

EXCLUSIVE
1130 ANDERSON AVENUE
HIGHBRIDGE, NY 10452

43 UNITS | 40,800 GSF
ARTICLE XI TAX ABATEMENT



1130 ANDERSON AVE, HIGHBRIDGE, BRONX, NY 10452

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

Built in 1928, 1130 Anderson Avenue is a 6-story elevator apartment building that has 40,800 SF and includes 43 apartments. Located between Shakespeare Avenue and Jerome Avenue, the property is walking distance to Yankee Stadium, Highbridge Park, Harlem River, Bronx Community College and Claremont Park. Nearby subways include the 4, B & D Trains on 167th Street



PROPERTY INFORMATION

NEIGHBORHOOD	High Bridge
CROSS STREETS	Shakespeare & Jerome Avenues
BLOCK / LOT	2505 / 46
LOT / BUILT DIMENSIONS	100' x 85' / 100' x 72'
STORIES	6
GROSS SF	40,800 SF
YEAR BUILT / RENOVATED	1928
APARTMENTS / ROOMS	43 / 135
LAYOUT	6/2, 25/3 & 12/4
AVERAGE RENT (APT / ROOM)	\$1,090 / \$347
TAX ASSESSMENT	\$585,000
FAR BUILT / ALLOWED	4.8 / 3.44
ZONING	R7-1
HPD VIOLATIONS	40: 5A, 17B & 18C

PRICING METRICS

ASKING PRICE	\$3,000,000
PPU	\$69,767
PPSF	\$74
GRM	5.3x
CAP RATE	6.9%

INCOME & EXPENSES

INCOME	IN-PLACE
RESIDENTIAL INCOME	\$562,300
VACANCY & CREDIT LOSS (5%)	(\$28,100)
EFFECTIVE GROSS INCOME	\$534,200

EXPENSES	
FULL REAL ESTATE TAXES (2025/2026)	\$73,100
WATER & SEWER	\$51,600
PAYROLL (Union 670)	\$55,000
INSURANCE	\$60,200
MANAGEMENT FEE (6%)	\$32,100
FUEL (Dual)	\$45,000
UTILITIES (Includes Elevator Service)	\$22,300
REPAIRS, MAINTENANCE & MISC.	\$60,200
TOTAL EXPENSES (Unabated Taxes)	\$399,500
<i>Operating Expense Ratio (% of EGI)</i>	<i>74.78%</i>
NET OPERATING INCOME (Unabated Taxes)	\$134,700

ARTICLE XI TAX ABATEMENT	(\$73,100)
TOTAL EXPENSES (Abated Taxes)	\$326,400
<i>Operating Expense Ratio (% of EGI)</i>	<i>61.10%</i>
NET OPERATING INCOME (Abated Taxes)	\$207,800

*Article XI Tax Abatement Expires in 2061

DEBT

- Delivered free and clear
- Loan amount: \$1,750,000
- Bank: Signature

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RESIDENTIAL RENT ROLL

UNIT	APT #	TENANT	RENT/MONTH	LEGAL RENT	LAYOUT	ROOMS	LXP	STATUS
1	A1	Tenant 1	\$877.19	\$831.79	1-Bedroom	3.0	8/31/26	RS
2	A2	Tenant 2	\$1,305.75	\$1,431.16	1-Bedroom	3.0	11/30/26	RS
3	A3	Tenant 3 - Vacant	\$1,213.00	\$1,180.85	2-Bedroom	4.0	-	RS
4	A4	Tenant 4	\$1,378.39	\$1,353.22	1-Bedroom	3.0	9/30/25	RS
5	A5	Tenant 5	\$1,103.39	\$1,051.93	1-Bedroom	3.0	2/28/26	RS
6	A6	Tenant 6	\$1,382.20	\$1,562.81	Studio	2.0	5/31/27	RS
7	A7	Tenant 7	\$1,230.53	\$1,230.53	1-Bedroom	3.0	5/31/24	RS
8	B1	Tenant 8	\$1,214.02	\$1,188.85	1-Bedroom	3.0	9/30/26	RS
9	B2	Tenant 9	\$1,602.85	\$1,646.65	2-Bedroom	4.0	3/31/27	RS
10	B3	Tenant 10	\$1,195.73	\$1,165.69	2-Bedroom	4.0	3/31/27	RS
11	B4	Tenant 11	\$1,046.63	\$992.35	1-Bedroom	3.0	5/31/26	RS
12	B5	Tenant 12	\$994.06	\$945.53	1-Bedroom	3.0	4/30/26	RS
13	B6	Tenant 13	\$1,366.14	\$1,337.94	Studio	2.0	7/31/26	RS
14	B7	Tenant 14	\$1,059.90	\$1,037.37	1-Bedroom	3.0	2/28/26	RS
15	C1	Tenant 15	\$759.68	\$714.30	1-Bedroom	3.0	7/31/26	RS
16	C2	Tenant 16	\$871.95	\$821.05	2-Bedroom	4.0	8/31/26	RS
17	C3	Tenant 17	\$1,126.54	\$1,096.50	2-Bedroom	4.0	3/31/18	RS
18	C4	Tenant 18	\$1,159.74	\$1,080.48	1-Bedroom	3.0	4/30/27	RS
19	C5	Tenant 19	\$997.43	\$974.90	1-Bedroom	3.0	12/31/25	RS
20	C6	Tenant 20	\$947.26	\$932.24	Studio	2.0	10/31/26	RS
21	C7	Tenant 21	\$1,077.17	\$1,033.78	1-Bedroom	3.0	3/31/27	RS
22	D1	Tenant 22	\$1,589.71	\$1,498.17	1-Bedroom	3.0	4/30/26	RS
23	D2	Tenant 23	\$1,209.96	\$1,179.92	2-Bedroom	4.0	11/30/25	RS
24	D3	Tenant 24	\$656.40	\$626.36	2-Bedroom	4.0	11/30/25	RS
25	D4	Tenant 25	\$1,212.31	\$1,267.77	1-Bedroom	3.0	12/31/25	RS
26	D5	Tenant 26	\$1,190.82	\$1,168.29	1-Bedroom	3.0	3/31/27	RS
27	D6	Tenant 27	\$1,022.24	\$1,005.46	Studio	2.0	3/31/26	RS
28	D7	Tenant 28	\$1,137.33	\$1,060.02	1-Bedroom	3.0	7/31/26	RS
29	E1	Tenant 29	\$969.23	\$917.34	1-Bedroom	3.0	7/31/26	RS/S8
30	E2	Tenant 30	\$811.99	\$686.43	2-Bedroom	4.0	5/31/27	RS
31	E3	Tenant 31	\$1,159.49	\$1,142.15	2-Bedroom	4.0	5/31/26	RS
32	E4	Tenant 32	\$926.83	\$904.30	1-Bedroom	3.0	2/28/26	RS
33	E5	Tenant 33	\$924.76	\$855.09	1-Bedroom	3.0	7/31/26	RS
34	E6	Tenant 34	\$1,206.56	\$1,189.78	Studio	2.0	1/31/26	RS
35	E7	Tenant 35	\$986.19	\$963.66	1-Bedroom	3.0	3/31/27	RS
36	F1	Tenant 36	\$1,418.66	\$1,323.98	1-Bedroom	3.0	2/28/27	RS
37	F2	Tenant 37	\$1,203.34	\$1,203.34	2-Bedroom	4.0	3/31/26	RS
38	F3	Tenant 38	\$1,252.90	\$1,222.86	2-Bedroom	4.0	11/30/26	RS
39	F4	Tenant 39	\$1,150.81	\$1,125.64	1-Bedroom	3.0	11/30/25	RS
40	F5	Tenant 40	\$1,159.31	\$1,101.48	1-Bedroom	3.0	7/31/27	RS
41	F6	Tenant 41	\$1,176.10	\$1,117.43	Studio	2.0	4/30/27	RS
42	F7	Tenant 42	\$585.55	\$563.02	1-Bedroom	3.0	11/30/25	RS
43	Basement	Tenant 43 - Super	\$0.00	\$0.00	2-Bedroom	4.0	-	TE
MONTHLY INCOME			\$46,860.04	\$45,732.41		135.0		
ANNUAL INCOME			\$562,320.48	\$548,788.92				

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NPV OF ARTICLE XI TAX ABATEMENT

1240 Walton Avenue Tax Abatement	
Base Taxes	\$0
Discount Rate	8.50%
Full Tax % Growth	2.50%

Abatement Year	Year Start	Year End	% Exempt	Gross Taxes	Taxes Payable	Annual Savings	
4	2025	2026	100%	\$73,125	\$0	\$73,125	
5	2026	2027	100%	\$74,953	\$0	\$74,953	
6	2027	2028	100%	\$76,827	\$0	\$76,827	
7	2028	2029	100%	\$78,748	\$0	\$78,748	
8	2029	2030	100%	\$80,716	\$0	\$80,716	
9	2030	2031	100%	\$82,734	\$0	\$82,734	
10	2031	2032	100%	\$84,803	\$0	\$84,803	
11	2032	2033	100%	\$86,923	\$0	\$86,923	
12	2033	2034	100%	\$89,096	\$0	\$89,096	
13	2034	2035	100%	\$91,323	\$0	\$91,323	
14	2035	2036	100%	\$93,606	\$0	\$93,606	
15	2036	2037	100%	\$95,946	\$0	\$95,946	
16	2037	2038	100%	\$98,345	\$0	\$98,345	
17	2038	2039	100%	\$100,804	\$0	\$100,804	
18	2039	2040	100%	\$103,324	\$0	\$103,324	
19	2040	2041	100%	\$105,907	\$0	\$105,907	
20	2041	2042	100%	\$108,554	\$0	\$108,554	
21	2042	2043	100%	\$111,268	\$0	\$111,268	
22	2043	2044	100%	\$114,050	\$0	\$114,050	
23	2044	2045	100%	\$116,901	\$0	\$116,901	
24	2045	2046	100%	\$119,824	\$0	\$119,824	
25	2046	2047	100%	\$122,819	\$0	\$122,819	
26	2047	2048	100%	\$125,890	\$0	\$125,890	
27	2048	2049	100%	\$129,037	\$0	\$129,037	
28	2049	2050	100%	\$132,263	\$0	\$132,263	
29	2050	2051	100%	\$135,570	\$0	\$135,570	
30	2051	2052	100%	\$138,959	\$0	\$138,959	
31	2052	2053	100%	\$142,433	\$0	\$142,433	
32	2053	2054	100%	\$145,994	\$0	\$145,994	
33	2054	2055	100%	\$149,644	\$0	\$149,644	
34	2055	2056	100%	\$153,385	\$0	\$153,385	
35	2056	2057	100%	\$157,219	\$0	\$157,219	
36	2057	2058	80%	\$161,150	\$32,230	\$128,920	
37	2058	2059	60%	\$165,178	\$66,071	\$99,107	
38	2059	2060	40%	\$169,308	\$101,585	\$67,723	
39	2060	2061	20%	\$173,541	\$138,833	\$34,708	
40	2061	2062	0%	\$177,879	\$177,879	\$0	
				Gross Taxes	\$4,368,045	Total Savings	\$3,851,447
						NPV	\$1,040,000
				Discounted NPV		70%	\$700,000

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COMMON AREA & MECHANICALS



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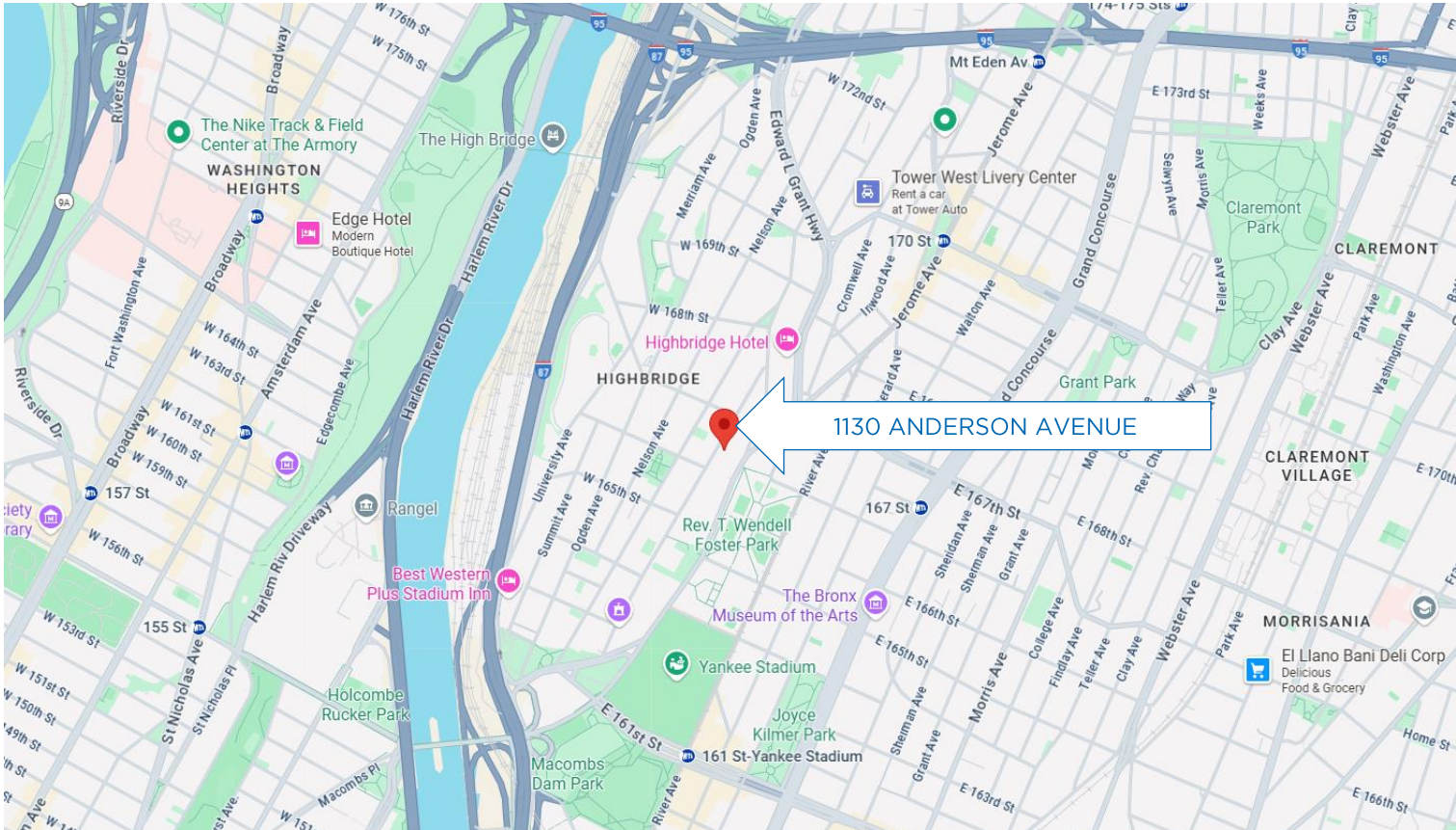
EXTERIOR PHOTOS & ROOF



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PLOT & NEIGHBORHOOD MAPS



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