

For Sale

ESTATE
SALEFIRST
SALE
EVEROWNER
BUILT IN
1942OWNER
MANAGEDASKING
\$3,450,000

ARTIST RENDERING



60-UNIT FORDHAM ELEVATOR BUILDING WITH A WELL-APPOINTED, TERRAZZO-FLOORED LOBBY, ON-SITE LAUNDRY, GARBAGE COMPACTOR AND CONVENIENT TRANSIT ACCESS

2050 Anthony Avenue, The Bronx - Team Lala of RM Friedland is pleased to present the opportunity to acquire this six-story, semi-fireproof brick elevator building in the Fordham neighborhood of The Bronx.

Built in 1942, the property contains approximately 59,230 gross square feet on a 14,610-square-foot parcel.

It comprises 60 residential units, including one studio, 28 one-bedroom apartments, 30 two-bedroom apartments and one superintendent's unit.

Steel-and-glass entrance doors open to marble stairs leading into an expansive lobby. The building also features terrazzo flooring in common areas, an intercom system, steel staircases, a Hercules-managed laundry room with three washers and two dryers, and a garbage compactor.

The boiler is housed in a dedicated ground-floor room. A separate tank room contains a 5,000-gallon above-ground tank supported on saddles, with a working capacity of 4,500 gallons of #2 oil.

Gas and electric meters are housed in dedicated rooms throughout the ground floor. Breakers are located with the basement, while the apartments contain fuse panels.

Some pointing has been completed at roof level and the elevator equipment room is also located on the roof.

Residents benefit from convenient access to the B and D subway lines at the 182nd-183rd Streets station. The surrounding neighborhood provides shopping and dining along East Burnside Avenue and the Grand Concourse, together with nearby recreational and institutional destinations including Richman (Echo) Park, Bronx Community College and Fordham University's Rose Hill campus.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS



\$2 BILLION
IN GROSS SALES

28+
YEARS

500+
DEALS

100s
SERVED



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PROPERTY & FINANCIAL OVERVIEW

2050 Anthony Avenue, Bronx, NY 10457 (Parcel #: 2—03156—0039)



59,230 Total SF
60 Total Units
\$818,937 Gross Rent
\$276,712 Net Operating Income

ASKING \$3,450,000

\$58 /SF ◦ \$58K /Unit
4.2 x Rent ◦ 8.0% CAP
±8.5% - 12.5% C/C Return

Avg. Apartment Rents: \$1,147/U, \$305/RM
Building-Wide Avgs.: \$1,137/U, \$14/SF

BUILDING DETAILS

- 60 Total Units
- 60 Residential Apartments
- No Commercial Units
- 1 Building, 6 Stories, Built 1942
- Elevator Apartment - Semi-fireproof without Stores (D1)

BUILDING SIZE/SF

- 91.5 ft x 139 ft
- 59,230 Gross SF
- No SF With Non-Residential Use
- Avg. Apartment Size = 869 SF
- Est. 12% Common Area

PARCEL SIZE & ZONING

- 14,610 Square Feet
- 91.5 ft x 159.42 ft
- R8 Zone
- Max FAR: 6.02 HF - 7.20 UAP

FINANCING ILLUSTRATION

Interest Rate 7.000%
Amortization 30 Years
30.0% Down \$1.035M
70.0% LTV \$2.415M
Annual Debt Service -\$193K
DSCR & Debt Yield 1.44 & 11.5%
Cash Flow: Cautious \$83,908
Cash Flow: Optimistic \$132,307

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

ANNUAL INCOME PROJECTIONS

Gross Scheduled Income (GSI)	\$818,937
3.0% Vacancy & Collection Allowance	(\$24,568)
Gross Operating Income (GOI)	\$794,369
Estimated Expenses	(\$517,657)
Net Operating Income	\$276,712

ESTIMATED ANNUAL EXPENSES

	63% of GSI ◦ \$8.74/SF ◦ \$8.6K/u	
RE Tax	\$1,773 /unit	(\$106,353)
Water & Sewer	\$1,350 /res. u	(\$81,000)
Insurance	\$1,600 /unit	(\$96,000)
Oil For Heat	\$1,300 /res. u	(\$78,000)
Utilities	\$0.30 /SF	(\$17,769)
Repairs & Maintenance	\$700 /res. u	(\$42,000)
Union Super	\$1,079 /res. u	(\$64,760)
Legal, Reserves & Misc.	1.00% of GOI	(\$7,944)
Management	3.00% of GOI	(\$23,831)
Total Expenses		(\$517,657)

UNIT MIX & MONTHLY INCOME

TYPE	COUNT	/ROOM	/UNIT	MIN	MAX	TOTAL
Studio	1	\$650	\$1,300	\$1,300	\$1,300	\$1,300
1 Bedroom	28	\$381	\$1,143	\$680	\$1,579	\$32,006
2 Bedroom	30	\$286	\$1,145	\$781	\$1,887	\$34,364
Super's Unit	1	-	-	-	-	-
Other	-	-	-	\$75	\$500	\$575
Total	60	-	-	-	-	\$68,245

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2050 Anthony Avenue

This image has been digitally enhanced to optimize lighting, sky conditions, and other aesthetic elements for visualization. Original site conditions may vary.



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2050 Anthony Avenue



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2050 Anthony Avenue

2050 ANTHONY AVENUE, 10457

Bronx (Borough 2)

Block 3156

Lot 39

Zoning District

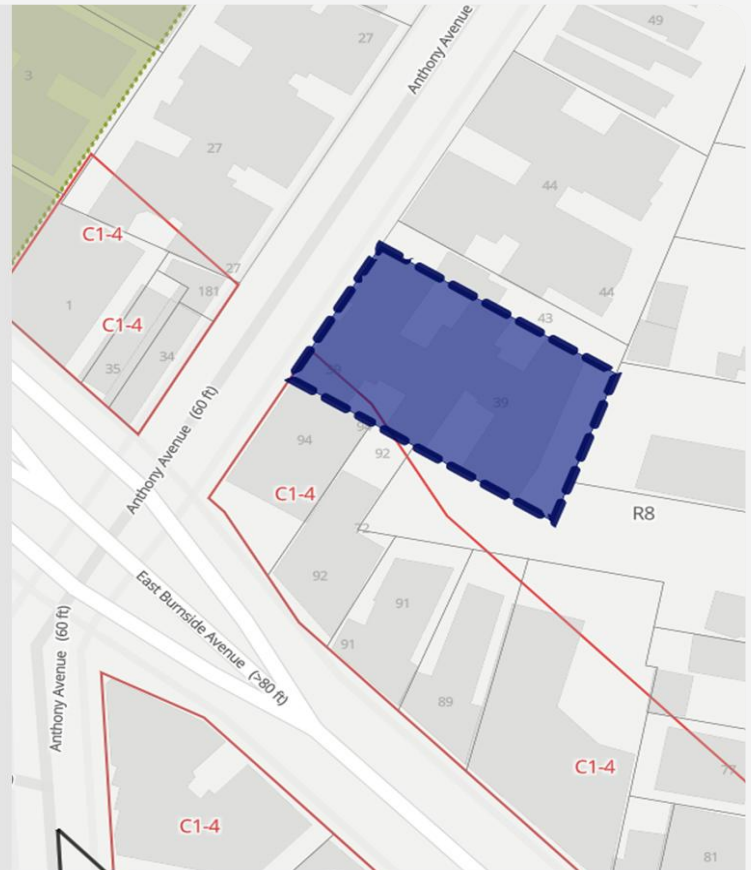
R8

Intersecting Map Layers

FRESH Zone

Appendix I

NYC SOURCE:
PLANNING zola.planning.nyc.gov



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REALTY GROUP

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COMMERCIAL REAL ESTATE SERVICES

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RENT ROLL: 2050 Anthony

P = projected ↑ = Higher Legal "Per SF" rents are annual "Per Room" rents are monthly

	Unit	Type	Legal Rent	Scheduled Rent	Unit Size	Rent Metrics	Status/ Expires	Notes
Y	1A	Stabilized	\$1,144.99	\$1,144.99	4.5 rm	\$254/rm	2/29/2028	
N	1B	Stabilized	↑\$1,368.25	\$1,300.00	2.5 rm	\$520/rm	8/31/2028	
O	1C	Stabilized	\$1,225.51	\$1,225.51	4.5 rm	\$272/rm	1/31/2027	
H	1E	Stabilized	\$1,193.28	\$1,193.28	4 rm	\$298/rm	6/30/2027	SCRIE
T	1F	Stabilized	\$1,296.87	\$1,296.87	4 rm	\$324/rm	3/31/2027	
N	1G	Stabilized	\$1,257.56	\$1,257.56	3 rm	\$419/rm	4/30/2027	
A	1H	Stabilized	\$1,212.20	\$1,212.20	3.5 rm	\$346/rm	2/28/2027	
	1J	Stabilized	\$1,419.65	\$1,419.65	3.5 rm	\$406/rm	5/31/2027	
O	1K	Stabilized	\$1,254.98	\$1,254.98	4.5 rm	\$279/rm	4/30/2027	HASA
5	2A	Stabilized	↑\$937.95	\$890.59	4.5 rm	\$198/rm	8/31/2028	
O	2B	Stabilized	\$1,216.12	\$1,216.12	3 rm	\$405/rm	5/31/2027	
2	2C	Stabilized	\$883.13	\$883.13	4 rm	\$221/rm	11/30/2026	
	2D	Stabilized	\$1,009.43	\$1,009.43	3.5 rm	\$288/rm	10/31/2027	NYCHA
	2E	Stabilized	\$1,129.05	\$1,129.05	4 rm	\$282/rm	12/31/2027	SCRIE
	2F	Stabilized	\$1,117.66	\$1,117.66	4 rm	\$279/rm	1/31/2028	
	2G	Stabilized	\$1,153.27	\$1,153.27	3 rm	\$384/rm	9/30/2027	
	2H	Stabilized	\$1,003.62	\$1,003.62	3.5 rm	\$287/rm	6/30/2027	SCRIE
	2J	Stabilized	\$1,449.34	\$1,449.34	3.5 rm	\$414/rm	5/31/2027	
	2K	Stabilized	\$1,581.92	\$1,581.92	4.5 rm	\$352/rm	2/28/2027	
	3A	Stabilized	\$1,394.15	\$1,394.15	4.5 rm	\$310/rm	5/31/2028	SCRIE
	3B	Stabilized	\$1,257.61	\$1,257.61	3 rm	\$419/rm	1/31/2027	
	3C	Stabilized	\$781.01	\$781.01	4 rm	\$195/rm	4/30/2027	
	3D	Stabilized	\$1,101.69	\$1,101.69	3.5 rm	\$315/rm	4/30/2028	
	3E	Stabilized	\$1,050.41	\$1,050.41	4 rm	\$263/rm	12/31/2026	
	3F	Stabilized	\$1,091.78	\$1,091.78	4 rm	\$273/rm	11/30/2027	
	3G	Stabilized	\$895.11	\$895.11	3 rm	\$298/rm	12/31/2027	NYCHA
	3H	Stabilized	\$679.94	\$679.94	3.5 rm	\$194/rm	4/30/2028	
	3J	Stabilized	\$1,065.56	\$1,065.56	3.5 rm	\$304/rm	7/31/2028	
	3K	Stabilized	\$1,029.98	\$1,029.98 P	4.5 rm	\$229/rm	Vacant	
	4A	Stabilized	\$1,257.80	\$1,257.80	4.5 rm	\$280/rm	6/30/2028	NYCHA
	4B	Stabilized	\$883.22	\$883.22	3 rm	\$294/rm	11/30/2027	NYCHA
	4C	Stabilized	\$1,213.61	\$1,213.61	4.5 rm	\$270/rm	5/31/2027	
	4D	Stabilized	\$995.74	\$995.74	3.5 rm	\$284/rm	12/31/2027	DRIE
	4E	Stabilized	\$1,010.35	\$1,010.35	4 rm	\$253/rm	7/31/2028	NYCHA
	4F	Stabilized	\$902.51	\$902.51	4 rm	\$226/rm	11/30/2028	
	4G	Stabilized	\$1,030.01	\$1,030.01	3 rm	\$343/rm	12/31/2026	
	4H	Stabilized	\$916.91	\$916.91	3.5 rm	\$262/rm	10/31/2028	
	4J	Stabilized	\$1,472.36	\$1,472.36	3.5 rm	\$421/rm	5/31/2026	
	4K	Stabilized	\$1,048.99	\$1,048.99	4.5 rm	\$233/rm	3/31/2027	

RENT ROLL: 2050 Anthony

P = projected ↑ = Higher Legal "Per SF" rents are annual "Per Room" rents are monthly

	Unit	Type	Legal Rent	Scheduled Rent	Unit Size	Rent Metrics	Status/ Expires	Notes
Y	5A	Stabilized	\$878.20	\$878.20	4.5 rm	\$195/rm	2/28/2027	
N	5B	Stabilized	\$1,037.26	\$1,037.26	3 rm	\$346/rm	1/31/2028	
O	5C	Stabilized	\$825.73	\$825.73	4 rm	\$206/rm	2/28/2027	NYCHA
H	5D	Stabilized	\$1,579.07	\$1,579.07	3.5 rm	\$451/rm	12/31/2026	
T	5E	Stabilized	\$845.58	\$845.58	4 rm	\$211/rm	4/30/2027	
N	5F	Stabilized	\$1,094.15	\$1,094.15	4 rm	\$274/rm	7/31/2027	
A	5G	Stabilized	\$869.93	\$869.93	3 rm	\$290/rm	7/31/2027	
	5H	Stabilized	\$1,313.82	\$1,313.82	3.5 rm	\$375/rm	9/30/2027	
0	5J	Stabilized	\$1,477.25	\$1,477.25	3.5 rm	\$422/rm	6/30/2026	
5	5K	Stabilized	\$911.59	\$911.59	4.5 rm	\$203/rm	7/31/2027	
0	6A	Stabilized	\$1,386.95	\$1,386.95	4.5 rm	\$308/rm	5/31/2027	
2	6B	Stabilized	\$1,267.34	\$1,267.34	3 rm	\$422/rm	12/31/2027	
	6C	Stabilized	\$1,372.28	\$1,372.28	4 rm	\$343/rm	5/31/2028	
	6D	Stabilized	\$1,152.00	\$1,152.00	3.5 rm	\$329/rm	9/30/2027	NYCHA
	6E	Stabilized	↑\$1,105.39	\$1,083.64	4 rm	\$271/rm	1/31/2028	NYCHA
	6F	Stabilized	\$1,580.51	\$1,580.51	4 rm	\$395/rm	3/31/2027	NYCHA
	6G	Stabilized	\$862.33	\$862.33	3 rm	\$287/rm	8/31/2028	
	6H	Stabilized	\$1,247.52	\$1,247.52	3.5 rm	\$356/rm	12/31/2027	
	6J	Stabilized	\$1,179.65	\$1,179.65	3.5 rm	\$337/rm	5/31/2027	
	6K	Stabilized	↑\$2,273.42	\$1,887.06	4.5 rm	\$419/rm	8/31/2028	
	BSMT	Super	-	-	4 rm			
	OTHER	Storage?	\$500.00	\$500.00				
	LAUNDR	Laundry	\$75.00	\$75.00			5/31/2009	

TOTALS		Monthly Annual	\$68,768 \$825,222	\$68,245 \$818,937	60 Units 226.0 Rooms	Building-Wide Avg.: \$1,137/U, \$14/SF		Avg. Apartment Rents: \$1,147/U, \$305/RM
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