

# 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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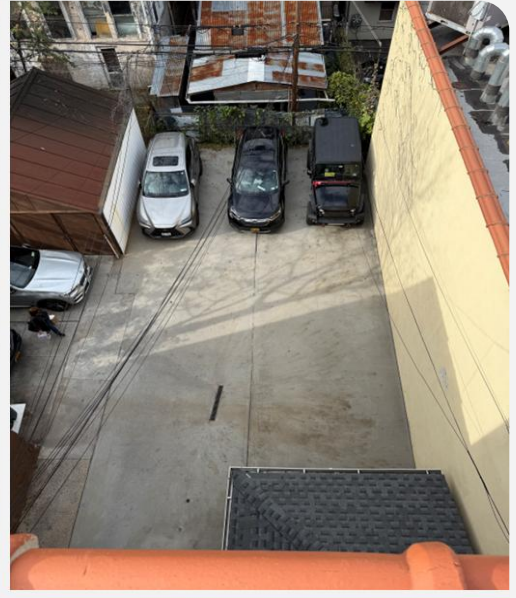
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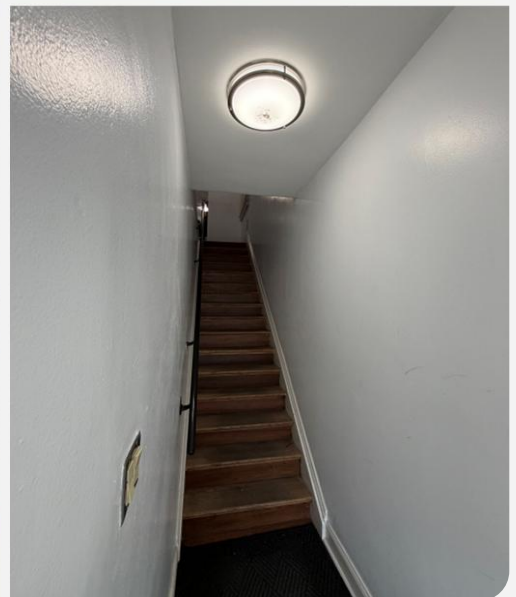
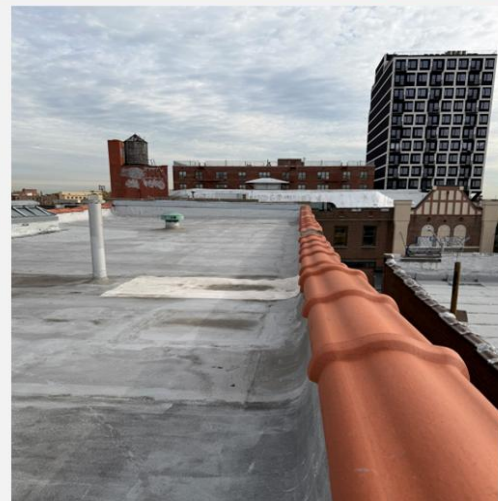
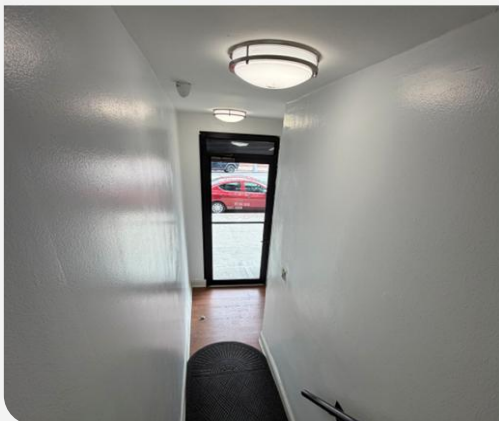


# 1325 Castle Hill Ave, The Bronx



**ACCEPTED OFFER**

◆ **Mixed-Use** ◆ **Castle Hill Avenue** ◆ **2,730 SF**  
 ◆ **\$110,400 Gross** ◆ **\$74,679 NOI**





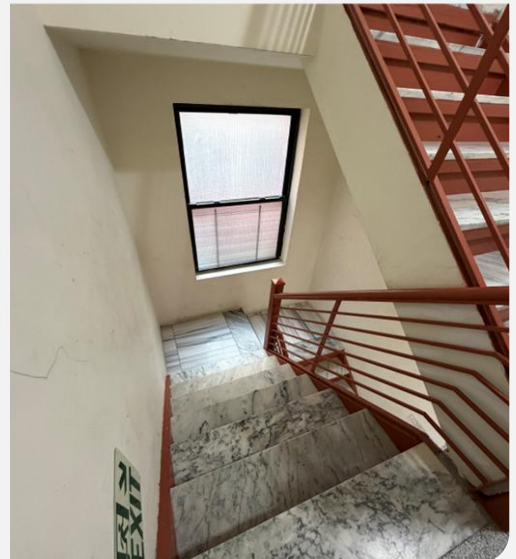
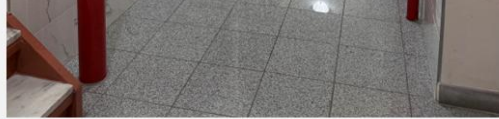
# 2363 Prospect Ave, The Bronx



**NOW IN CONTRACT**

◆ 26 Units ◆ 20,034 SF

◆ \$474,977 Gross ◆ \$143,140 NOI





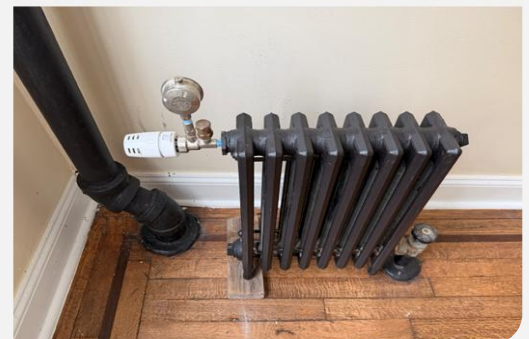
# 2355-7 Prospect Ave, The Bronx



**ACCEPTED OFFER**

◆ 61 Units ◆ 40,548 SF

◆ \$891,366 Gross ◆ \$286,784 NOI





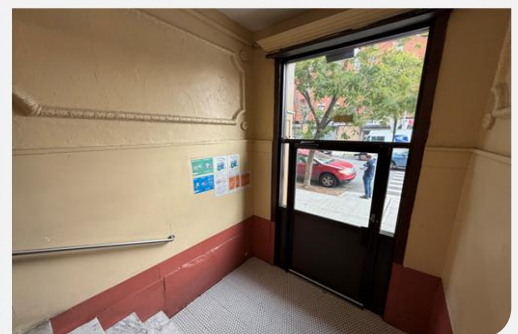
# 651 Crescent Ave, The Bronx



**NOW IN CONTRACT**

◆ 27 Units ◆ 18,350 SF

◆ \$444,771 Gross ◆ \$185,187 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.

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RM Friedland LLC, Lala Realty Group LLC, RM Friedland CT, LLC, and/or their respective agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. Conduct a careful and independent examination of the property to determine to your satisfaction its suitability to your needs.



# 2805 Pond Pl, The Bronx



**NOW IN CONTRACT**

◆ 60 Units ◆ 66,860 SF

◆ \$1,008,240 Gross ◆ \$411,255 NOI



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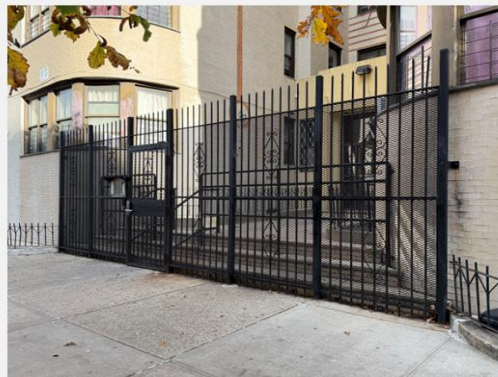
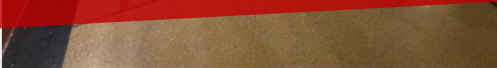
# 2388 Tiebout Ave, The Bronx



**NOW IN CONTRACT**

◆ 55 Units ◆ 56,448 SF

◆ \$868,093 Gross ◆ \$339,462 NOI





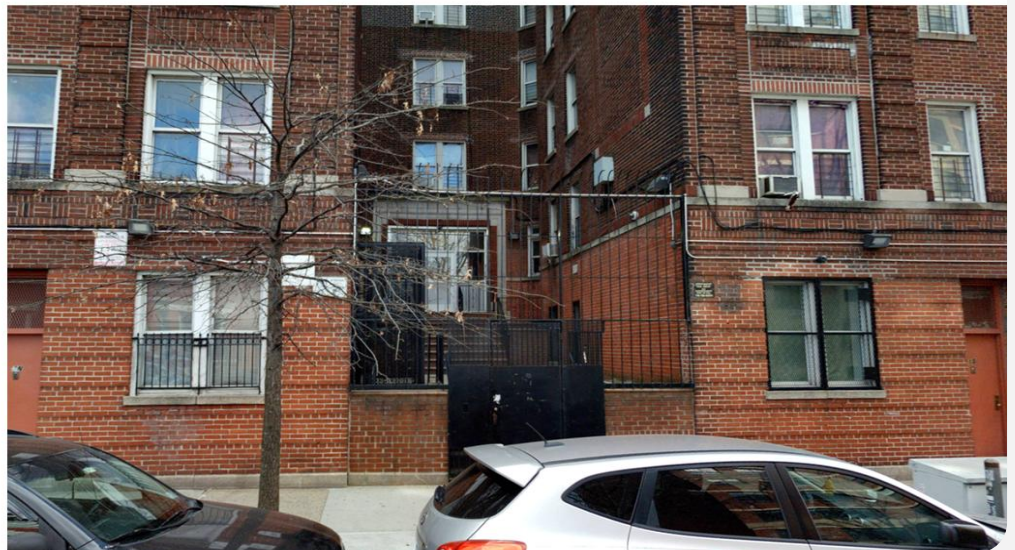
# 2256 Walton Ave, The Bronx



**ACCEPTED OFFER**

◆ 43 Units ◆ 37,056 SF

◆ \$654,538 Gross ◆ \$248,828 NOI



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# 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





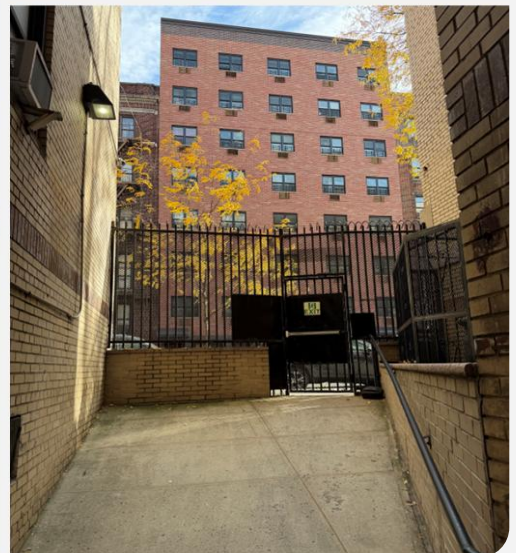
# 2025 Walton Ave, The Bronx



**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





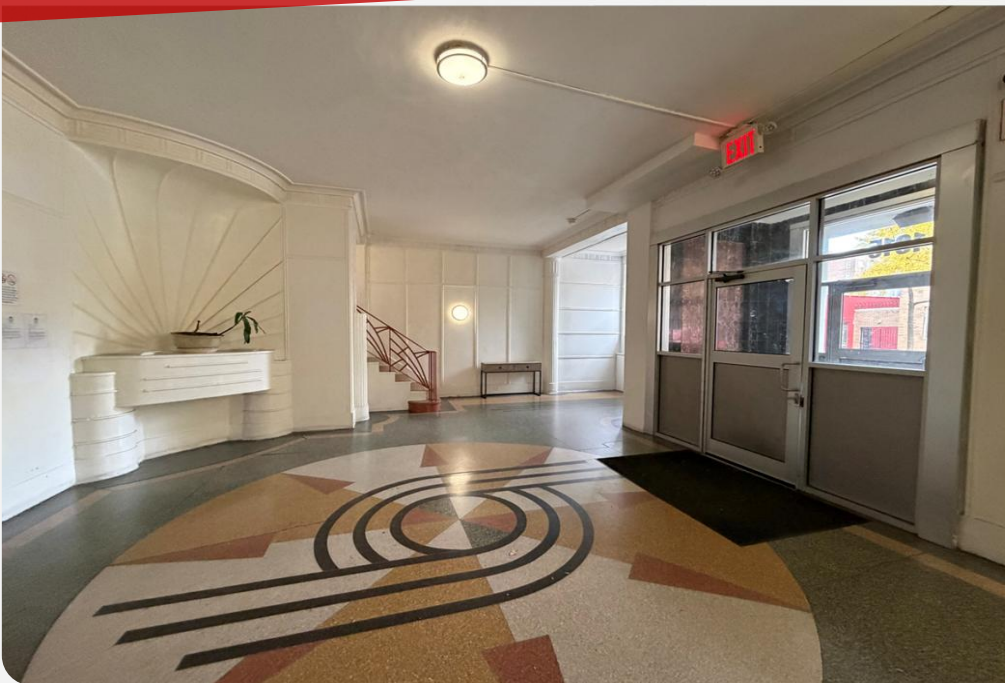
# 1915 Morris Ave, The Bronx



**NOW IN CONTRACT**

◆ 54 Units ◆ 57,000 SF

◆ \$912,936 Gross ◆ \$316,835 NOI

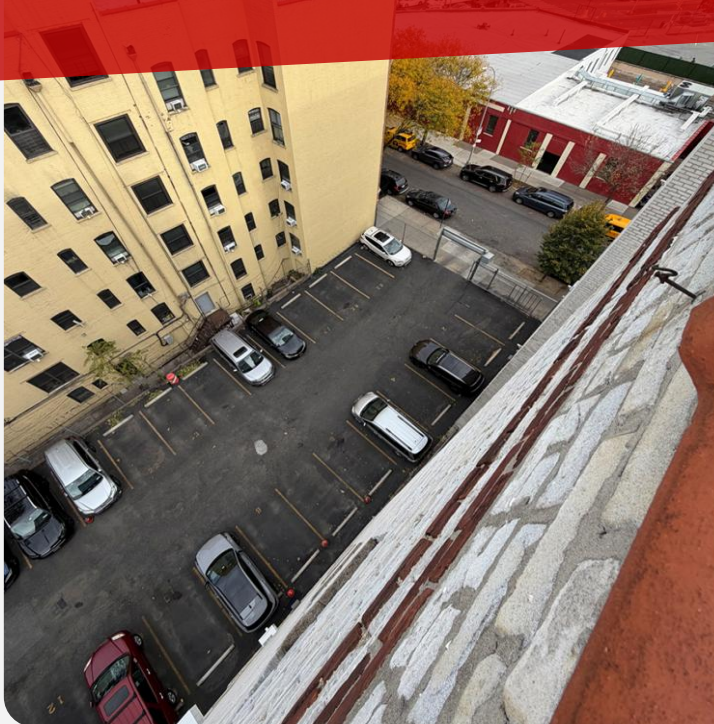




# 1917 Morris Ave, The Bronx



**DEVELOPMENT SITE IN CONTRACT**  
◆ **R8-ZONED** ◆ **50' x 135'**  
**FROM 40K TO 48K+ BUILDABLE SF**





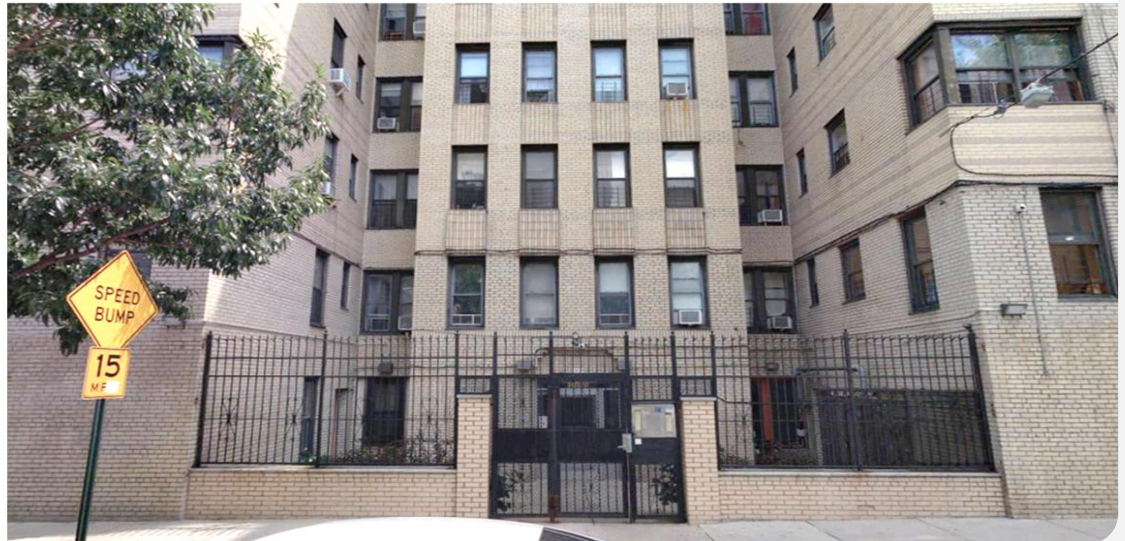
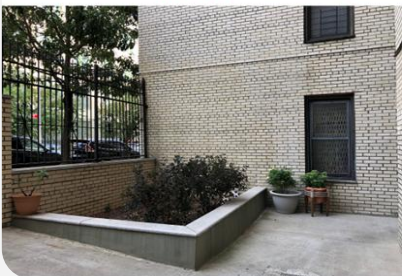
# 1860 Morris Ave, The Bronx



**NOW IN CONTRACT**

◆ 67 Units ◆ 66,550 SF

◆ \$1,030,216 Gross ◆ \$449,444 NOI

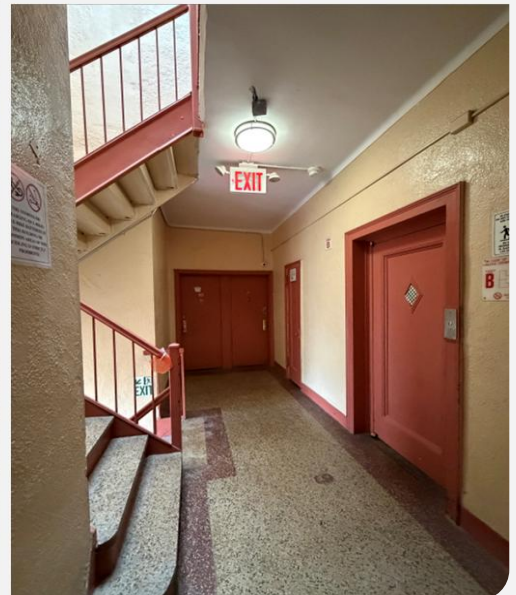




# 1181 Sheridan Ave, The Bronx

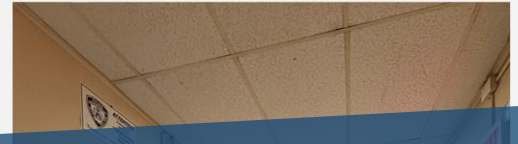


**ACCEPTED OFFER**  
 ♦ 67 Units ♦ 72,276 SF  
 ♦ \$1,035,690 Gross ♦ \$389,364 NOI





# 185 McClellan St, The Bronx



**ACCEPTED OFFER**

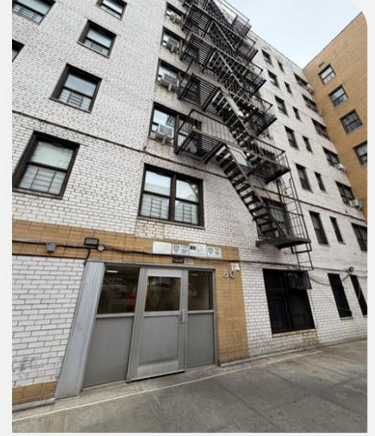
◆ 118 Units ◆ 123,000 SF

◆ \$2,044,682 Gross ◆ \$783,612 NOI





# 80 McClellan St, The Bronx



**NOW IN CONTRACT**

◆ 103 Units ◆ 124,805 SF

◆ \$1,810,944 Gross ◆ \$792,539 NOI





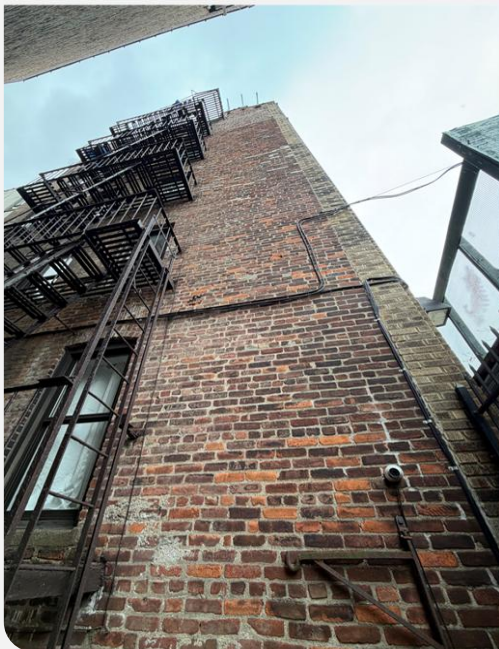
# 224 E 164th St, The Bronx



**NOW IN CONTRACT**

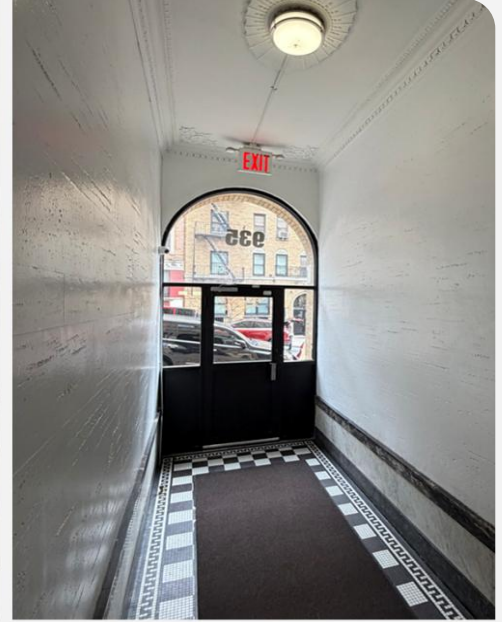
◆ 20 Units ◆ 16,350 SF

◆ \$293,346 Gross ◆ \$102,188 NOI





# 935 Ogden Ave, The Bronx



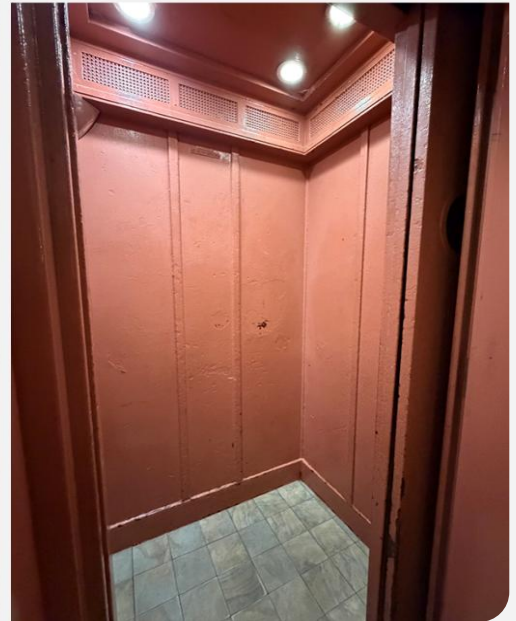
**NOW IN CONTRACT**

◆ 29 Units

◆ 25,264 SF

◆ \$402,561 Gross

◆ \$140,404 NOI





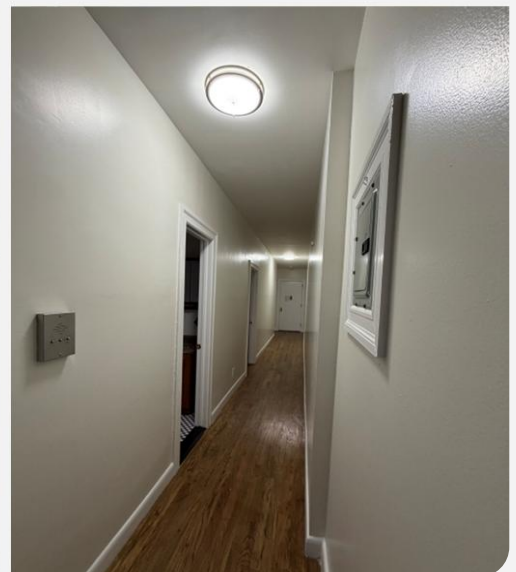
# 281 Edgecombe Ave, New York



**FOR SALE**

◆ 49 Units ◆ 58,596 SF

◆ \$1,096,755 Gross ◆ \$563,714 NOI





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*of*

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COMMERCIAL REAL ESTATE SERVICES

**We Sell Buildings & Land  
28 Year Track Record  
\$2 Billion In Gross Sales  
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