

RETAIL RESIDENTIAL PROPERTY FOR SALE



229 MAIN STREET Eastchester, New York

Property Features

1 Double store, 2 Apartments, 1 House

Fully Rented

Off Rt 22

Annual Gross Income - \$108,552

Operating Expenses

Real Estate Taxes	\$19,083	
Utilities/Water	\$ 6,038	
Insurance	\$ 4,000	
Maintenance/Repairs	\$ 1,800	<u>30,921</u>

Net Operating Income \$ 77,631

Asking Sales Price - \$1,175,000

Demographics

	<u>1 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
» Population	22,642	559,633	2,263,767
» Avg HH Income	\$163,992	\$117,794	\$91,950

Contact:

Exclusive Agent:

Eric Goldschmidt

Phone: 914-723-1616

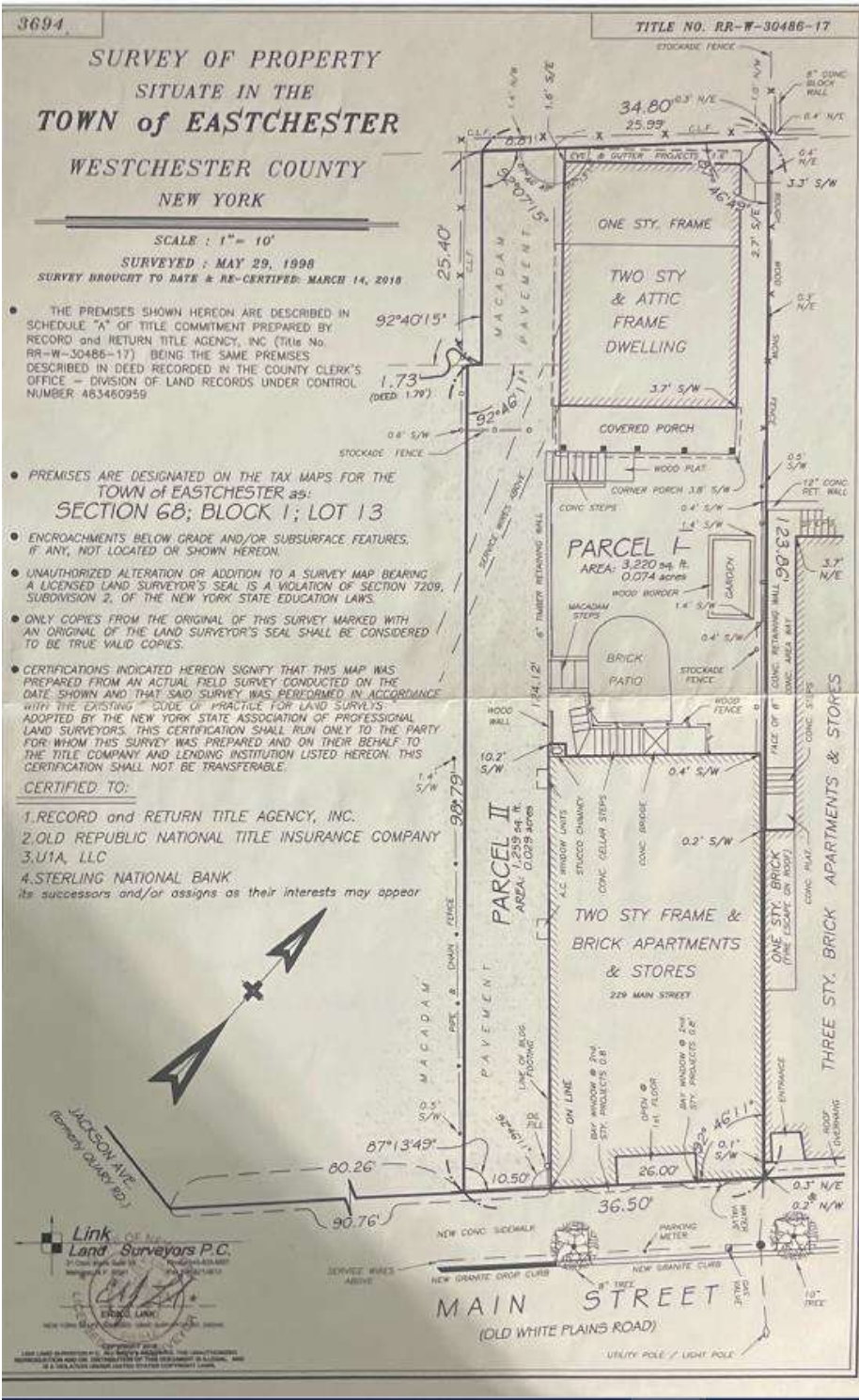
Email: eric@ga-re.com

229 Main Street, Eastchester NY



All information furnished regarding property for sale, rental or financing is from sources deemed reliable; but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sales, sales, lease or withdrawal without notice.

Survey



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Taxes

TOWN OF EASTCHESTER
552489 - EASTCHESTER
TOWN TAX - 2019

DO NOT PAY - This is a receipt.

We are sending this receipt to you for information purposes in accordance with the New York State "Property Taxpayer's Bill Of Rights".

U/A LLC
 %DANIEL MARANO
 7 HANFLING ROAD
 SCARSDALE NY 10583

TAX MAP #: 68.1/13
LOCATION: 229 MAIN ST
DIMENSIONS: 0.1
PROPERTY CLASS: Downtown Row (detached)
ROLL SECTION: 1
WARRANT DATE: 3/21/2019

BILL # 007660
STATE AID \$1,027,774
NYS TAX FIN CD 111
TAX YEAR 2019
BANK
PER ASSESSMENT ROLL 7/1/2018
SCHOOL CODE 552401

FISCAL YEAR: 01/01/2019-12/31/2019

PROPERTY TAXPAYER'S BILL OF RIGHTS
 The Assessor estimates the Full Market Value of this property as of 7/1/2018 was 1039823
 The Total Assessed Value of the property is: 11750
 The Uniform Percentage Value used to establish assessments in your municipality was: 1.13%
 If you feel your assessment is too high, you have the right to seek a reduction in the future. For further information, please ask your assessor for the booklet "How to File a Complaint on Your Assessment". Please note that the period for filing complaints on the above assessment has passed.

Exemption	Value	Tax Purpose	Full Value Estimate	Exemption	Value	Tax Purpose	Full Value Estimate
Taxing Purpose	Total Tax Levy	% Change From Prior Year	Taxable Assessed Value	Rate Per \$1,000	or per Unit	Tax Amount	
WESTCHESTER COUNTY	28616377	1.5000	11750	11750	282.216301	3318.0400	
TOWN WIDE	5669752	0.9000	11750	11750	36.1022000	424.2000	
TOWN OUTSIDE	16478110	0.5000	11750	11750	301.9300000	3547.6800	
BRONX VALLEY SEWER	3711107	6.1000	11750	11750	41.658202	489.4800	
COUNTY WASTE DIST	2459469	-2.4000	11750	11750	23.8025000	279.7250	
EASTCHESTER FIRE DIS	17241456	2.2000	11750	11750	167.506302	1968.2000	
TOWN SEWER DISTRICT	390700	20.6000	11750	11750	7.024400	82.5400	

\$10107.86 PAID: 04/29/2019
 \$0.00 PENALTY
 \$0.00 MISC FEES
 \$10,107.86 TOTAL AMOUNT PAID

TOWN OF EASTCHESTER
SCHOOL TAX - 2019
552401 - EASTCHESTER UFSD

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U/A LLC
 %DANIEL MARANO
 7 HANFLING ROAD
 SCARSDALE NY 10583

TAX MAP #: 68.1/13
LOCATION: 229 MAIN ST
DIMENSIONS: 0.1
PROPERTY CLASS: Downtown Row (detached)
ROLL SECTION: 1
WARRANT DATE: 8/22/2019

BILL # 004711
STATE AID \$7,900.000
NYS TAX FIN CD 169
TAX YEAR 2019
BANK
PER ASSESSMENT ROLL 07/01/2018
SCHOOL CODE 552401

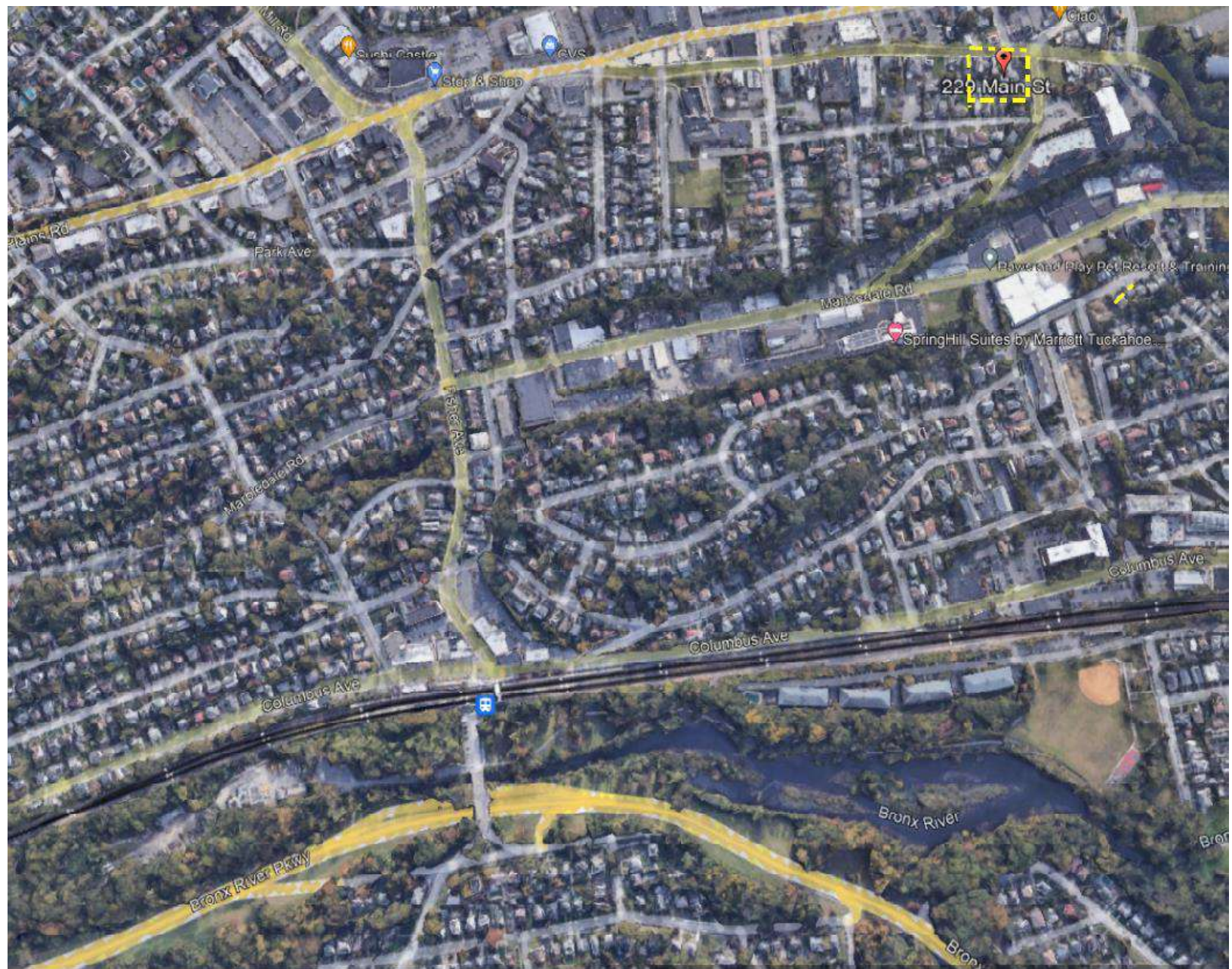
FISCAL YEAR: 07/01/2019-6/30/2020

PROPERTY TAXPAYER'S BILL OF RIGHTS
 The Assessor estimates the Full Market Value of this property as of 07/01/2018 was 51,039,823
 The Total Assessed Value of the property is: \$11,750
 The Uniform Percentage Value used to establish assessments in your municipality was: 1.13%
 If you feel your assessment is too high, you have the right to seek a reduction in the future. For further information, please ask your assessor for the booklet "How to File a Complaint on Your Assessment". Please note that the period for filing complaints on the above assessment has passed.

Exemption	Value	Tax Purpose	Full Value Estimate	Exemption	Value	Tax Purpose	Full Value Estimate
0			0				
Taxing Purpose	Total Tax Levy	% Change From Prior Year	Taxable Assessed Value	Rate Per \$1,000	or per Unit	Tax Amount	
Eastchester UFSD	\$75,020.196	-1.1000	\$11,750	1494.202501		\$17,537.59	

Total Tax \$17,537.59
 PAID: 09/27/2019 \$8778.80
 PAID: 01/29/2020 \$8778.79
 TOTAL PENALTY \$ 0.00
 MISC FEES \$ 0.00
TOTAL AMOUNT PAID \$17,567.59

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