

For Sale



PRICE REDUCED
\$2,500,000

10%
CAP

3.8 x
Rent

\$67
/SF

\$58K
/Unit



**43 UNITS – \$500K IN RECENT CAPEX – EXCEPTIONALLY MAINTAINED
LONG-TERM FAMILY ASSET – FORDHAM SHOPPING – MTA STATIONS**

2256 Walton Avenue, The Bronx – Team Lala of RM Friedland is pleased to present 2256 Walton Avenue, a five-story, all-brick, walkup apartment building containing 43 residential units. Built in 1926, the property spans approximately 37,056 gross square feet.

The building offers a gated front courtyard, updated brickwork on the entrance stairs, and a clean lobby highlighted by artwork and steel-and-marble staircases.

Security features include 17 cameras, an intercom system, LED lighting, and hardwired smoke detectors.

Hallways contain newer windows, and the basement includes electric and gas meter rooms along with the super's apartment. Two walk-in units are present on the ground floor.

Mechanical systems include a dual-fuel boiler originally installed in 1987 but subsequently upgraded, with remote monitoring capability via six to seven sensors. Heat and hot water are supplemented by an above-ground 5,000-gallon oil tank (#2 fuel).

Laundry facilities are located in a gated area accessible from the front courtyard, equipped with four washers and two dryers.

The roof is a torched-down silver coat rubber system, with pointing, flashing, coping stones, and courtyard walls all in solid condition.

Recent capital investments total nearly \$500,000, including apartment renovations, electrical upgrades, building-wide pointing, gas line and meter replacement, and a burner/boiler gas conversion.

This location benefits from excellent public transportation access, including subway on the Grand Concourse and Jerome Avenue within a few minutes' walk. There are multiple bus routes nearby. Residents enjoy strong walkability, with a variety of shopping, restaurants, and services along Jerome Avenue and Burnside Avenue. Parks and playgrounds are within a short walk.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS

LALA REALTY GROUP

RM FRIEDLAND

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PROPERTY & FINANCIAL OVERVIEW

2256 Walton Ave, Bronx, NY 10453 (BBL– 2031820008)



37,056 Total SF

43 Total Units

\$654,538 Gross Rent

\$248,828 Net Operating Income

Average Apartment Rents:

\$1,299/unit, \$384/room

PRICE REDUCED \$2,500,000

\$67 /SF

\$58K /Unit

3.8 x Rent

10% CAP

16.4% - 21.5% C/C Return

BUILDING DETAILS

- 43 Total Units
- 43 Residential Apartments
- No Commercial Units
- 1 Building, 5 Stories, Built 1926
- Over Six Families without Stores (C1)

BUILDING SIZE/SF

- 100 ft x 82 ft
- 37,056 Gross SF
- No SF With Non-Residential Use
- Avg. Apartment Size = 758 SF
- Est. 12% Common Area

PARCEL SIZE & ZONING

- 9,500 Square Feet
- 100 ft x 95 ft
- R8 Zone
- Max FAR: 6.02 - 7.20 (UAP)

FINANCING ILLUSTRATION

Interest Rate	6.000%
Amortization	30 Years
30.0% Down	\$750K
70.0% LTV	\$1.75M
Annual Debt Service	-\$126K
DSCR & Debt Yield	1.98 & 14.2%
Cash Flow: Cautious	\$122,923
Cash Flow: Optimistic	\$161,606

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

ANNUAL INCOME PROJECTIONS

Gross Scheduled Income (GSI)	\$654,538
3.0% Vacancy & Collection Allowance	(\$19,636)
Gross Operating Income (GOI)	\$634,902
Estimated Expenses	(\$386,074)
Net Operating Income	\$248,828

ESTIMATED ANNUAL EXPENSES

59% of GSI • \$10.42/SF • \$9.0K/u		
RE Tax	\$2,061 /unit	(\$88,632)
Water & Sewer	\$1,350 /res. u	(\$58,050)
Insurance	\$1,650 /unit	(\$70,950)
Heat	\$1,275 /unit	(\$54,825)
Utilities	\$0.30 /SF	(\$11,117)
Repairs & Maintenance	\$550 /unit	(\$23,650)
Payroll	\$1,243 /res. u	Union (\$53,454)
Legal, Reserves & Misc.	1.00% of GOI	(\$6,349)
Management	3.00% of GOI	(\$19,047)
Total Expenses		(\$386,074)

UNIT MIX & MONTHLY INCOME

TYPE	COUNT	/ROOM	/UNIT	MIN	MAX	TOTAL
1 Bedroom	29	\$422	\$1,265	\$866	\$1,554	\$36,680
2 Bedroom	10	\$328	\$1,310	\$1,041	\$1,733	\$13,102
3 Bedroom	3	\$318	\$1,588	\$1,307	\$1,789	\$4,763
Super's Unit	1	-	-	-	-	-
Total	43	-	-	-	-	\$54,545

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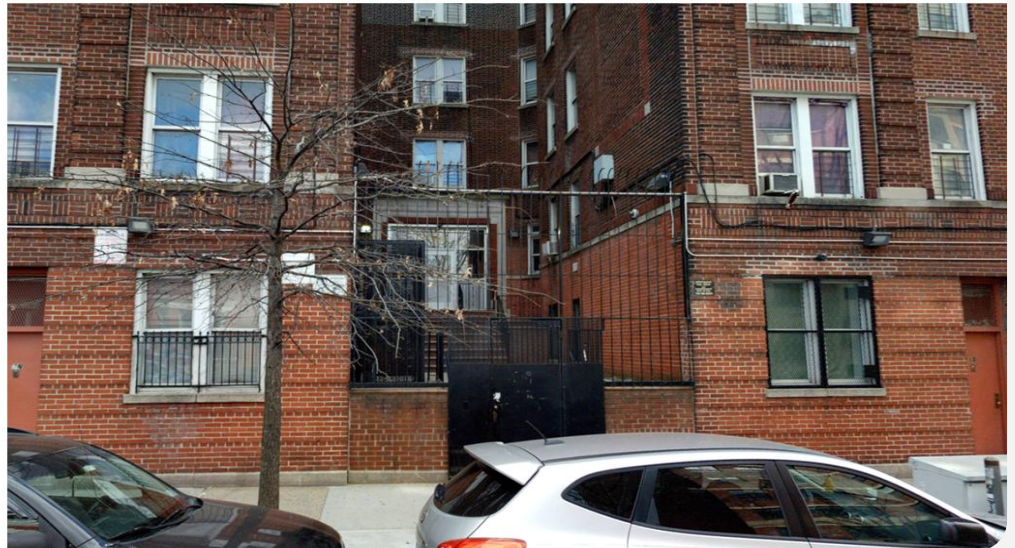


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2256 WALTON AVE



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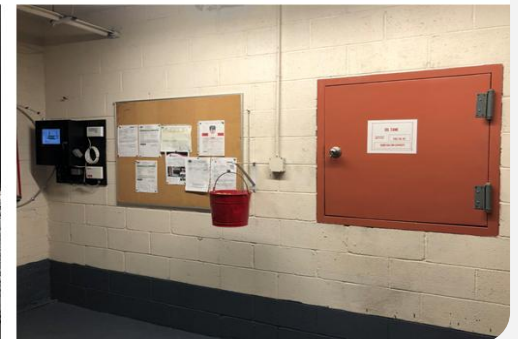
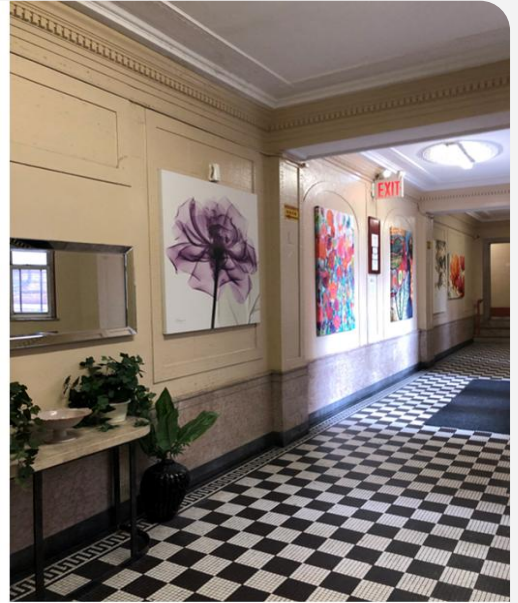
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2256 WALTON AVE



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2256 WALTON AVENUE, 10453

Bronx (Borough 2)

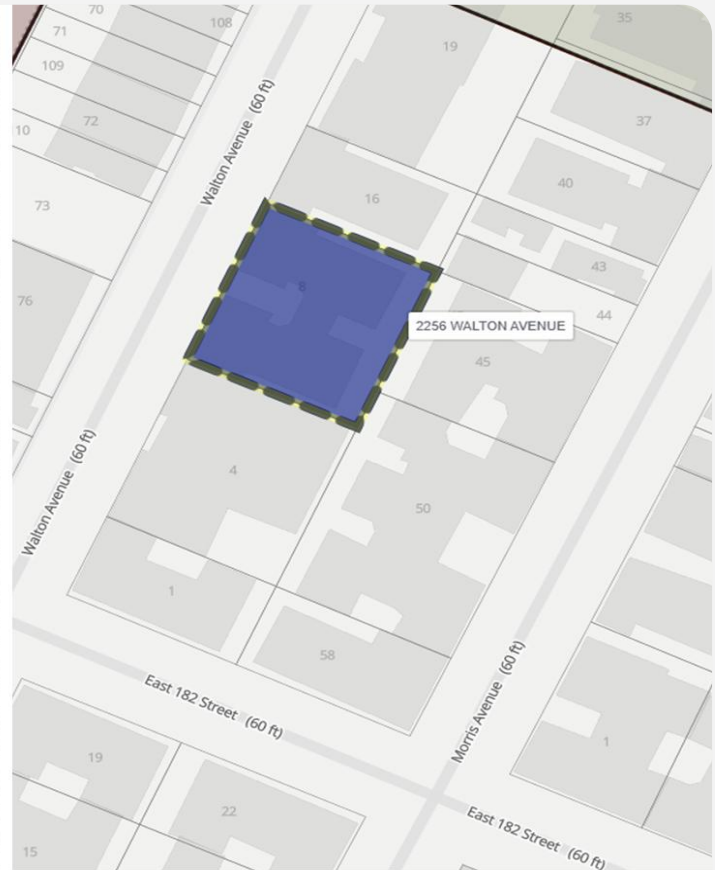
Block 3182 | Lot 8

Zoning District
R8

Intersecting Map Layers
FRESH Zone
Appendix I

SOURCE

<https://zola.planning.nyc.gov>



RENT ROLL: 2256 WALTON

P = projected or estimated							
Unit	Type	Legal Rent	Scheduled Rent	Unit Size	Rent Metrics	Lease Expires	Notes
	1A	Stabilized	\$1,151.00	\$1,151.00	3.0 rm	\$384/rm/mo	12/31/2026
	1B	Stabilized	\$1,323.93	\$1,323.93	4.0 rm	\$331/rm/mo	9/30/2026
	1C	Stabilized	\$1,111.71	\$1,111.71	3.0 rm	\$371/rm/mo	7/31/2026
	1D	Stabilized	\$1,529.54	\$1,529.54	3.0 rm	\$510/rm/mo	3/31/2026
	1E	Stabilized	\$1,169.71	\$1,169.71	3.0 rm	\$390/rm/mo	6/30/2027
	1F	Stabilized	\$1,243.74	\$1,243.74	3.0 rm	\$415/rm/mo	9/30/2026
	1G	Stabilized	\$1,040.94	\$1,040.94	4.0 rm	\$260/rm/mo	2/28/2027
	1H	Stabilized	\$1,424.75	\$1,424.75	3.0 rm	\$475/rm/mo	12/31/2026
	1N	Stabilized	\$1,367.90	\$1,367.90	4.0 rm	\$342/rm/mo	5/31/2027
	1S	Stabilized	\$1,732.87	\$1,732.87	4.0 rm	\$433/rm/mo	2/28/2026
	2A	Stabilized	\$1,248.64	\$1,248.64	3.0 rm	\$416/rm/mo	11/30/2026
	2B	Stabilized	\$1,147.96	\$1,147.96	4.0 rm	\$287/rm/mo	11/30/2027
	2C	Stabilized	\$1,280.07	\$1,280.07	3.0 rm	\$427/rm/mo	4/30/2026
	2D	Stabilized	\$1,329.28	\$1,329.28	3.0 rm	\$443/rm/mo	11/30/2026
	2E	Stabilized	\$1,281.06	\$1,281.06	3.0 rm	\$427/rm/mo	4/30/2026
	2F	Stabilized	\$1,209.11	\$1,209.11	3.0 rm	\$403/rm/mo	8/31/2026
	2G	Stabilized	\$1,788.88	\$1,788.88	5.0 rm	\$358/rm/mo	3/31/2027
	2H	Stabilized	\$1,190.95	\$1,190.95	3.0 rm	\$397/rm/mo	9/30/2026
	3A	Stabilized	\$1,411.84	\$1,411.84	3.0 rm	\$471/rm/mo	6/30/2026
	3B	Stabilized	\$1,137.70	\$1,137.70	4.0 rm	\$284/rm/mo	12/31/2026
	3C	Stabilized	\$1,508.50	\$1,508.50	3.0 rm	\$503/rm/mo	1/31/2027
	3D	Stabilized	\$1,554.15	\$1,554.15	3.0 rm	\$518/rm/mo	4/30/2027
	3E	Stabilized	\$1,214.59	\$1,214.59	3.0 rm	\$405/rm/mo	6/30/2026
	3F	Stabilized	\$1,069.48	\$1,069.48	3.0 rm	\$356/rm/mo	11/30/2027
	3G	Stabilized	\$1,306.74	\$1,306.74	5.0 rm	\$261/rm/mo	6/30/2027
	3H	Stabilized	\$1,511.42	\$1,511.42	3.0 rm	\$504/rm/mo	1/31/2026
	4A	Stabilized	\$1,198.58	\$1,198.58	3.0 rm	\$400/rm/mo	9/30/2027
	4B	Stabilized	\$1,143.52	\$1,143.52	4.0 rm	\$286/rm/mo	8/31/2027
	4C	Stabilized	\$1,039.32	\$1,039.32	3.0 rm	\$346/rm/mo	6/30/2026
	4D	Stabilized	\$1,103.85	\$1,103.85	3.0 rm	\$368/rm/mo	11/30/2027
	4E	Stabilized	\$1,473.50	\$1,473.50	3.0 rm	\$491/rm/mo	8/31/2027
	4F	Stabilized	\$1,442.91	\$1,442.91	4.0 rm	\$361/rm/mo	7/31/2027
	4G	Stabilized	\$1,431.99	\$1,431.99	4.0 rm	\$358/rm/mo	10/31/2026
	4H	Stabilized	\$1,469.46	\$1,469.46	3.0 rm	\$490/rm/mo	10/31/2026
	5A	Stabilized	\$1,324.36	\$1,324.36	3.0 rm	\$441/rm/mo	4/30/2027
	5B	Stabilized	\$1,332.17	\$1,332.17	4.0 rm	\$333/rm/mo	12/31/2027
	5C	Stabilized	\$1,179.65	\$1,179.65	3.0 rm	\$393/rm/mo	11/30/2025
	5D	Stabilized	\$1,205.50	\$1,205.50	3.0 rm	\$402/rm/mo	11/30/2026
	5E	Stabilized	\$1,158.39	\$1,158.39	3.0 rm	\$386/rm/mo	12/31/2027
	5F	Stabilized	\$865.84	\$865.84	3.0 rm	\$289/rm/mo	6/30/2026
5G	Stabilized	\$1,666.94	\$1,666.94	5.0 rm	\$333/rm/mo	5/31/2027	
5H	Stabilized	\$1,222.43	\$1,222.43	3.0 rm	\$407/rm/mo	6/30/2027	
BAS	Super			4.0 rm			
TOTALS							
	Monthly	\$54,545	\$54,545	43 Units	Building		
	Annual	\$654,538	\$654,538	146.0 Rooms	Averages:		Average Apartment Rents:
				37,056 SF	\$17.66/SF, \$1,268/unit		\$1,299/unit, \$384/room

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of

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