

130 W 4TH STREET, MOUNT VERNON, NEW YORK 10550



\$1,899,000



Excellent investment opportunity offering a 8 CAP. This 7 unit building features four (4) bedroom/two (2) bath apartments, two (2) bedroom/one (1) bath apartments and one (1) bedroom/one (1) bathroom apartment. All apartments are free market with 1 year leases. All apts have been modestly renovated. New boiler as of 2024.

4 BDR \$3,600	TAXES: \$54,000
4 BDR \$3,445	ELECTRIC \$12,000
4 BDR \$3,400	OIL \$9,000
4 BDR \$3,000	INSURANCE: \$8,000
2 BDR \$2,800	MAINTENANCE \$5,000
2 BDR \$2,700	WATER \$2,800
1 BDR \$2,000	LANDSCAPING \$1,500
	PEST CONTROL \$750
Income:\$251,345	Expenses:\$93,050
NOI:\$158,295	

Presented by

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Owner Broker
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