

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

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PROPERTY & FINANCIAL OVERVIEW

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



37,056 Total SF

PRICE REDUCED \$2,500,000

43 Total Units

\$67 /SF

\$654,538 Gross Rent

\$58K /Unit

\$248,828 Net Operating Income

3.8 x Rent

Average Apartment Rents:

10% CAP

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

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

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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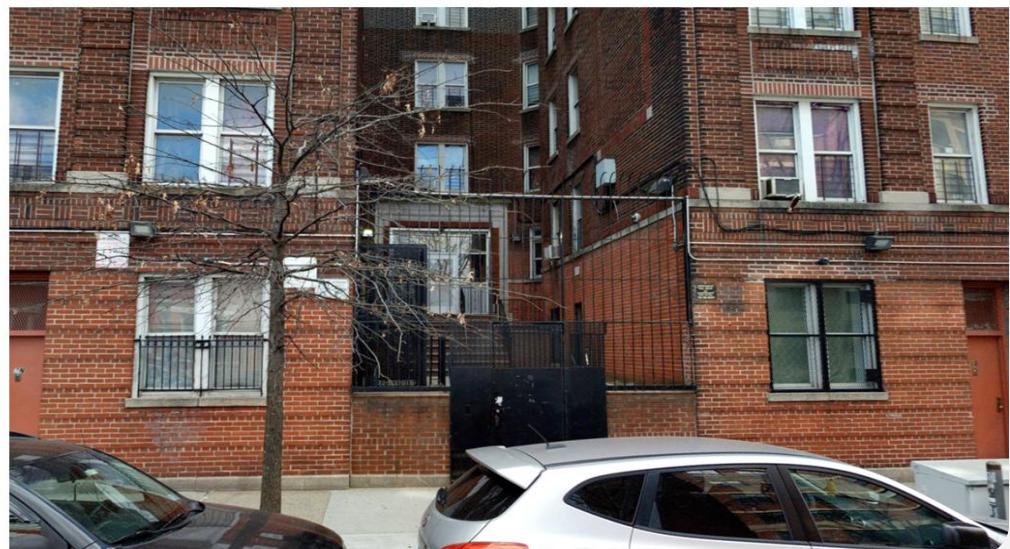


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2256 WALTON AVE



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2256 WALTON AVE



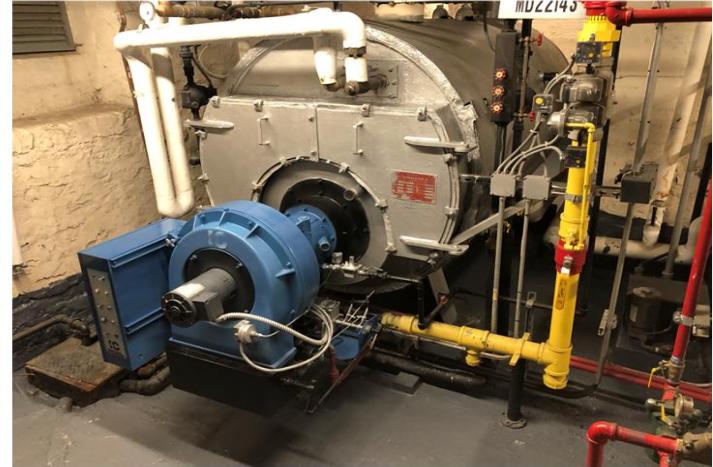
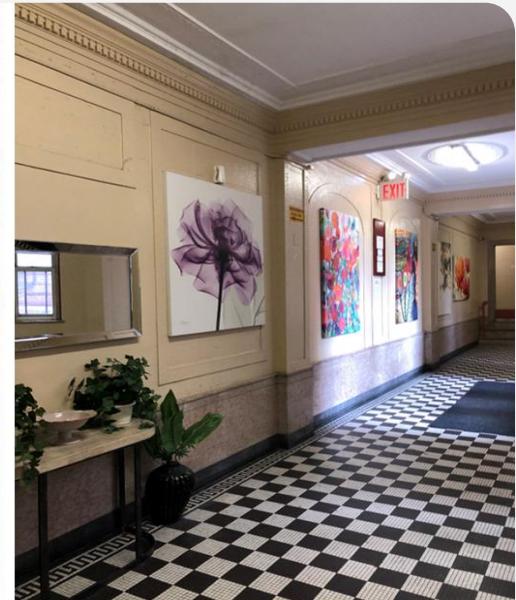
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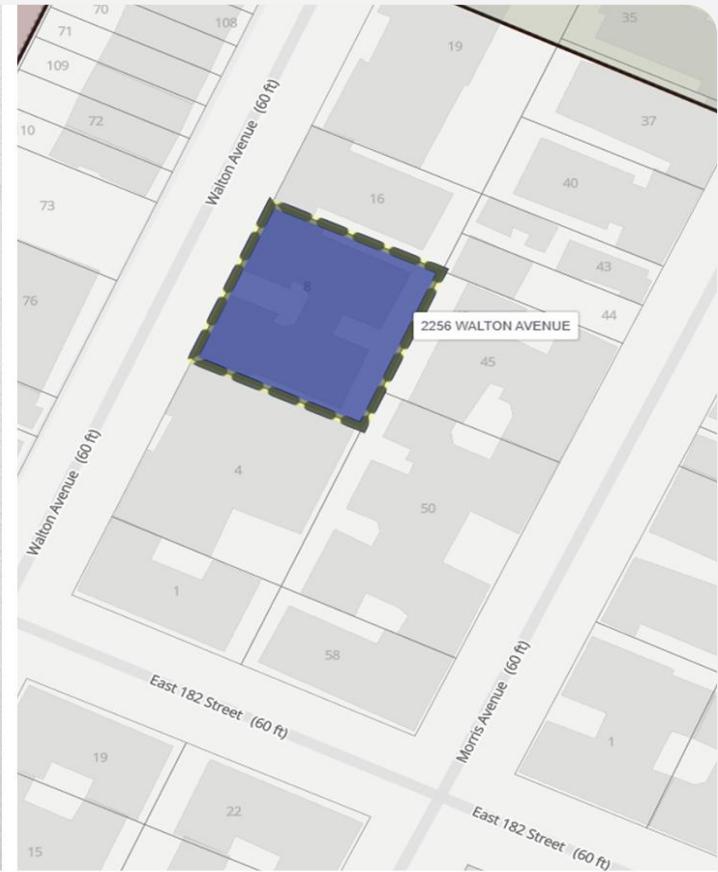
2256 WALTON AVENUE, 10453

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

Unit	Type	Legal Rent	Scheduled Rent	Unit Size	Rent Metrics	Lease Expires	P = projected or estimated
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 Averages:	Average Apartment Rents:	
	Annual	\$654,538	\$654,538	146.0 Rooms	\$17.66/SF,	\$1,299/unit, \$384/room	
				37,056 SF	\$1,268/unit		



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\$2 Billion In Gross Sales
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