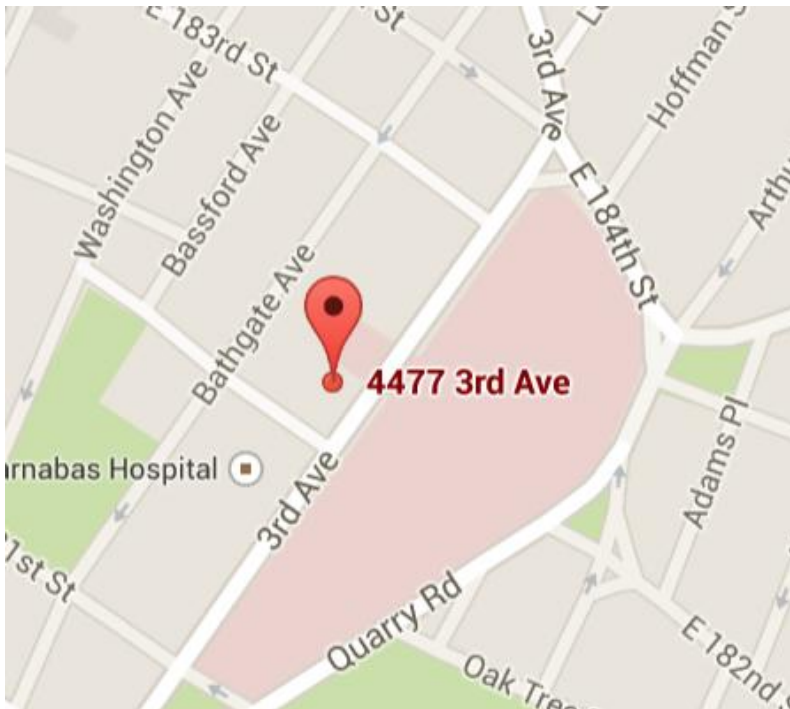


4477 Third Ave

Belmont, the Bronx

Property Summary

Lot size	7,250 SF
Building Size (buildable)	47,000 SF
Building size (existing)	7,000 SF



- 925 Capital acquired the 7,250 SF land plot (currently with an auto repair shop located on the site) in May 2015.
- The property is adjacent to the main entrance of Saint Barnabas Hospital, which employs 3,000 people and has 250,000 patient visitors per year.
- The property is also in the near vicinity of ultra-trendy Arthur Avenue, and near to Fordham University (15,000 students).
- 925 Capital is planning to upgrade the building's retail use, and in the future to develop a 47,000 SF mixed use building with a medical offices component, based on as-of-right zoning.
- Since 925 Capital acquired the plot, several new projects have been announced for this area, including a 127,000 residential project 1 block away.