

20-Asset Bronx & Manhattan Portfolio

18 Apartment Buildings • 1 Retail/Office • 1 Development Site

984 Units • Over \$16.3 Million Gross • Extremely Low Violations

◆ **First Asset Closed on 2/27/26
Totaling 67 Units**

◆ **16 Assets Are Now In Contract
Including 823 Units & A Development Site**

◆ **The Remaining 3 Assets Totaling 94 Units
Have Accepted Offers**

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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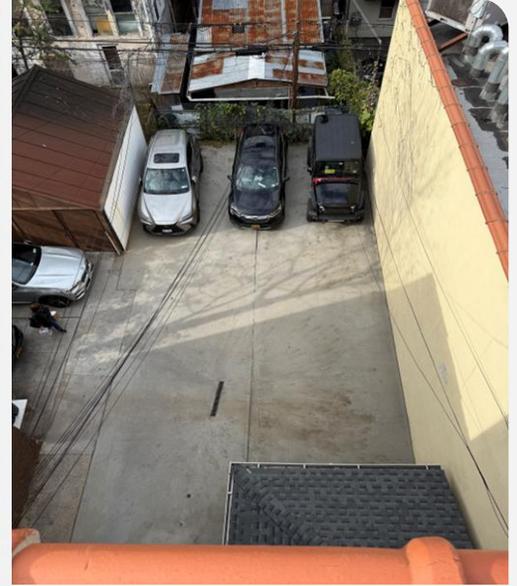


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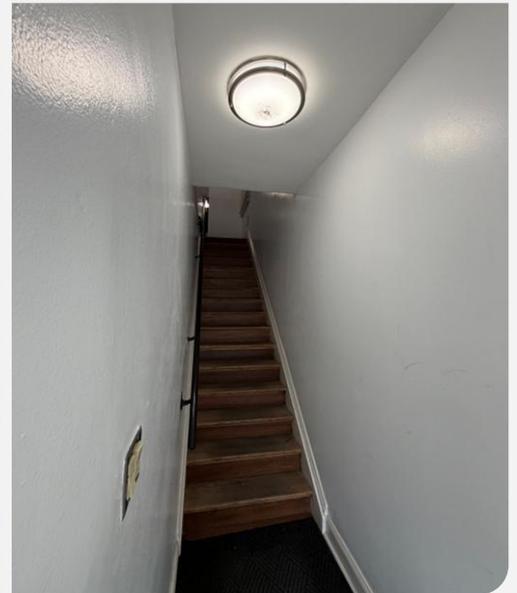
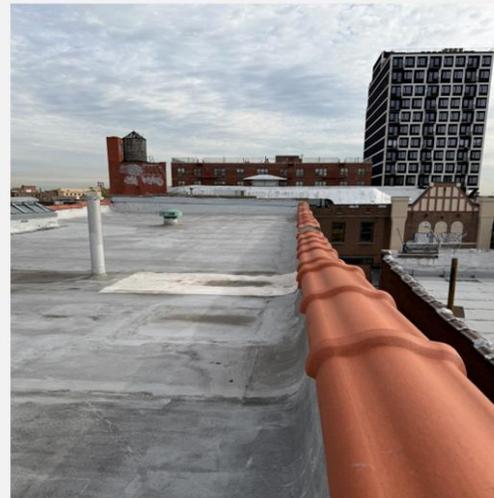
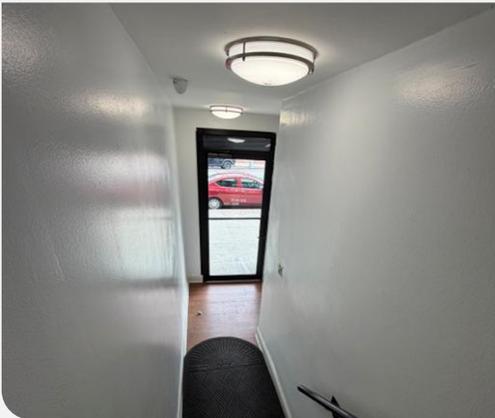
1325 Castle Hill Ave, The Bronx



ACCEPTED OFFER

◆ **Mixed-Use** ◆ **Castle Hill Avenue** ◆ **2,730 SF**

◆ **\$110,400 Gross** ◆ **\$74,679 NOI**



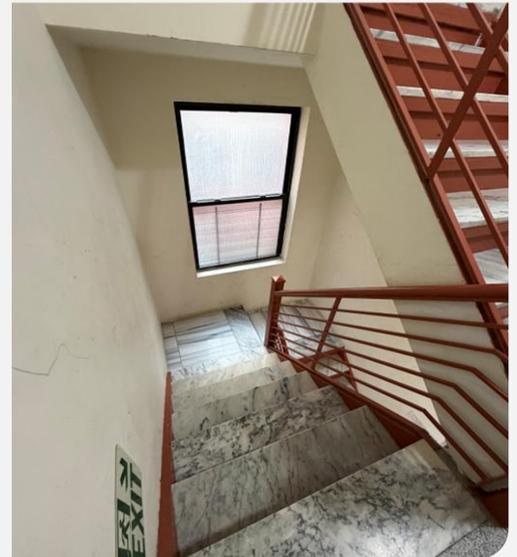
2363 Prospect Ave, The Bronx



NOW IN CONTRACT

◆ 26 Units ◆ 20,034 SF

◆ \$474,977 Gross ◆ \$143,140 NOI



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2355-7 Prospect Ave, The Bronx



NOW IN CONTRACT

◆ 61 Units ◆ 40,548 SF

◆ \$891,366 Gross ◆ \$286,784 NOI



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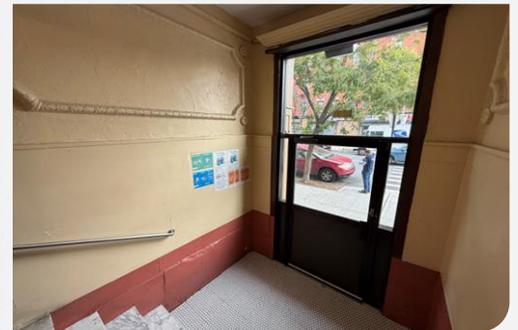
651 Crescent Ave, The Bronx



NOW IN CONTRACT

◆ 27 Units ◆ 18,350 SF

◆ \$444,771 Gross ◆ \$185,187 NOI



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2805 Pond Pl, The Bronx



NOW IN CONTRACT

◆ 60 Units ◆ 66,860 SF

◆ \$1,008,240 Gross ◆ \$427,713 NOI



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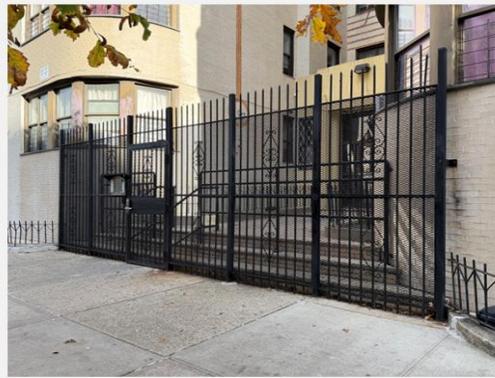
2388 Tiebout Ave, The Bronx



NOW IN CONTRACT

◆ 55 Units ◆ 56,448 SF

◆ \$868,093 Gross ◆ \$362,671 NOI



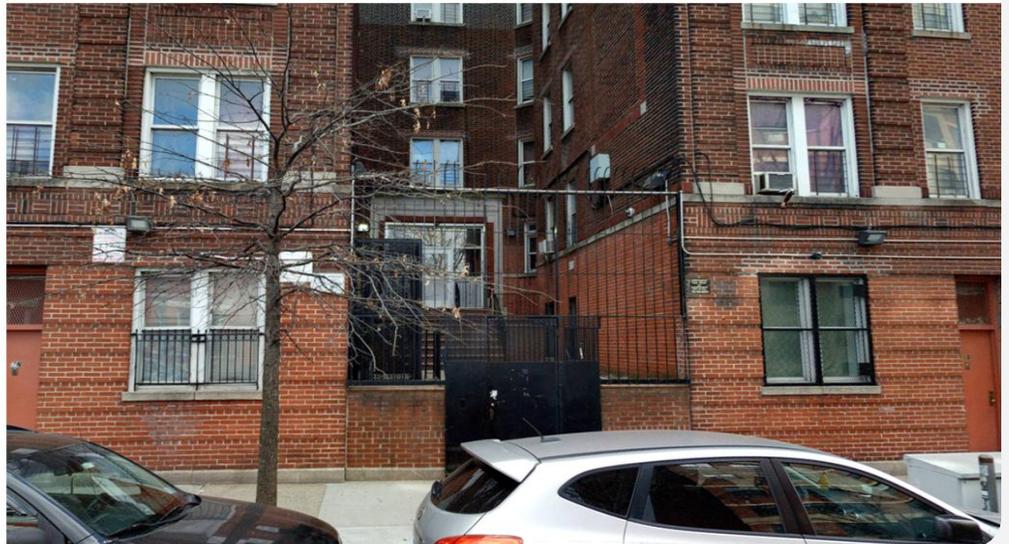
2256 Walton Ave, The Bronx



ACCEPTED OFFER

◆ 43 Units ◆ 37,056 SF

◆ \$655,211 Gross ◆ \$249,455 NOI



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2180 Anthony Ave, The Bronx



NOW IN CONTRACT

◆ 39 Units ◆ 33,600 SF

◆ \$579,112 Gross ◆ \$233,589 NOI



1818 Anthony Ave, The Bronx



NOW IN CONTRACT

◆ 73 Units ◆ 64,032 SF

◆ \$1,204,388 Gross ◆ \$524,747 NOI



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2025 Walton Ave, The Bronx



NOW IN CONTRACT

◆ 60 Units ◆ 57,000 SF

◆ \$888,615 Gross ◆ \$347,139 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

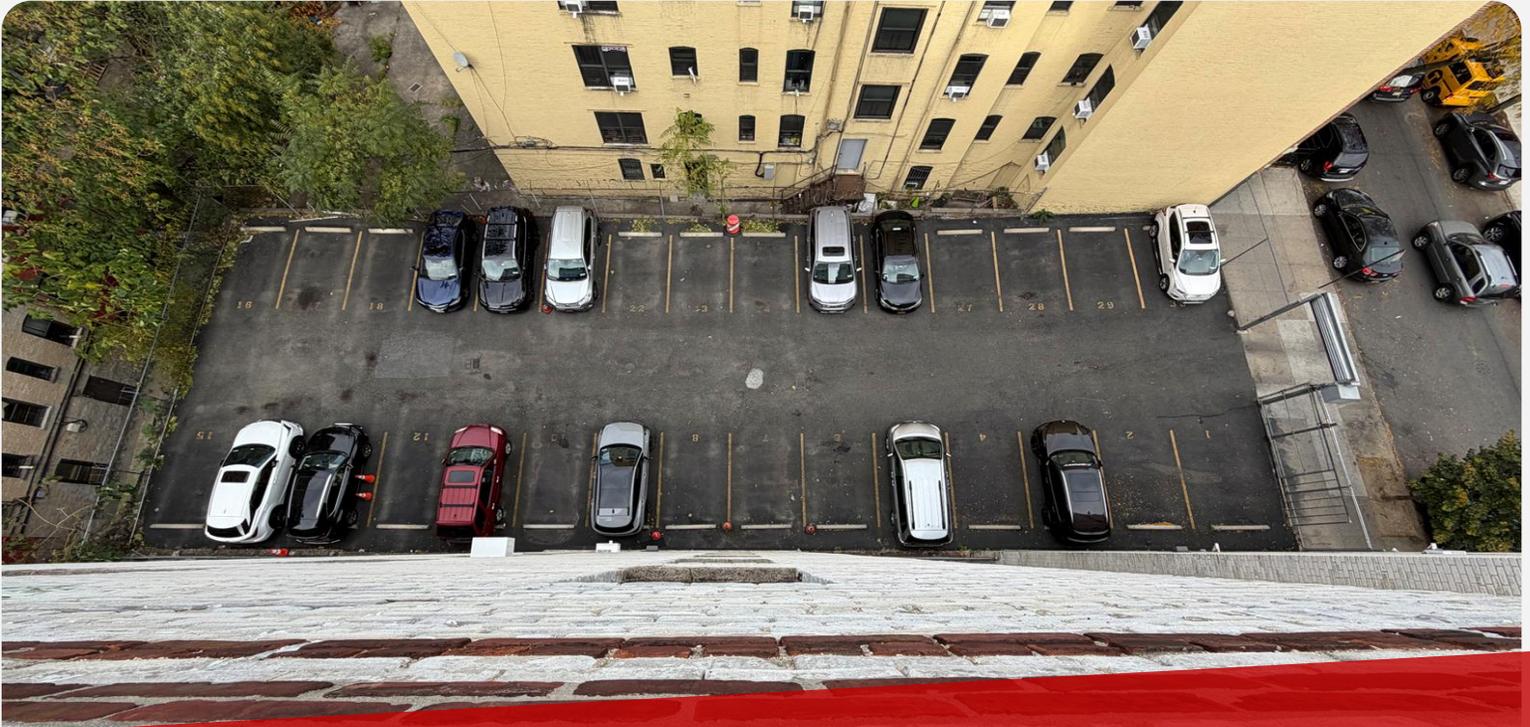


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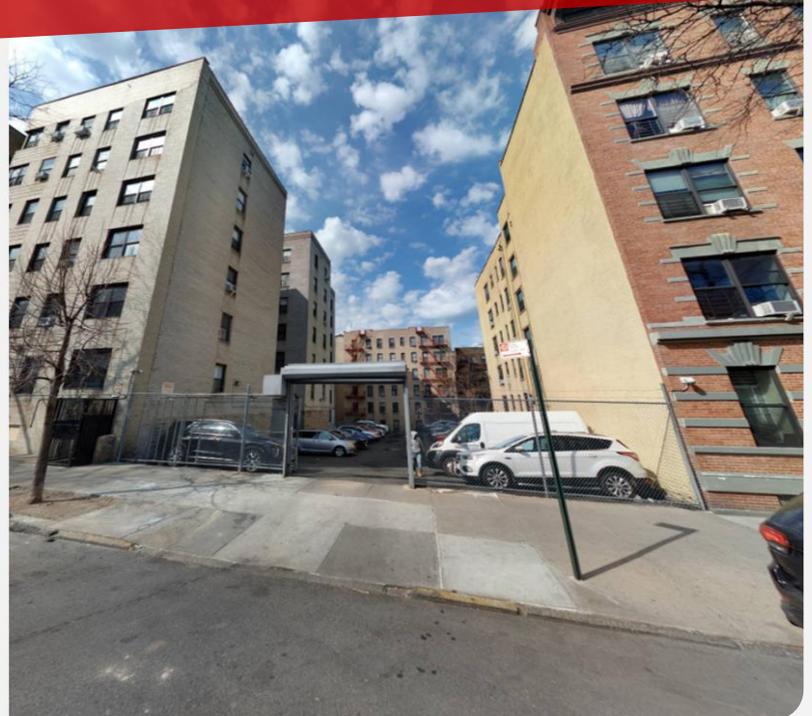
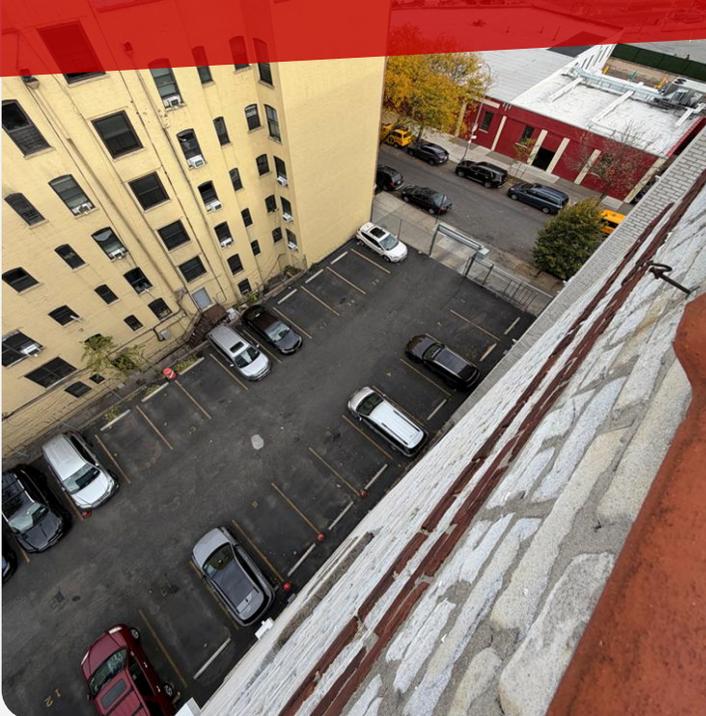


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1917 Morris Ave, The Bronx



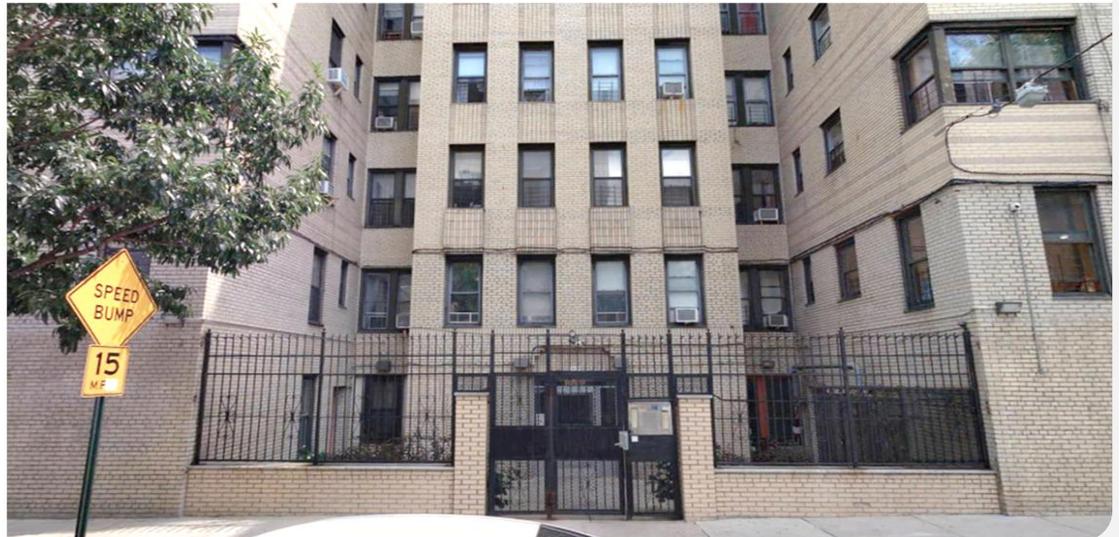
DEVELOPMENT SITE IN CONTRACT
 ♦ **R8-ZONED** ♦ **50' x 135'**
FROM 40K TO 48K+ BUILDABLE SF



1860 Morris Ave, The Bronx



CLOSED 2/27/26 FOR \$4,300,000
10.5% CAP ♦ 4.2 GRM ♦ \$64K / UNIT ♦ \$65 / SF
♦ 67 Units ♦ 66,550 SF
♦ \$1,030,216 Gross ♦ \$449,444 NOI



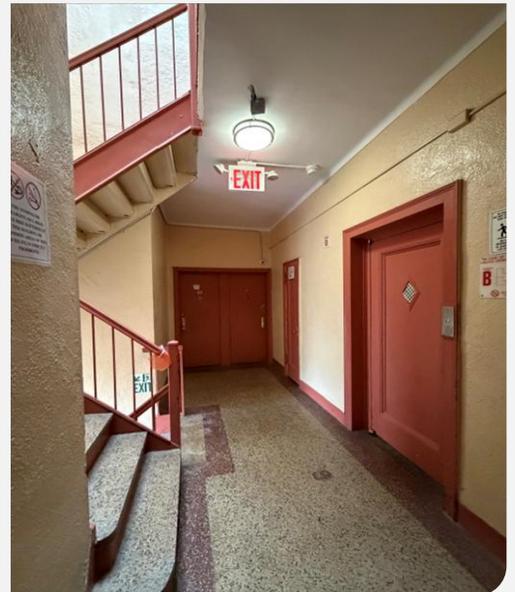
1181 Sheridan Ave, The Bronx



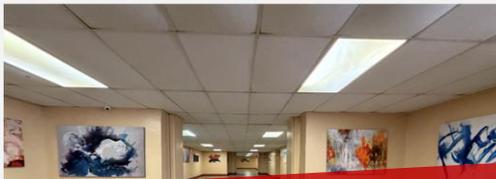
NOW IN CONTRACT

◆ 67 Units ◆ 72,276 SF

◆ \$1,038,539 Gross ◆ \$411,500 NOI



185 McClellan St, The Bronx



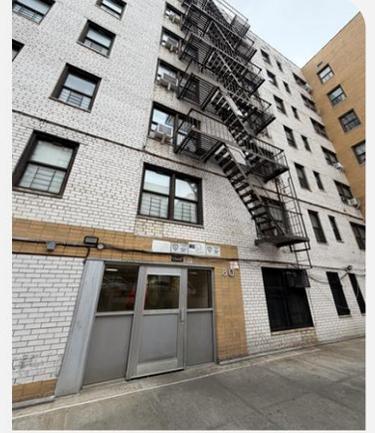
NOW IN CONTRACT

◆ 118 Units ◆ 123,000 SF

◆ \$2,051,940 Gross ◆ \$862,661 NOI



80 McClellan St, The Bronx



NOW IN CONTRACT

◆ 103 Units ◆ 124,805 SF

◆ \$1,810,944 Gross ◆ \$792,539 NOI



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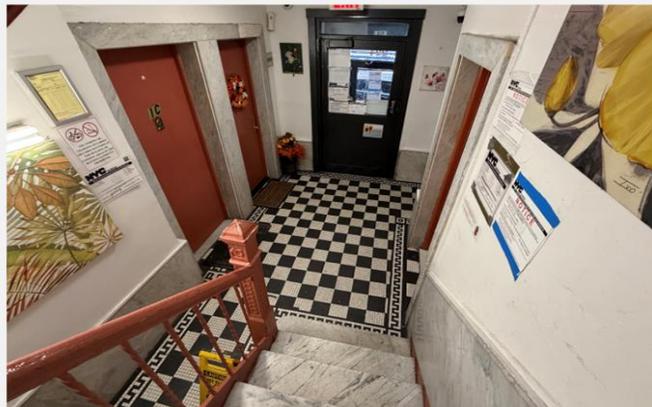
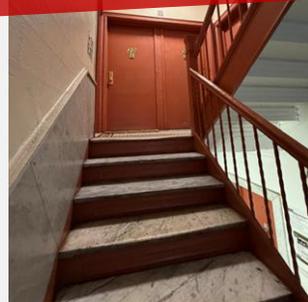
224 E 164th St, The Bronx



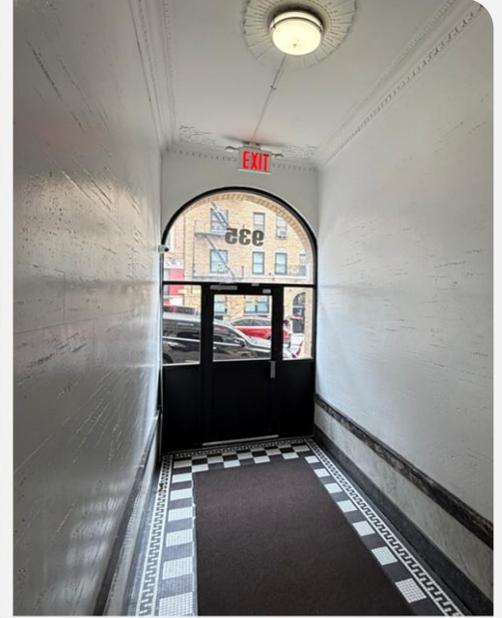
NOW IN CONTRACT

◆ 20 Units ◆ 16,350 SF

◆ \$293,346 Gross ◆ \$102,188 NOI



935 Ogden Ave, The Bronx



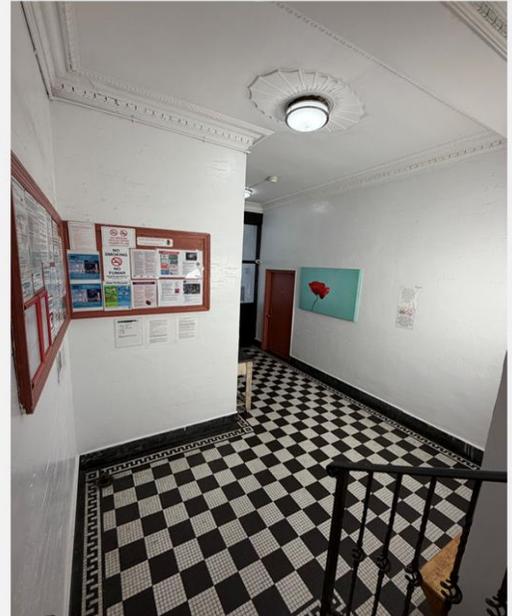
NOW IN CONTRACT

◆ 29 Units

◆ 25,264 SF

◆ \$402,561 Gross

◆ \$140,404 NOI



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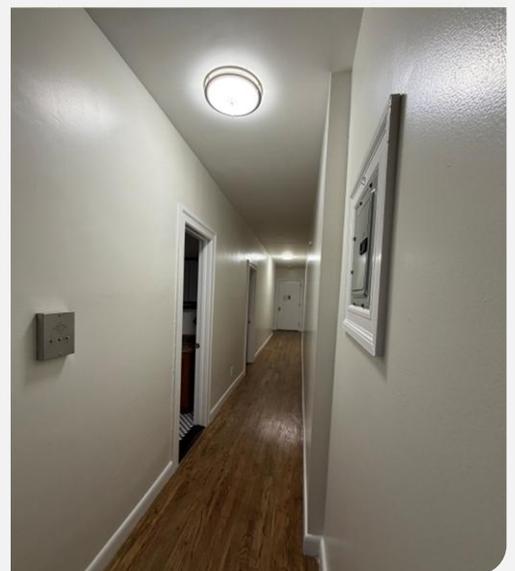
281 Edgecombe Ave, New York



ACCEPTED OFFER

◆ 49 Units ◆ 58,596 SF

◆ \$1,105,769 Gross ◆ \$572,107 NOI



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of

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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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Reviews, & Consultations

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