

**FOR SALE**

**147-149 MEADOW LANE, NEW ROCHELLE, NY**



**Asking Price: \$3,150,000**  
**Projected Cap Rate: 6.82%**



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# 147-149

Meadow Lane,  
New Rochelle, NY



FOR SALE | Multifamily Home

## Confidentiality and Disclaimer

The accuracy of any information cannot be guaranteed. The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. All existing square feet of buildings, available buildable square feet, vacancy or any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including, but not limited to, cap rate, income, vacancy rates, projected expenses, tax brackets and general market assumption, all of which should be evaluated by your tax consultant and/or legal advisor. There can be no guarantee that the enclosed information is accurate or that the subject property will sell for the suggested asking price.



# 147-149

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## Property Highlights

Cronin Capital Real Estate is proud to present 147-149 Meadow Lane a multifamily property on a beautiful bucolic tree lined street in New a Rochelle, across the street from the former college of New Rochelle, walking distance to the beach and the Davenport Neck Bird Sanctuary and Bartow-Pell Woods parks, Met Shopping Center. 25 minutes drive to La Guardia Airport.

- Four Large 3 BedRooms / 2 Baths 1,500 SF Units.
- Two Large 1,000 SF Studios
- Four Garage Spaces
- Ample Outdoor Parking in the Courtyard Area for Multiple Vehicles

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## Interior Pictures



## Exterior Pictures





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## Financials

### Property Financial Overview

Existing Place Rent Roll

Tenant	Unit	Current Rents
Confidential	149 - S	\$1,800
Confidential	149 A	\$3,350
Confidential	149 B	\$3,200
Confidential	147 - S	\$1,300
Confidential	147 A	\$3,200
Confidential	147 B	\$3,350
Owner Occupied	Garage A	\$0
Confidential	Garage B	\$600
Confidential	Garage C	\$600
Owner Occupied	Garage D	\$0
Monthly Total		\$17,400
Yearly Total		\$208,800

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## Financials

### Property Financial Overview

Projected Rent Roll

Tenant	Unit	Current Rents
Confidential	149 - S	\$2,250
Confidential	149 A	\$3,650
Confidential	149 B	\$3,650
Confidential	147 - S	\$2,250
Confidential	147 A	\$3,650
Confidential	147 B	\$3,650
Confidential	Garage A	\$750
Confidential	Garage B	\$750
Confidential	Garage C	\$750
Confidential	Garage D	\$750
Monthly Total		\$22,100
Yearly Total		\$265,200

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## Financials

### Expenses Per Year

Common Electric	\$1,500
Water	\$3,000
Insurance	\$4,800
Taxes	\$36,000
Landscaping + Snow	\$5,000
<b>Total</b>	<b>\$50,300</b>

### Summary

Yearly Projected Income	\$265,200
Expenses	(\$50,300)
<b>Projected Net Operating Income (NOI)</b>	<b>\$214,900</b>
Projected CAP Rate	6.82%
Yearly Existing Income	\$208,800
Expenses	(\$50,300)
<b>Existing Net Operating Income (NOI)</b>	<b>\$158,500</b>
Existing Inplace CAP Rate	5%



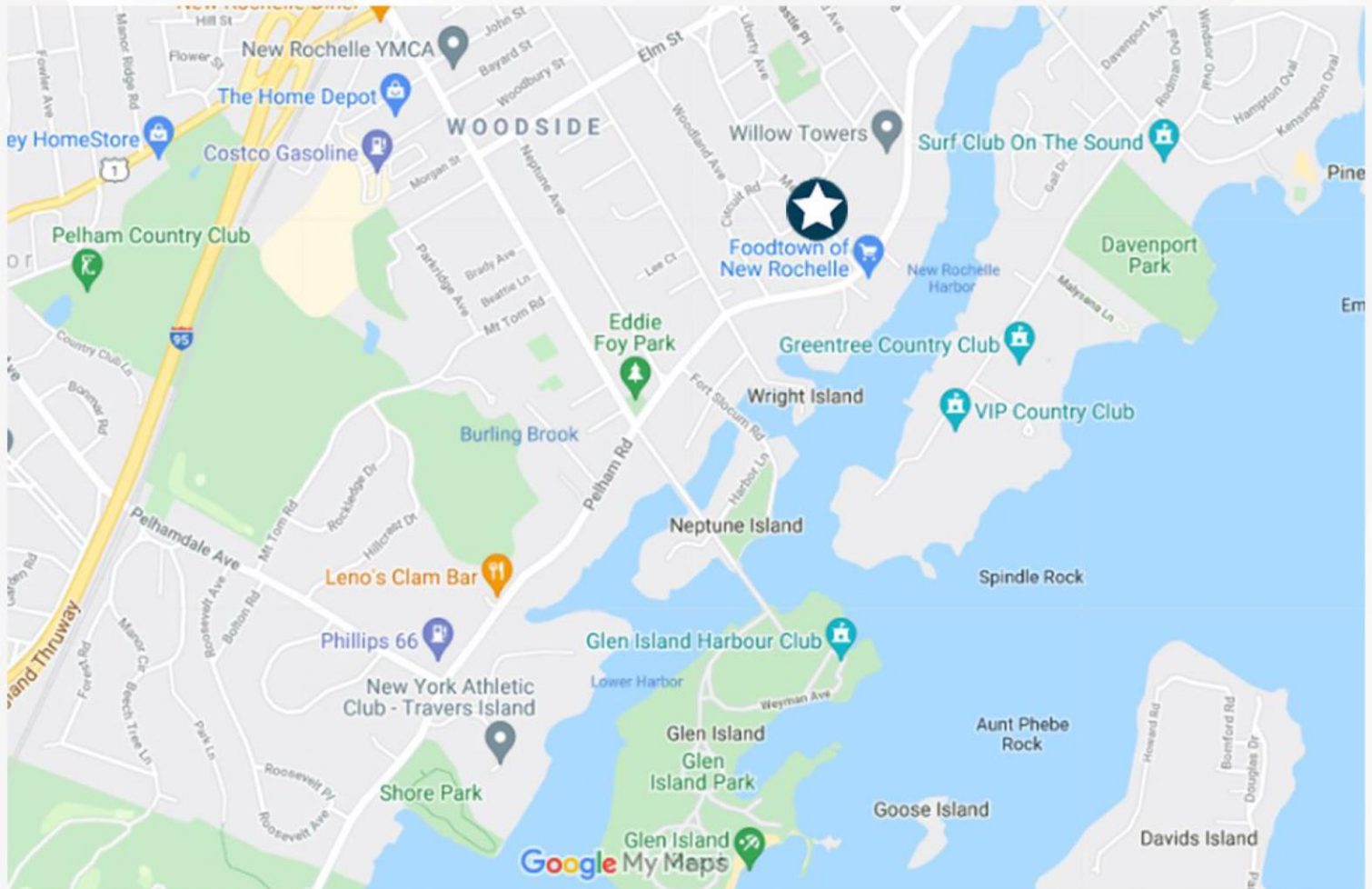
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Map



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