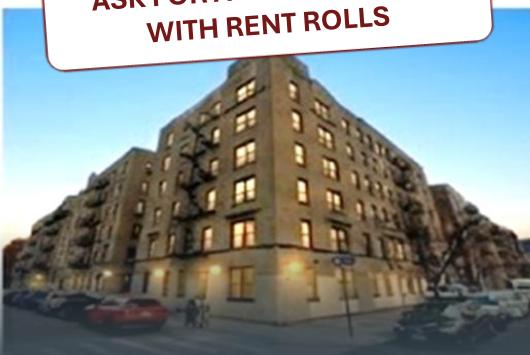


For Sale

6-BLDG BRONX
PORTFOLIOASKING
\$25.995M11.6%
CAP4.5
x Rent\$86K
/UnitASK FOR A FULL PACKAGE
WITH RENT ROLLS**A CRITICAL MASS OF 300+ UNITS IN A 3-BLOCK RADIUS - 6 BRONX APARTMENT BLDGS
W/ ROOFTOP SOLAR PANELS AND RECENT CAPEX INCLUDING BOILERS & ELEVATORS****THE ARENA BRONX PORTFOLIO** - Team Lala of

RM Friedland is pleased to present the opportunity to acquire a six-building multifamily portfolio located along Creston Avenue and Morris Avenue between Burnside Avenue and Field Place in the Bronx.

The subject portfolio consists of 303 residential apartments distributed across six buildings situated within a concentrated three-block radius. In select buildings recent capital expenditure includes the installation of new boilers and new elevators.

These impressive pre-war buildings feature street frontages ranging from 67 feet to 132 feet. The portfolio includes a mix of elevator and walk-ups, providing scale and operational efficiency. All six buildings are equipped with rooftop solar panel systems that have been utilized to nearly eliminate common-area electricity costs.

The portfolio is centrally positioned between four MTA subway stations located along the Grand Concourse and Jerome Avenue corridors, providing residents with multiple transit options and strong connectivity throughout the Bronx and into Manhattan.

- ◆ **LEGAL RENTS @ \$6,224,366**
- ◆ **IN-PLACE RENTS @ \$5,821,235**
- ◆ **\$403K IN PREF RENTS**
- ◆ **AVERAGE APARTMENT RENTS @ \$1,596 PER UNIT AND \$457/RM**

Many of the neighborhood amenities serving the properties are concentrated within established shopping corridors along Burnside Avenue and Jerome Avenue, where residents have convenient access to everyday retail, grocery options, pharmacies, dining establishments, and essential services.

This combination of transit accessibility and concentrated retail infrastructure supports consistent tenant demand across all six buildings.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS**LALA**
REALTY GROUP**of RM FRIEDLAND**
COMMERCIAL REAL ESTATE SERVICES**\$2 BILLION**
IN GROSS SALES**28+**
YEARS**500+**
DEALS**100s**
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PROPERTY & FINANCIAL OVERVIEW

The Arena Bronx Portfolio



271,011 Total SF

303 Total Units

\$5,821,235 Gross Rent

\$3,026,398 Net Operating Income

ASKING \$25.995M

\$96 /SF ◦ \$86K /Unit

4.5 x Rent ◦ 11.6% CAP

±22% - 26.5% C/C Return

Avg. Apartment Rents:

\$1,596/U, \$457/RM

**ASK FOR A FULL PACKAGE
WITH RENT ROLLS**

ANNUAL INCOME PROJECTIONS

Gross Scheduled Income (GSI)	\$5,821,235
3.0% Vacancy & Collection Allowance	(\$174,637)
Gross Operating Income (GOI)	\$5,646,598
Estimated Expenses	(\$2,620,200)
Net Operating Income	\$3,026,398

ESTIMATED ANNUAL EXPENSES

	45% of GSI ◦ \$9.67/SF ◦ \$8.6K/u
RE Tax	\$2,356 /unit
Water & Sewer	\$1,375 /res. u
Insurance	\$1,725 /unit
Heat	\$1,250 /res. u
Electric (Rooftop Solar)	-
Repairs & Maintenance	\$550 /res. u
Payroll	\$659 /res. u
Legal, Reserves & Misc.	1.00% of GOI
Management	3.00% of GOI
Total Expenses	(\$2,620,200)

PACKAGE: UNIT MIX & MONTHLY INCOME

TYPE	COUNT	/ROOM	/UNIT	MIN	MAX	TOTAL
1 Bedroom	183	\$513	\$1,539	\$561	\$3,300	\$281,643
2 Bedroom	93	\$401	\$1,603	\$866	\$2,333	\$149,036
3 Bedroom	23	\$396	\$1,978	\$1,049	\$2,927	\$45,490
4 Bedroom	2	\$385	\$2,308	\$2,288	\$2,328	\$4,616
5+ Bedroom	1	\$160	\$1,118	\$1,118	\$1,118	\$1,118
Retail/Office	1	-	\$3,200	\$3,200	\$3,200	\$3,200
Total	303	-	-	-	-	\$485,103

BUILDING DETAILS

- 303 Total Units
- 302 Residential Apartments
- 1 Commercial Unit
- 6 Apartment Buildings
- 3 Elevator-Serviced
- 3 Walk-ups

BUILDING SIZE/SF

- 271,011 Gross SF
- 800 Commercial SF
- Avg. Apartment Size = 787 SF

PARCEL SIZE & ZONING

- 65,351 Square Feet
- R8 Zone
- Max FAR: 6.02 - 7.2 (UAP)

FINANCING ILLUSTRATION

Interest Rate	6.000%
Amortization	30 Years
30.0% Down	\$7.799M
70.0% LTV	\$18.197M
Annual Debt Service	-\$1.309M
DSCR & Debt Yield	2.31 & 16.6%
Cash Flow: Cautious	\$1.717M
Cash Flow: Optimistic	\$2.061M

★ Optimistic scenario assumes efficient self-management and 100% rent collection.

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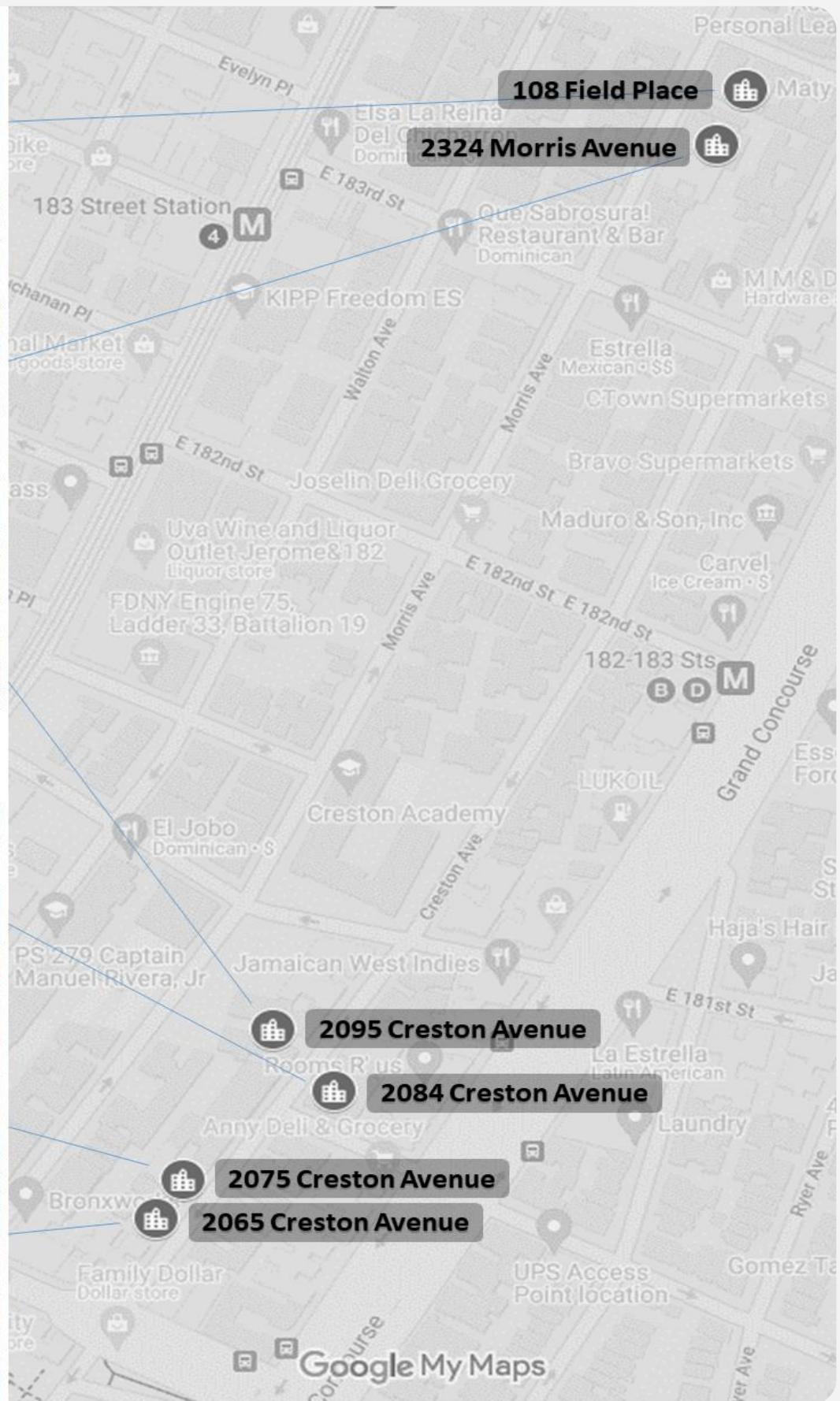


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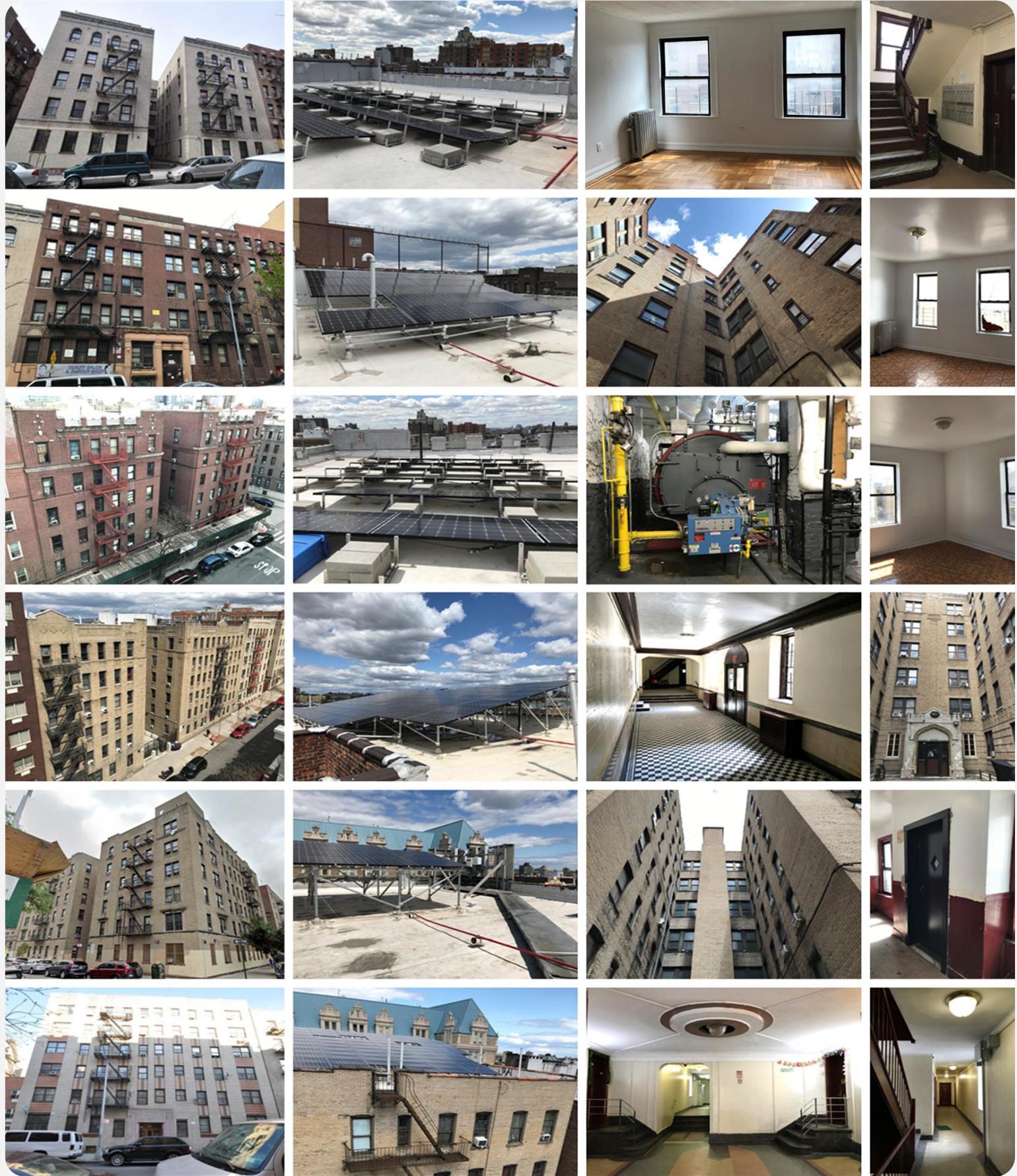


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THE ARENA BRONX PORTFOLIO



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LALA
REALTY GROUP

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

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**We Sell Buildings & Land
28 Year Track Record
\$2 Billion In Gross Sales
New York & New Jersey**



Marco Lala



Jack Lala



Dave Raciti



Michelle Lala

**Our Team Of Advisors
Provides Free and Confidential
Property Evaluations, Equity
Reviews, & Consultations**

**Reach Out Anytime
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