

For Sale

ESTATE  
SALEFIRST  
SALE  
EVEROWNER  
BUILT IN  
1949OWNER  
MANAGEDASKING  
\$3,825,000

ARTIST RENDERING



## 60-UNIT BEDFORD PARK **ELEVATOR** BUILDING FEATURING A DISTINCTIVE LOBBY, HERCULES LAUNDRY, INTERCOM SYSTEM AND 5,000-GALLON OIL TANK

**2771 Bainbridge 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 Bedford Park neighborhood of The Bronx.

Built in 1949, the property contains approximately 73,500 gross square feet on a 17,500-square-foot parcel. It comprises 60 residential units, including five studios, 42 one-bedroom apartments, 12 two-bedroom apartments and one superintendent's unit.

Steel-and-glass entrance doors open into a welcoming lobby featuring a decorative fireplace and terrazzo flooring.

The building also includes an intercom system, steel staircases and a Hercules-managed laundry room with three washers and three dryers.

The ground-floor boiler room contains a boiler installed in 1992 that has been maintained over the years. A 5,000-gallon above-ground tank, supported on saddles, has a working capacity of 4,500 gallons and stores #2 oil.

Gas and electric meters are housed in dedicated rooms on the ground floor and the elevator equipment room is located at roof level.

Residents benefit from convenient access to the B and D subway lines at Bedford Park Boulevard and Kingsbridge Road. The surrounding neighborhood offers shopping and dining along Bedford Park Boulevard, East 204th Street and the Grand Concourse, together with access to Poe Park, Lehman College, the New York Botanical Garden and Montefiore Einstein's Moses 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

2771 Bainbridge Avenue, Bronx, NY 10458 (Parcel #: 2-03295-0070)



**73,500 Total SF**  
**60 Total Units**  
**\$865,793 Gross Rent**  
**\$315,544 Net Operating Income**

**ASKING \$3,825,000**

**\$52 /SF • \$64K /Unit**  
**4.4 x Rent • 8.2% CAP**  
**±9% - 13% C/C Return**

**Avg. Apartment Rents: \$1,216/U, \$366/RM**  
**Building-Wide Avgs.: \$1,202/U, \$12/SF**

## BUILDING DETAILS

- 60 Total Units
- 60 Residential Apartments
- No Commercial Units
- 1 Building, 6 Stories, Built 1949
- Elevator Apartment - Semi-fireproof without Stores (D1)

## BUILDING SIZE/SF

- 175 ft x 70 ft
- 73,500 Gross SF
- No SF With Non-Residential Use
- Avg. Apartment Size = 1,078 SF
- Est. 12% Common Area

## PARCEL SIZE & ZONING

- 17,500 Square Feet
- 175 ft x 100 ft
- 6/7<sup>th</sup> R7B & 1/7<sup>th</sup> R6B Zone
- Max FAR: 2.86 QH - 3.69 UAP

## FINANCING ILLUSTRATION

Interest Rate 7.000%  
 Amortization 30 Years  
 30.0% Down \$1.148M  
 70.0% LTV \$2.678M  
 Annual Debt Service -\$214K  
 DSCR & Debt Yield 1.48 & 11.8%  
 Cash Flow: Cautious \$101,783  
 Cash Flow: Optimistic \$152,951

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

## ANNUAL INCOME PROJECTIONS

|                                     |                  |
|-------------------------------------|------------------|
| Gross Scheduled Income (GSI)        | \$865,793        |
| 3.0% Vacancy & Collection Allowance | (\$25,974)       |
| Gross Operating Income (GOI)        | \$839,819        |
| Estimated Expenses                  | (\$524,275)      |
| <b>Net Operating Income</b>         | <b>\$315,544</b> |

## ESTIMATED ANNUAL EXPENSES

|                         |                                   |                    |
|-------------------------|-----------------------------------|--------------------|
|                         | 61% of GSI • \$7.13/SF • \$8.7K/u |                    |
| RE Tax                  | \$2,146 /unit                     | (\$128,732)        |
| 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                        | (\$22,050)         |
| Repairs & Maintenance   | \$700 /res. u                     | (\$42,000)         |
| Non-Union Super         | \$715 /res. u                     | (\$42,900)         |
| Legal, Reserves & Misc. | 1.00% of GOI                      | (\$8,398)          |
| Management              | 3.00% of GOI                      | (\$25,195)         |
| <b>Total Expenses</b>   |                                   | <b>(\$524,275)</b> |

## UNIT MIX & MONTHLY INCOME

| TYPE         | COUNT     | /ROOM | /UNIT   | MIN   | MAX     | TOTAL           |
|--------------|-----------|-------|---------|-------|---------|-----------------|
| Studio       | 5         | \$602 | \$1,205 | \$858 | \$1,436 | \$6,023         |
| 1 Bedroom    | 42        | \$403 | \$1,209 | \$835 | \$1,692 | \$50,771        |
| 2 Bedroom    | 12        | \$312 | \$1,246 | \$766 | \$1,751 | \$14,956        |
| Super's Unit | 1         | -     | -       | -     | -       | -               |
| Other        | -         | -     | -       | \$400 | \$400   | \$400           |
| <b>Total</b> | <b>60</b> | -     | -       | -     | -       | <b>\$72,149</b> |

## FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS



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# 2771 Bainbridge 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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# 2771 Bainbridge Avenue



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# 2771 Bainbridge Avenue

**2771 BAINBRIDGE AVENUE, 10458**

Bronx (Borough 2)

Block 3295

Lot 70

**Zoning Districts**

R7B R6B

**Intersecting Map Layers**

FRESH Zone

Appendix I

**NYC** SOURCE:  
PLANNING zola.planning.nyc.gov



# RENT ROLL: 2771 Bainbridge

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/<br>Expires | Notes |
|---|------|------------|-------------|-----------------------------|-----------|--------------|--------------------|-------|
| E | 1A   | Stabilized | \$1,423.90  | <b>\$1,423.90</b>           | 3 rm      | \$475/rm     | 1/31/2027          |       |
| G | 1B   | Stabilized | \$917.87    | <b>\$917.87<sup>P</sup></b> | 3 rm      | \$306/rm     | Vacant             |       |
| D | 1C   | Stabilized | \$1,441.34  | <b>\$1,441.34</b>           | 4 rm      | \$360/rm     | 3/31/2027          |       |
| I | 1D   | Stabilized | ↑\$1,352.52 | <b>\$1,155.58</b>           | 3.5 rm    | \$330/rm     | 9/30/2028          |       |
| R | 1F   | Stabilized | \$1,500.00  | <b>\$1,500.00</b>           | 3.5 rm    | \$429/rm     | 9/30/2027          | NYCHA |
| B | 1G   | Stabilized | \$1,075.64  | <b>\$1,075.64</b>           | 3.5 rm    | \$307/rm     | 3/31/2027          |       |
| N | 1H   | Stabilized | \$1,378.87  | <b>\$1,378.87</b>           | 4 rm      | \$345/rm     | 10/31/2027         | NYCHA |
| I | 1J   | Stabilized | ↑\$1,673.68 | <b>\$1,499.11</b>           | 3 rm      | \$500/rm     | 9/30/2027          |       |
| A | 1K   | Stabilized | \$1,457.22  | <b>\$1,457.22</b>           | 3 rm      | \$486/rm     | 2/28/2027          |       |
| B | 2A   | Stabilized | \$1,670.32  | <b>\$1,670.32</b>           | 3 rm      | \$557/rm     | 10/31/2026         |       |
|   | 2B   | Stabilized | ↑\$1,294.82 | <b>\$1,285.25</b>           | 3 rm      | \$428/rm     | 9/30/2026          |       |
| 1 | 2C   | Stabilized | \$766.17    | <b>\$766.17</b>             | 4.5 rm    | \$170/rm     | 7/31/2027          |       |
| 7 | 2D   | Stabilized | \$1,119.84  | <b>\$1,119.84</b>           | 3.5 rm    | \$320/rm     | 6/30/2028          |       |
| 7 | 2E   | Stabilized | \$1,280.53  | <b>\$1,280.53</b>           | 2.5 rm    | \$512/rm     | 8/31/2027          |       |
| 2 | 2F   | Stabilized | \$1,451.36  | <b>\$1,451.36</b>           | 3.5 rm    | \$415/rm     | 5/31/2028          |       |
|   | 2G   | Stabilized | ↑\$1,210.49 | <b>\$1,141.06</b>           | 3.5 rm    | \$326/rm     | 2/29/2028          |       |
|   | 2H   | Stabilized | \$1,109.84  | <b>\$1,109.84</b>           | 4 rm      | \$277/rm     | 10/31/2028         |       |
|   | 2J   | Stabilized | \$985.68    | <b>\$985.68</b>             | 3 rm      | \$329/rm     | 10/31/2027         |       |
|   | 2K   | Stabilized | ↑\$1,215.64 | <b>\$1,100.00</b>           | 3 rm      | \$367/rm     | 4/30/2027          |       |
|   | 3A   | Stabilized | \$950.47    | <b>\$950.47</b>             | 3 rm      | \$317/rm     | 2/28/2028          | SCRIE |
|   | 3B   | Stabilized | \$1,143.93  | <b>\$1,143.93</b>           | 3 rm      | \$381/rm     | 10/31/2027         |       |
|   | 3C   | Stabilized | \$1,322.02  | <b>\$1,322.02</b>           | 4.5 rm    | \$294/rm     | 5/31/2027          | SCRIE |
|   | 3D   | Stabilized | \$1,098.66  | <b>\$1,098.66</b>           | 3.5 rm    | \$314/rm     | 10/31/2028         | NYCHA |
|   | 3E   | Stabilized | \$858.47    | <b>\$858.47</b>             | 2 rm      | \$429/rm     | 7/31/2026          |       |
|   | 3F   | Stabilized | ↑\$1,487.37 | <b>\$1,335.96</b>           | 3.5 rm    | \$382/rm     | 8/31/2028          | NYCHA |
|   | 3G   | Stabilized | \$1,006.41  | <b>\$1,006.41</b>           | 3.5 rm    | \$288/rm     | 8/31/2027          |       |
|   | 3H   | Stabilized | \$1,082.99  | <b>\$1,082.99</b>           | 4 rm      | \$271/rm     | 10/31/2027         |       |
|   | 3J   | Stabilized | \$1,171.44  | <b>\$1,171.44</b>           | 3 rm      | \$390/rm     | 3/31/2027          |       |
|   | 3K   | Stabilized | \$1,134.63  | <b>\$1,134.63</b>           | 3 rm      | \$378/rm     | 5/31/2028          |       |
|   | 4A   | Stabilized | \$1,172.27  | <b>\$1,172.27</b>           | 3 rm      | \$391/rm     | 10/31/2027         | NYCHA |
|   | 4B   | Stabilized | \$1,217.13  | <b>\$1,217.13</b>           | 3 rm      | \$406/rm     | 5/31/2027          |       |
|   | 4C   | Stabilized | \$1,414.52  | <b>\$1,414.52</b>           | 4.5 rm    | \$314/rm     | 11/30/2026         |       |
|   | 4D   | Stabilized | \$1,207.94  | <b>\$1,207.94</b>           | 3.5 rm    | \$345/rm     | 2/29/2028          |       |
|   | 4E   | Stabilized | \$1,340.21  | <b>\$1,340.21</b>           | 2 rm      | \$670/rm     | 8/31/2027          |       |
|   | 4F   | Stabilized | \$1,248.74  | <b>\$1,248.74</b>           | 3.5 rm    | \$357/rm     | 10/31/2027         |       |
|   | 4G   | Stabilized | \$1,440.52  | <b>\$1,440.52</b>           | 3.5 rm    | \$412/rm     | 7/31/2028          |       |
|   | 4H   | Stabilized | \$1,751.44  | <b>\$1,751.44</b>           | 4 rm      | \$438/rm     | 1/31/2027          |       |
|   | 4J   | Stabilized | \$1,285.60  | <b>\$1,285.60</b>           | 3 rm      | \$429/rm     | 7/31/2027          |       |
|   | 4K   | Stabilized | \$946.20    | <b>\$946.20</b>             | 3 rm      | \$315/rm     | 4/30/2028          |       |

# RENT ROLL: 2771 Bainbridge

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

|        | Unit   | Type              | Legal<br>Rent                       | Scheduled<br>Rent                   | Unit<br>Size            | Rent<br>Metrics                                 | Status/<br>Expires | Notes                                        |
|--------|--------|-------------------|-------------------------------------|-------------------------------------|-------------------------|-------------------------------------------------|--------------------|----------------------------------------------|
| E      | 5A     | Stabilized        | \$1,326.61                          | <b>\$1,326.61</b>                   | 3 rm                    | \$442/rm                                        | 5/31/2027          |                                              |
| G      | 5B     | Stabilized        | \$986.80                            | <b>\$986.80</b>                     | 3 rm                    | \$329/rm                                        | 1/31/2028          |                                              |
| D      | 5C     | Stabilized        | ↑\$1,585.11                         | <b>\$1,310.32</b>                   | 4.5 rm                  | \$291/rm                                        | 1/31/2028          |                                              |
| I      | 5D     | Stabilized        | \$1,082.04                          | <b>\$1,082.04</b>                   | 3.5 rm                  | \$309/rm                                        | 7/31/2027          | HASA                                         |
| R      | 5E     | Stabilized        | \$1,435.72                          | <b>\$1,435.72</b>                   | 2 rm                    | \$718/rm                                        | 12/31/2027         |                                              |
| B      | 5F     | Stabilized        | \$1,249.60                          | <b>\$1,249.60</b>                   | 3.5 rm                  | \$357/rm                                        | 10/31/2028         |                                              |
| N      | 5G     | Stabilized        | \$1,145.39                          | <b>\$1,145.39</b>                   | 3.5 rm                  | \$327/rm                                        | 1/31/2027          |                                              |
| I      | 5H     | Stabilized        | \$1,087.07                          | <b>\$1,087.07</b>                   | 4 rm                    | \$272/rm                                        | 4/30/2027          |                                              |
| A      | 5J     | Stabilized        | \$1,287.09                          | <b>\$1,287.09</b>                   | 3 rm                    | \$429/rm                                        | 8/31/2027          | NYCHA                                        |
| B      | 5K     | Stabilized        | \$1,662.15                          | <b>\$1,662.15</b>                   | 3 rm                    | \$554/rm                                        | 3/31/2028          |                                              |
| 2771   | 6A     | Stabilized        | \$1,342.50                          | <b>\$1,342.50</b>                   | 3 rm                    | \$448/rm                                        | 3/31/2027          | S8                                           |
|        | 6B     | Stabilized        | \$838.80                            | <b>\$838.80</b>                     | 3 rm                    | \$280/rm                                        | 2/28/2028          |                                              |
|        | 6C     | Stabilized        | \$1,158.60                          | <b>\$1,158.60</b>                   | 4.5 rm                  | \$257/rm                                        | 1/31/2028          |                                              |
|        | 6D     | Stabilized        | \$1,097.60                          | <b>\$1,097.60</b>                   | 3.5 rm                  | \$314/rm                                        | 3/31/2027          |                                              |
|        | 6E     | Stabilized        | \$1,107.64                          | <b>\$1,107.64</b>                   | 2 rm                    | \$554/rm                                        | 11/30/2026         |                                              |
|        | 6F     | Stabilized        | \$889.47                            | <b>\$889.47</b>                     | 3.5 rm                  | \$254/rm                                        | 12/31/2026         | NYCHA                                        |
|        | 6G     | Stabilized        | \$1,193.94                          | <b>\$1,193.94</b>                   | 3.5 rm                  | \$341/rm                                        | 3/31/2027          |                                              |
|        | 6H     | Stabilized        | \$1,132.63                          | <b>\$1,132.63</b>                   | 4 rm                    | \$283/rm                                        | 7/31/2028          |                                              |
|        | 6J     | Stabilized        | \$834.67                            | <b>\$834.67</b>                     | 3 rm                    | \$278/rm                                        | 4/30/2028          |                                              |
|        | 6K     | Stabilized        | \$1,691.64                          | <b>\$1,691.64</b>                   | 3 rm                    | \$564/rm                                        | 10/31/2028         |                                              |
| 2      | LAUNDR | Laundry           | \$400.00                            | <b>\$400.00</b>                     |                         |                                                 | 5/31/2012          |                                              |
|        | SUPER  | Super             | -                                   | -                                   | 4.5 rm                  |                                                 |                    |                                              |
| TOTALS |        | Monthly<br>Annual | <b>\$73,142</b><br><b>\$877,701</b> | <b>\$72,149</b><br><b>\$865,793</b> | 60 Units<br>200.5 Rooms | Building-Wide<br>Avg.:<br>\$1,202/U,<br>\$12/SF |                    | Avg. Apartment Rents:<br>\$1,216/U, \$366/RM |

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