

**1380**  
**WHITE PLAINS ROAD**

**PARKCHESTER, BRONX**

EXCLUSIVE OFFERING MEMORANDUM



**5-STORY MIXED-USE BUILDING — 95% OCCUPIED**  
**34,875± SF | 37 RESIDENTIAL UNITS | 4 STORES**

**BESSEN**  
PARTNERS



Built circa 1927, this 5-story walk-up residential building consists of 37 apartments and 4 stores spanning 34,875± SF. The property is located on White Plains Road between Wood Avenue and McGraw Avenue, just a few short blocks from the Parkchester subway station on the [6] line. The property is in close proximity to the Bronx Zoo, New York Botanical Garden, and Jacobi Health Center. **95% Occupied.**

**ASKING PRICE: \$3,975,000**



To request further information, please contact:

### SALE METRICS

Cap Rate:	9.2%
PPU*:	\$88,300
PPSF:	\$114
GRM:	5.4x

\*each store counted as 2 units

### PROPERTY OVERVIEW

Neighborhood:	Parkchester
Block / Lot::	3936 / 7
Lot Size:	75' x 105'
Building Class:	Walk-up Apartment - Over Six Families with Stores (C7)
Tax Class:	2
Built Size:	75' X 93'
Built Area:	34,875± SF
# of Units:	37 Residential Units 4 Retail Stores
Stories:	5-Story + Basement
Zoning:	R6
Residential Layout:	(28) 1-BR / (9) 2-BR
F.A.R. (Built / Allowed):	4.43 / 2.43
Assessment / R.E. Taxes (2025/2026):	\$1,181,070 / \$147,634

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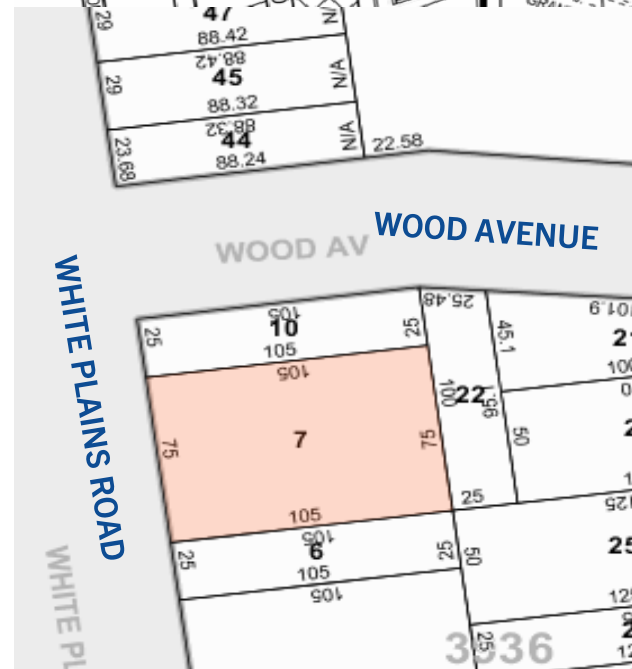
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REVENUE	AMOUNT
Actual Residential Income (35 occupied units)	\$553,296
Projected Residential Income (2 vacant units)	\$34,308
Actual Commercial Income (4 occupied stores)	\$142,241
<b>EFFECTIVE GROSS INCOME</b>	<b>\$729,840</b>

ESTIMATED EXPENSES	
Property Taxes (2025/26)	\$147,634
Insurance (\$2,000/unit)	\$74,000
Water & Sewer (\$1,100/unit)	\$40,700
Gas - Heat (\$300/room)	\$35,420
Management Fee (3% of EGI)	\$22,000
Common Area Electric (\$0.25/SF)	\$8,700
Repairs & Maintenance (\$1,000/unit)	\$37,000
<b>TOTAL EXPENSES (50% of EGI)</b>	<b>\$365,450</b>

<b>NET OPERATING INCOME</b>	<b>\$364,390</b>
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## RENT ROLL

UNIT	ROOM SIZE	LXP	RENT	STATUS
1C	3	VACANT	\$1,393.00 (last rent)	RS
1D	3	05/31/2026	\$1,688.62	RS
1G	3	10/31/2025	\$1,503.97	RS
1H	3	VACANT	\$1,466.00 (last rent)	RS
2A	4	01/31/2026	\$430.86	S8
2A	4	01/31/2026	\$771.78	S8
2B	3	11/30/2025	\$1,098.13	RS
2C	3	05/31/2023	\$1,408.19	RS
2D	3	08/31/2027	\$965.76	RS
2E	4	06/30/2026	\$1,900.88	RS
2F	3	05/31/2026	\$1,409.01	RS
2G	3	11/30/2025	\$1,541.25	RS
2H	3	03/31/2026	\$1,235.00	RS
3A	4	07/31/2026	\$1,200.42	RS
3B	3	07/31/2026	\$1,379.31	RS
3C	3	01/31/2024	\$206.00	S8
3C	3	01/31/2024	\$1,094.47	S8
3D	3	01/31/2026	\$1,700.00	RS
3E	4	09/30/2025	\$1,625.00	RS
3F	3	11/30/2025	\$844.75	S-SC
3G	3	02/28/2027	\$1,184.29	RS
3H	3	01/31/2026	\$1,407.18	RS
4A	4	02/29/2026	\$962.99	RS
4B	3	12/31/2025	\$277.00	S8
4B	3	12/31/2025	\$516.15	S8
4C	3	03/31/2027	\$1,052.16	RS
4D	3	12/31/2025	\$1,441.22	RS

## RESIDENTIAL RENT ROLL

UNIT	ROOM SIZE	LXP	RENT	STATUS
4E	4	04/30/2021	\$1,486.25	RS
4F	3	01/31/2026	\$1,431.00	RS
4G	3	10/31/2026	\$1,080.35	RS
4H	3	10/31/2026	\$1,080.35	RS
5A	3	06/30/2021	\$1,450.83	RS
5B	3	05/31/2026	\$297.86	S8
5B	3	05/31/2026	\$589.37	S8
5C	3	10/31/2026	\$1,372.90	RS
5D	3	10/31/2025	\$1,613.98	S8
5E	4	12/31/2025	\$1,943.77	RS
5F	3	11/30/2025	\$1,584.45	RS
5G	3	11/30/2025	\$1,892.19	RS
5H	3	02/26/2026	\$1,440.33	RS
BSMT	3	Superintendent	\$0.00	TE
Monthly Total:			\$48,967.02	
Annual Total:			\$587,604.24	

\*There is a 13% differential between preferential rents and legal rents

## COMMERCIAL RENT ROLL

UNIT	TENANT	SQ. FT.	\$ / SF	RENT	LXP
ST1/2	New Tenant	789± SF	\$54.75	\$3,600.00	02/28/2030
ST3	Cesar Vargas	394± SF	\$87.41	\$2,869.96	08/31/2025
ST4	Maria Agrinsonis	495± SF	\$78.66	\$3,244.80	08/31/2025
ST5	Exotic Hair Studio	620± SF	\$41.39	\$2,138.63	10/31/2025
Monthly Total :				\$11,853.39	
Annual Total :				\$142,240.68	



**TYPICAL APARTMENT**

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied. Rendering pictured in offering materials is not specifically approved for referenced development site. Buildable square footage is subject to verification by purchaser's own architect and/or zoning attorney.

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**PARKCHESTER**

Parkchester is home to thriving communities that represent a diversity of backgrounds. Named after the Parkchester planned community, developed by the Met Life Corporation in the 1940s, the area is home to a diverse mix of housing types and people. Living in Parkchester offers residents a dense urban feel and most residents rent their homes. In Parkchester there are a lot of bars, restaurants, coffee shops, and parks. Parkchester was designed with aesthetics in mind as evidenced by intricate patterns of brickwork. The development contains 500 terra cotta statuettes and 600 plaques such as bullfighters, animal figurines, soldiers, mermaids and Native American chiefs created by sculptor Joseph Kiselewski. Located in the heart of the neighborhood is the Metropolitan Oval park, which features large fountains and green spaces.



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