

20-Asset Bronx & Manhattan Portfolio

18 Apartment Buildings • 1 Retail/Office • 1 Development Site
984 Units • Over \$16.3 Million Gross • Extremely Low Violations

- ◆ 14 Assets Are Now In Hard Contract Including 644 Units & A Development Site
- ◆ 5 More Assets Have Accepted Offers Totaling 291 Units

ARTISTIC RENDERING / VISUALIZATION

Exclusively Listed By The Investment Sales Team @
RMFriedland LLC of Harrison, NY & Lala Realty Group of Lodi, NJ



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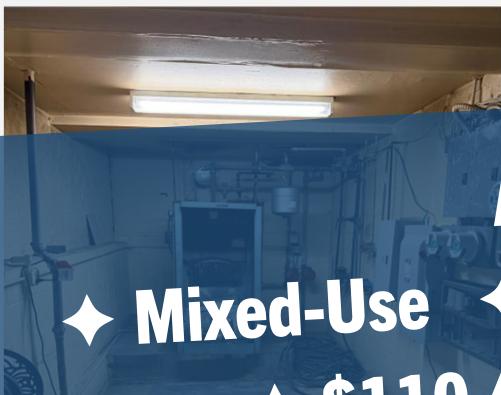
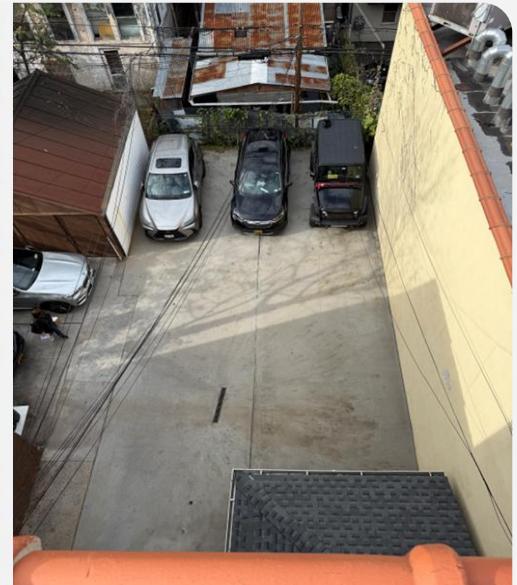


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1325 Castle Hill Ave, The Bronx



ACCEPTED OFFER

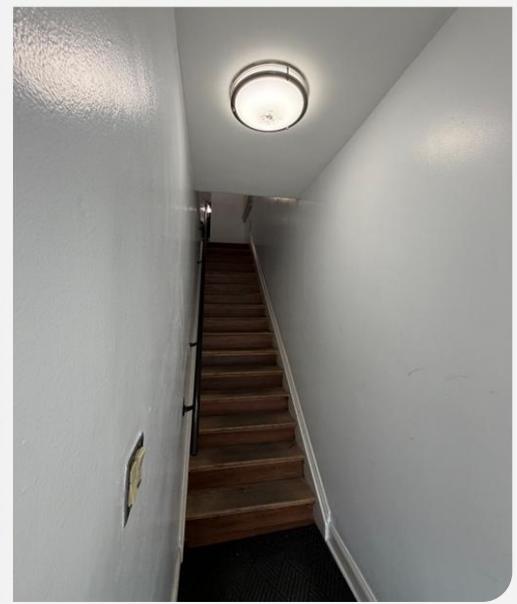
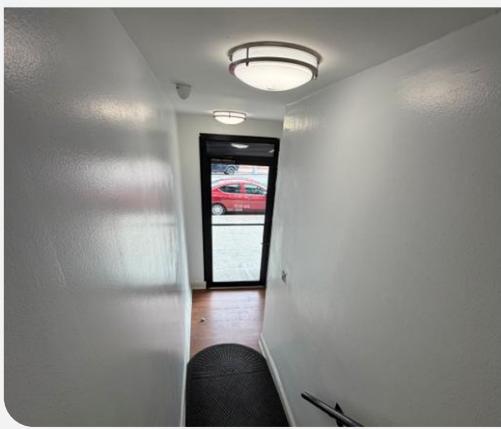
♦ Mixed-Use

♦ Castle Hill Avenue

♦ 2,730 SF

♦ \$110,400 Gross

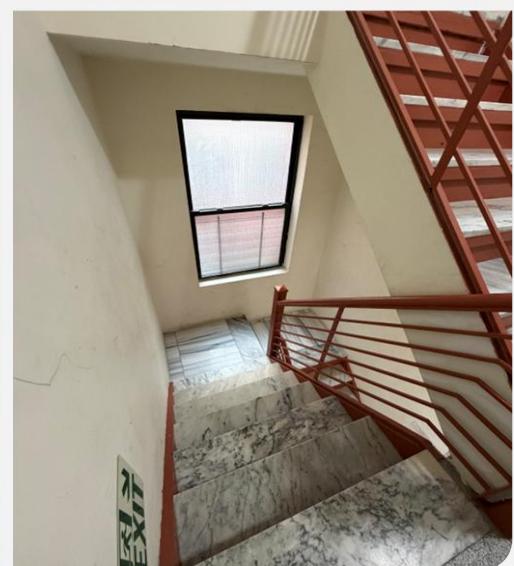
♦ \$74,679 NOI



2363 Prospect Ave, The Bronx



NOW IN CONTRACT
 ♦ 26 Units ♦ 20,034 SF
 ♦ \$474,977 Gross ♦ \$143,140 NOI



2355-7 Prospect Ave, The Bronx



ACCEPTED OFFER
 ♦ 61 Units ♦ 40,548 SF
 ♦ \$891,366 Gross ♦ \$286,784 NOI



All information herein is derived from what we consider reliable third party sources and is provided without warranties of any kind, either express or implied. We do not represent that said information is accurate or complete, and it should not be relied upon as such. Offerings are subject to errors, omissions, revisions, price changes, or withdrawal without notice.

LALA
REALTY GROUP

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

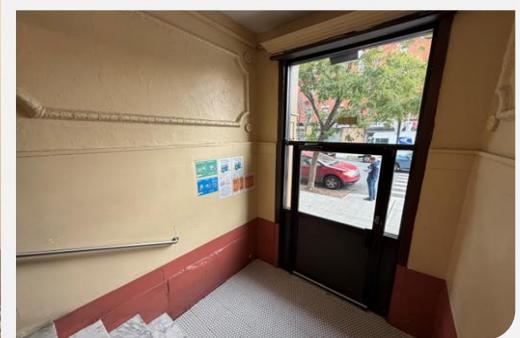
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651 Crescent Ave, The Bronx



NOW IN CONTRACT
 ♦ 27 Units ♦ 18,350 SF
 ♦ \$444,771 Gross ♦ \$185,187 NOI



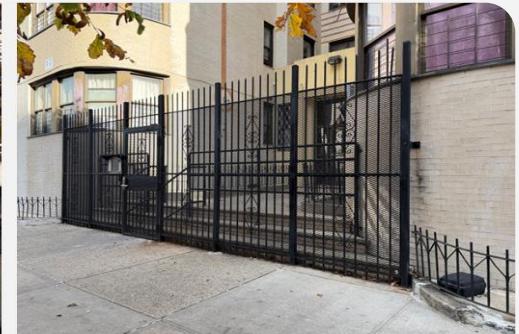
2805 Pond Pl, The Bronx



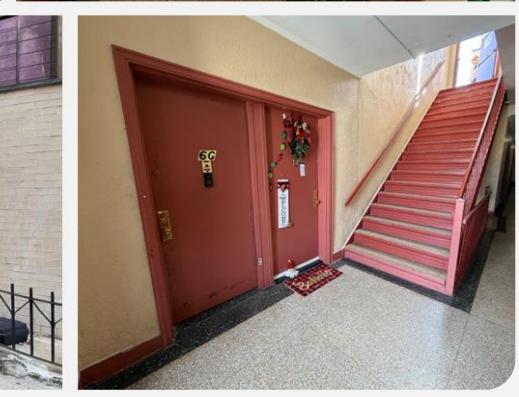
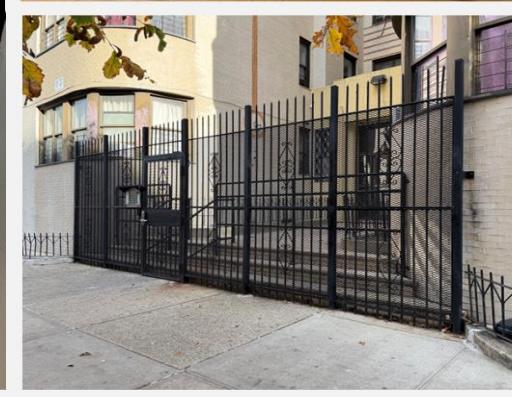
NOW IN CONTRACT
 ♦ 60 Units ♦ 66,860 SF
 ♦ \$1,008,240 Gross ♦ \$411,255 NOI



2388 Tiebout Ave, The Bronx



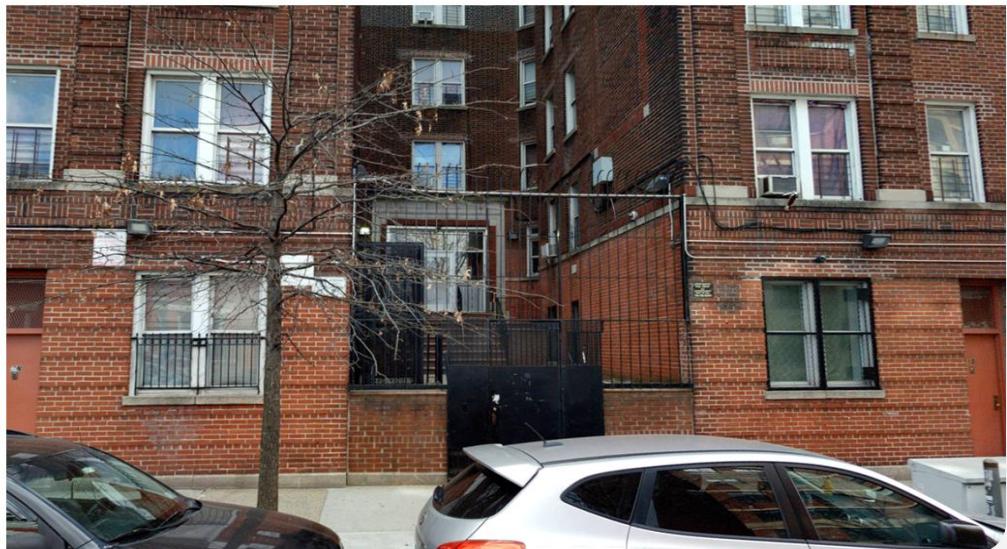
NOW IN CONTRACT
 ♦ 55 Units ♦ 56,448 SF
 ♦ \$868,093 Gross ♦ \$339,462 NOI



2256 Walton Ave, The Bronx



ACCEPTED OFFER
 ♦ 43 Units ♦ 37,056 SF
 ♦ \$654,538 Gross ♦ \$248,828 NOI



2180 Anthony Ave, The Bronx



NOW IN CONTRACT

◆ 39 Units ◆ 33,600 SF
 ◆ \$579,112 Gross ◆ \$204,264 NOI

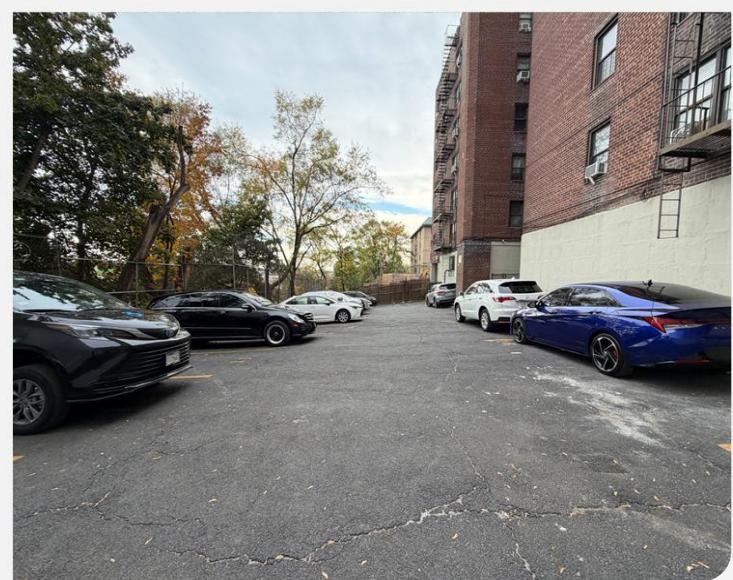


1818 Anthony Ave, The Bronx



NOW IN CONTRACT

◆ 73 Units ◆ 64,032 SF
 ◆ \$1,204,388 Gross ◆ \$524,747 NOI



2025 Walton Ave, The Bronx



NOW IN CONTRACT

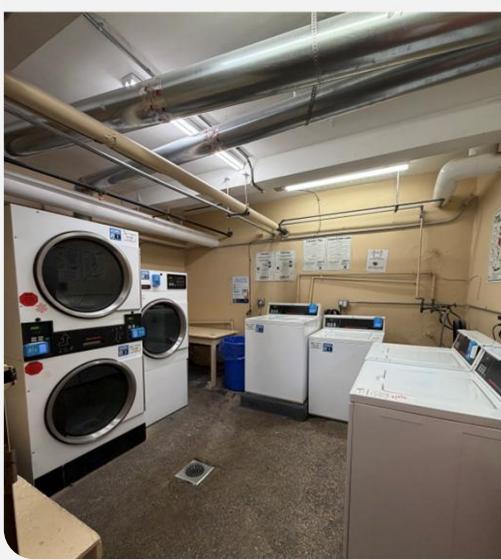
◆ 60 Units ◆ 57,000 SF
 ◆ \$888,615 Gross ◆ \$322,514 NOI



214 E 178th St, The Bronx



NOW IN CONTRACT
 ♦ 31 Units ♦ 29,000 SF
 ♦ \$497,326 Gross ♦ \$180,007 NOI



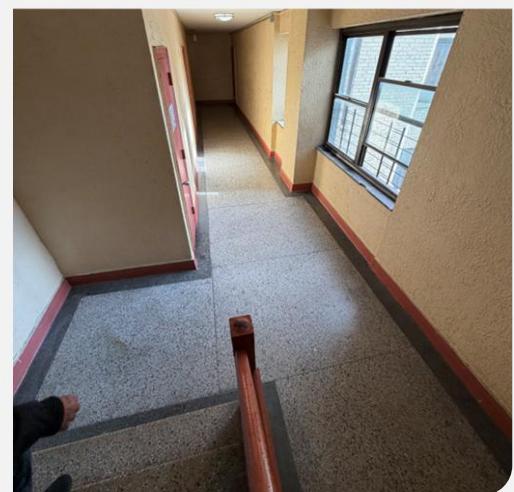
1915 Morris Ave, The Bronx



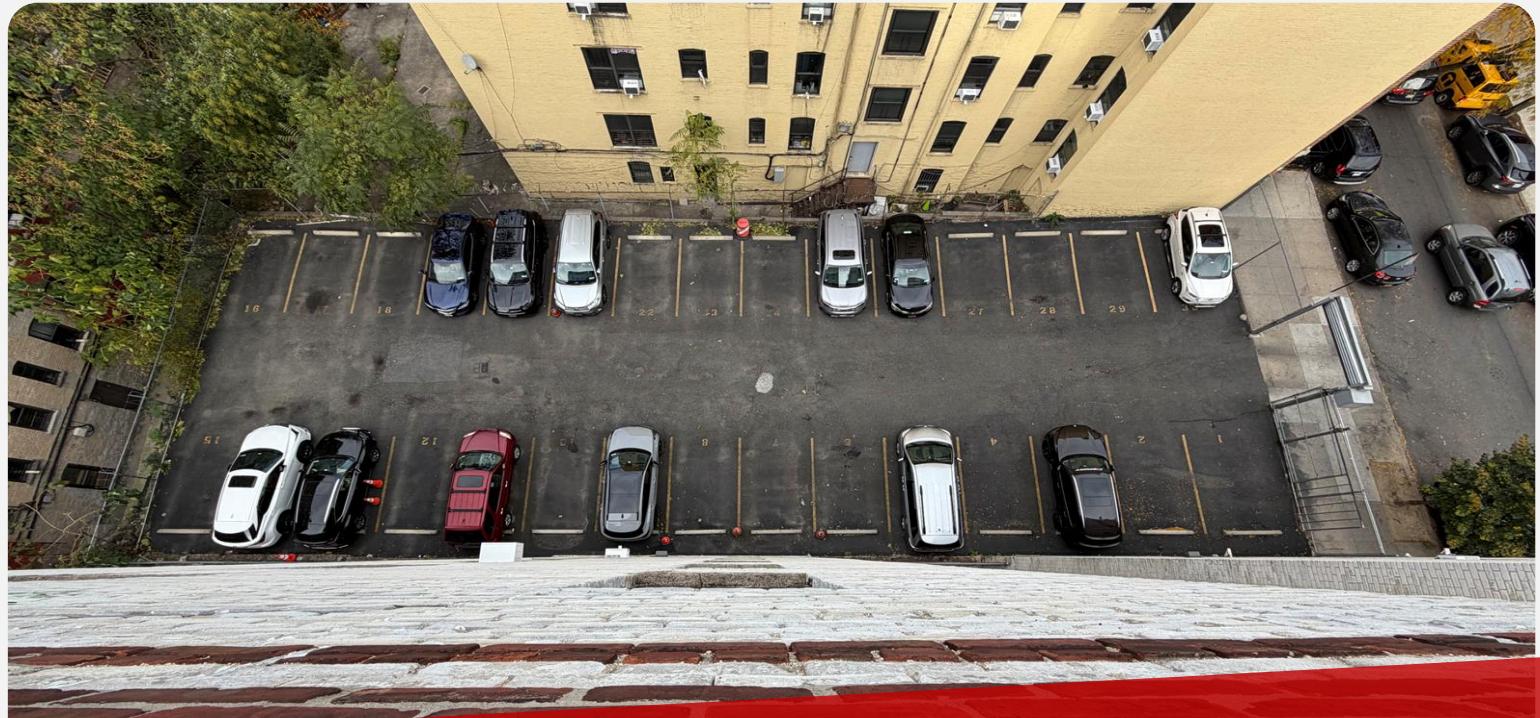
NOW IN CONTRACT

◆ 54 Units ◆ 57,000 SF

◆ \$912,936 Gross ◆ \$316,835 NOI

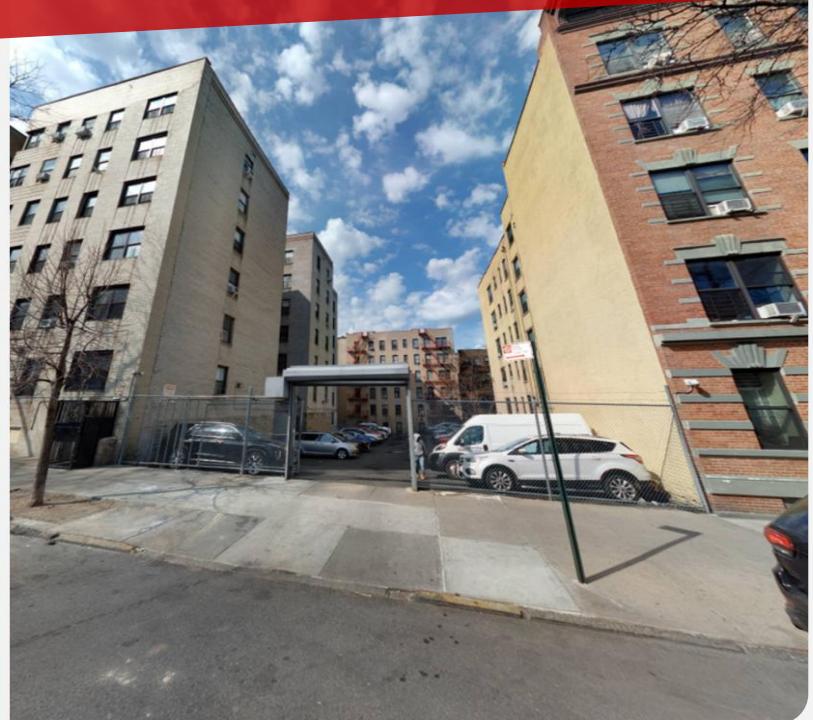
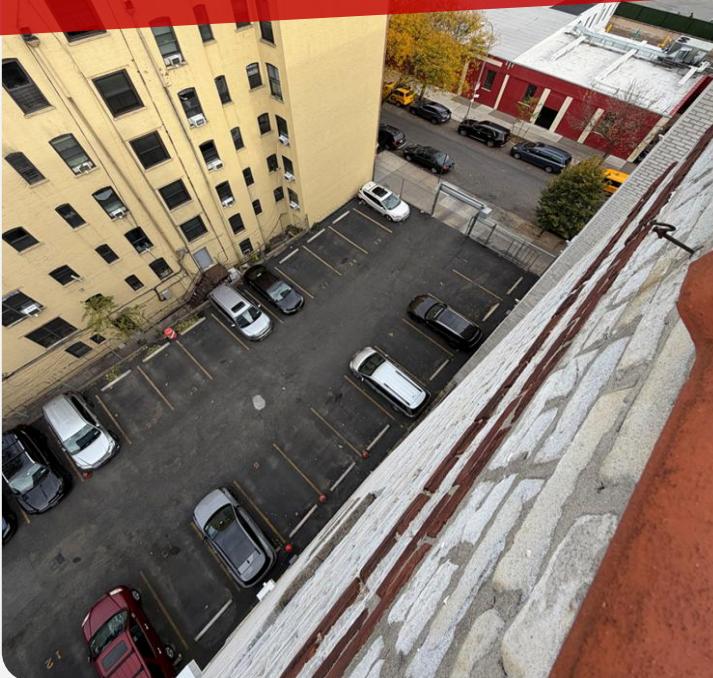


1917 Morris Ave, The Bronx



DEVELOPMENT SITE IN CONTRACT

◆ R8-ZONED ◆ 50' x 135'
FROM 40K TO 48K+ BUILDABLE SF



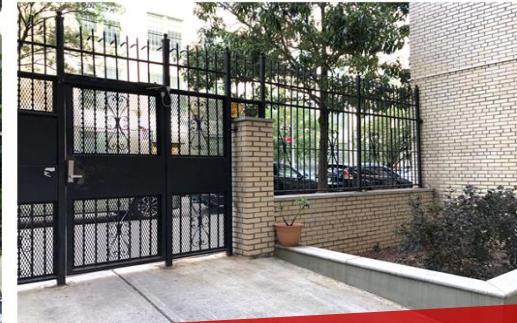
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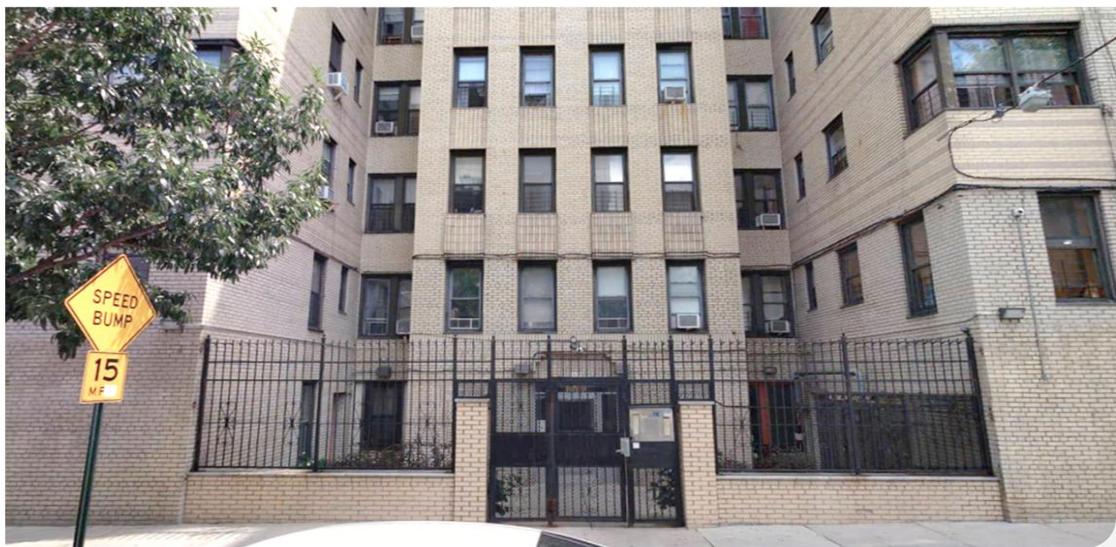
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1860 Morris Ave, The Bronx



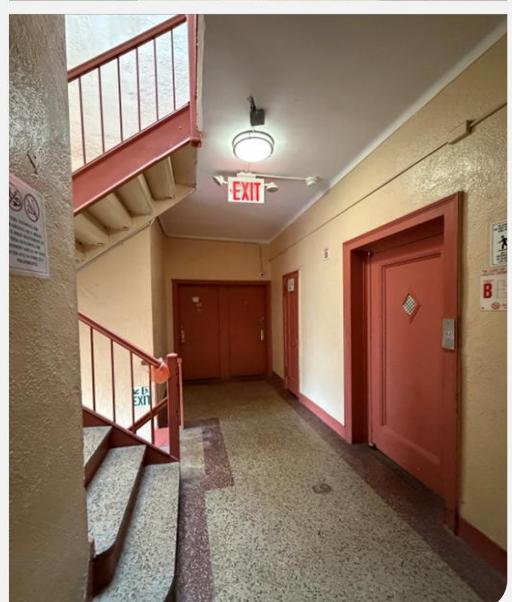
NOW IN CONTRACT
 ♦ 67 Units ♦ 66,550 SF
 ♦ \$1,030,216 Gross ♦ \$449,444 NOI



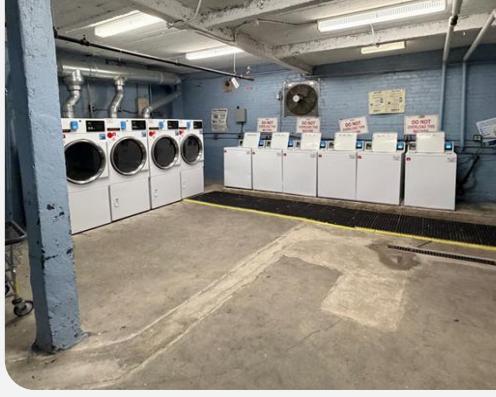
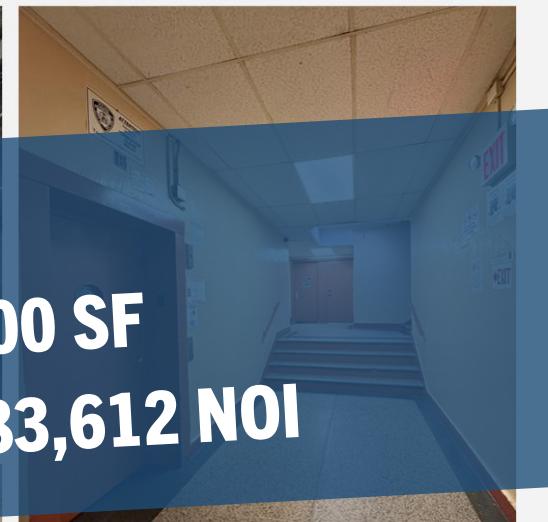
1181 Sheridan Ave, The Bronx



ACCEPTED OFFER
 ♦ 67 Units ♦ 72,276 SF
 ♦ \$1,035,690 Gross ♦ \$389,364 NOI



185 McClellan St, The Bronx



80 McClellan St, The Bronx



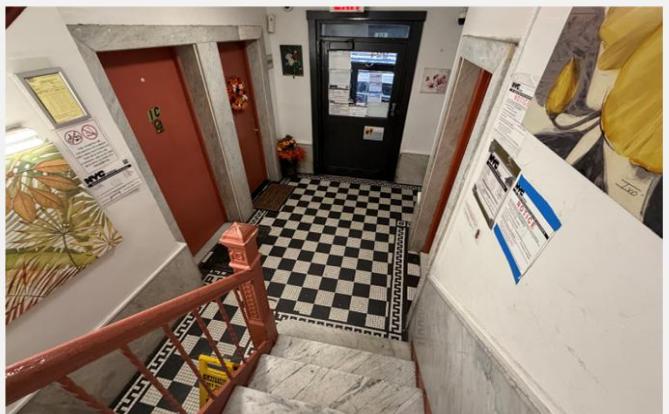
NOW IN CONTRACT
 ♦ 103 Units ♦ 124,805 SF
 ♦ \$1,810,944 Gross ♦ \$792,539 NOI



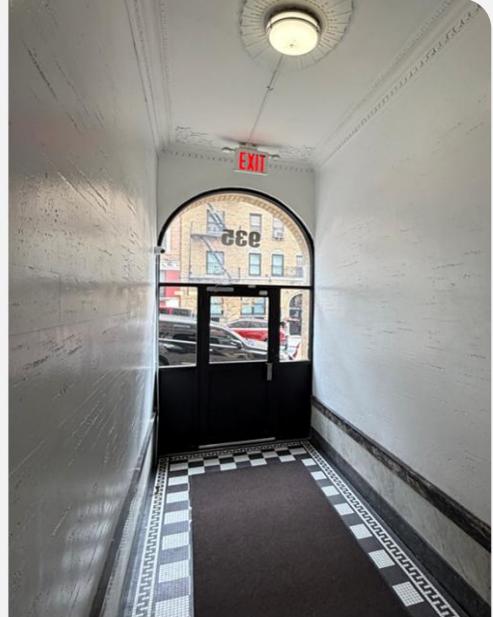
224 E 164th St, The Bronx



NOW IN CONTRACT
 ♦ 20 Units ♦ 16,350 SF
 ♦ \$293,346 Gross ♦ \$102,188 NOI



935 Ogden Ave, The Bronx



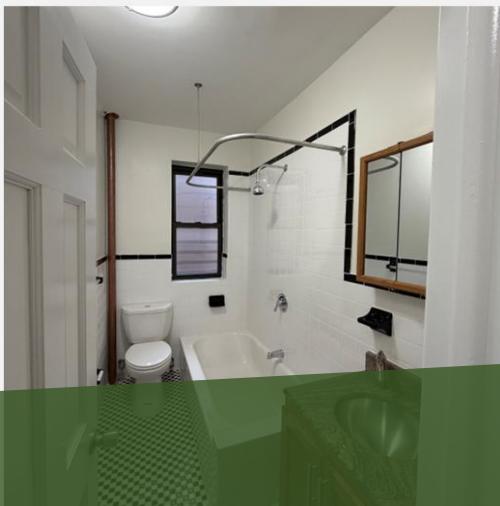
NOW IN CONTRACT

◆ 29 Units ◆ 25,264 SF

◆ \$402,561 Gross ◆ \$140,404 NOI

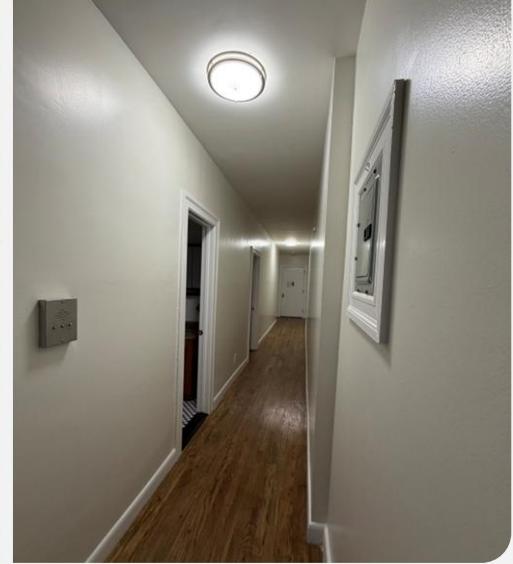


281 Edgecombe Ave, New York



FOR SALE

◆ 49 Units ◆ 58,596 SF
◆ \$1,096,755 Gross ◆ \$563,714 NOI





**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

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Provides Free and Confidential
Property Evaluations, Equity
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