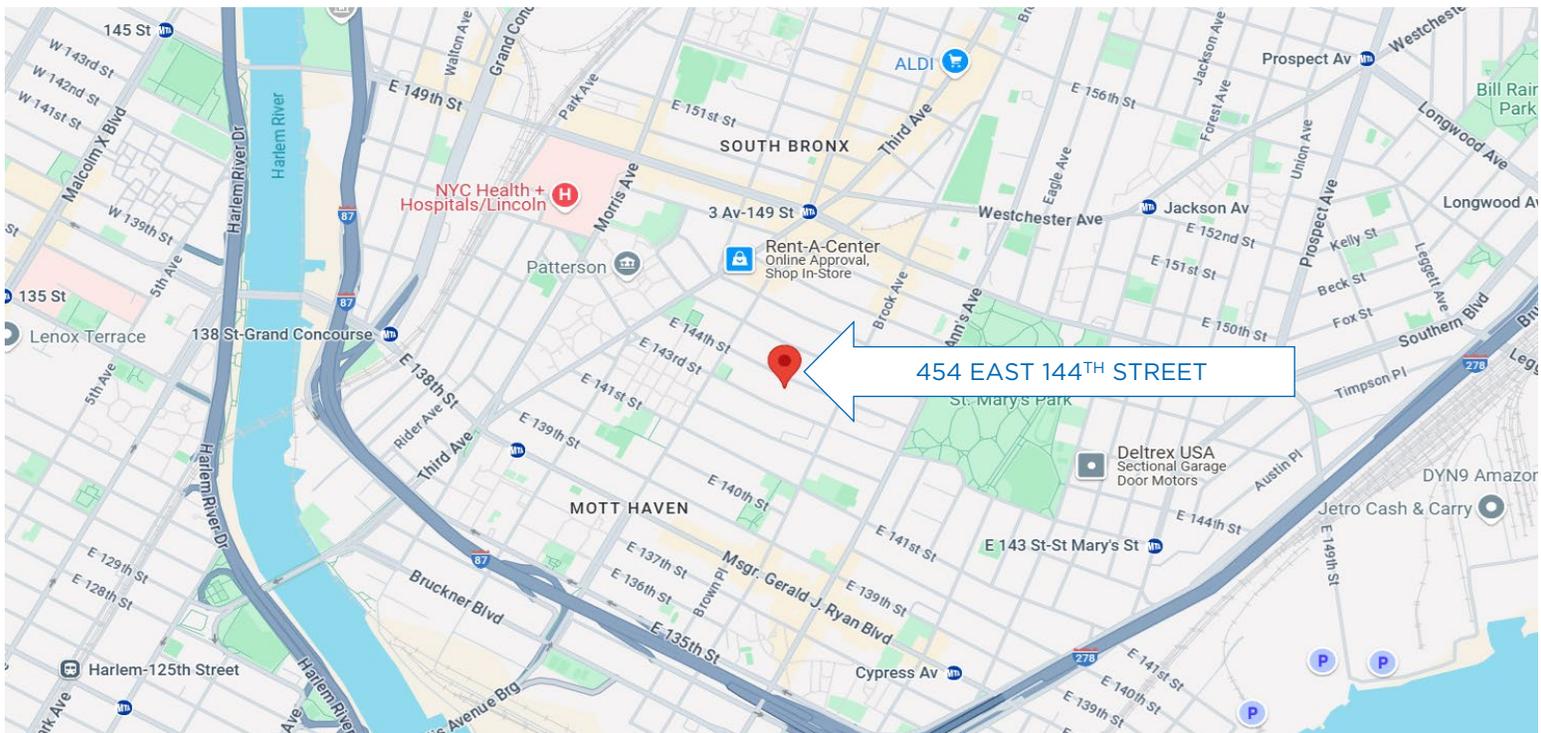
EXTERIOR PICTURES



454 EAST 144TH STREET, BRONX, NY 10454

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PLOT & NEIGHBORHOOD MAPS



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