Mena Realty Homes Corp.
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PROPERTY INFORMATION
EXCLUSIVE LISTING

358 E 184th St, Bronx, NY 10458

Fordham Heights · Legal two-family delivered vacant

Two Family | 2 Units | Zoning R7-1 | Legal 2-Family (C of O) | Built 1901 | Block/Lot 3143 / 280

LIST PRICE	PROJECTED RENT / YR	BEDS / BATHS	PRICE / UNIT
$995,000	$86,400	6 / 2	$497,500



DELIVERY AT CLOSING
Delivered Vacant

0 Occupied	2 Vacant

Building Details

Stories	**2 + basement**
Size	**±2,397 sq ft**
Lot	**25 × 100 (2,519 sq ft)**
Zoning	**R7-1**
Heat	**Gas · owner pays heat & hot water**
Parking	**Street**
Basement	**Finished · part of Unit 1 duplex**
Legal use	**Two-family · C of O #200765626 (2005)**

About the property. Delivered vacant: a legal two-family home with two 3-bedroom, 1-bath units — move into one and rent the other, or lease both. The lower unit is a duplex with a finished basement for extra living and storage space; the upper unit occupies the full second floor. About 2,397 sq ft on a 25 × 100 lot zoned R7-1, legal two-family per the 2005 C of O. **Location.** Steps to Fordham Road shopping; B/D trains at 182–183 St and Metro-North Fordham station nearby; close to Fordham University, the Bronx Zoo and the NY Botanical Garden. **Investment.** At the $995,000 asking price, renting both units at an estimated $3,600 a month projects about a 7.8% cap rate.

Income & Expenses

Projected Rent (both units, est.)	**$86,400**
Current Rent (until closing)	$43,272
Projected NOI	**$77,272**
Projected cap rate · GRM	7.77% · 11.52

Real Estate Taxes	$5,500
Insurance	$1,700
Water / Sewer (est.)	$1,928
Total Expenses	**$9,128**

Rent Roll

Unit	Beds / Bath	Status	Regulation	Rent	Market	Lease Exp.
1 (Fl 1 + Bsmt)	3 BR / 1 BA + fin. bsmt	Vacant at closing	Free Market	—	$3,600	—
2 (Fl 2)	3 BR / 1 BA	Vacant at closing	Free Market	—	$3,600	—
Monthly Total				—	$7,200	
Annual Total				—	$86,400	

Both units delivered vacant at closing. Market rents are estimates.

Schedule a showing: Mena Realty (347) 766-6362 · office@menarealty.com

Water/sewer is an estimate; size from NYC public records. Information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price, prior sale or withdrawal without notice. Mena Realty Homes Corp., Licensed Real Estate Broker, NY DOS #10311209672.