

# 20-Asset Bronx & Manhattan Portfolio

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

984 Units • \$16.4 Million Gross • Extremely Low Violations

◆ **10 Assets Closed So Far in 2026  
Totaling 650 Units**

◆ **8 Assets Are Now In Contract And Set To Close Soon  
Including 283 Units & A Development Site**

◆ **The Remaining 2 Assets Totaling 51 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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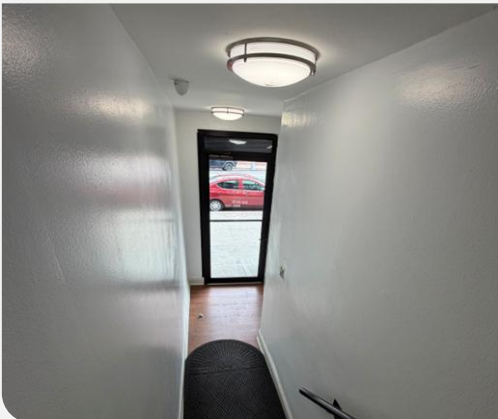
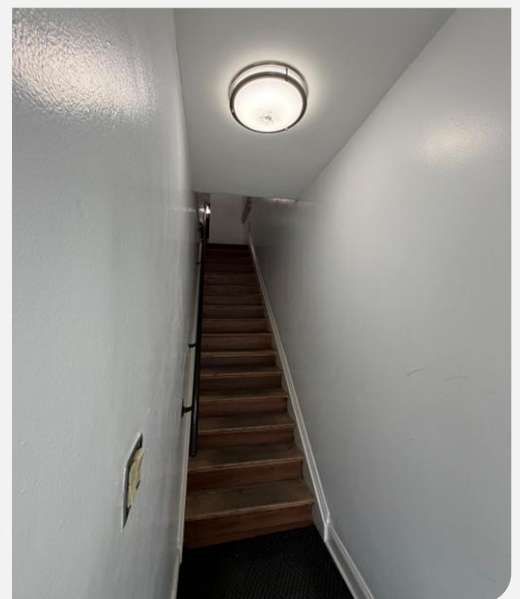
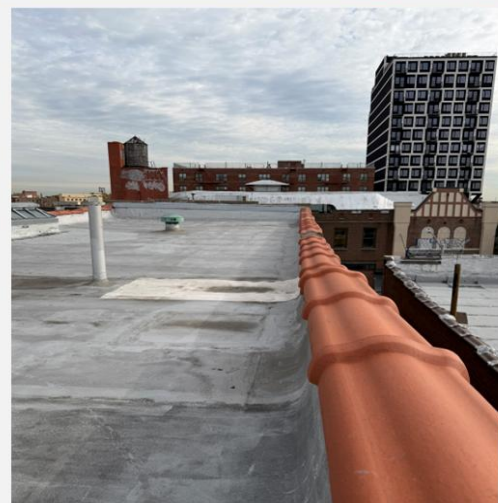
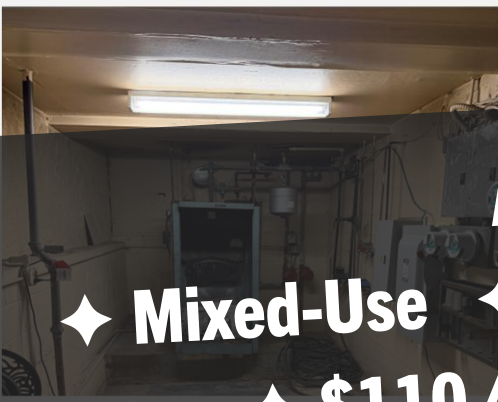
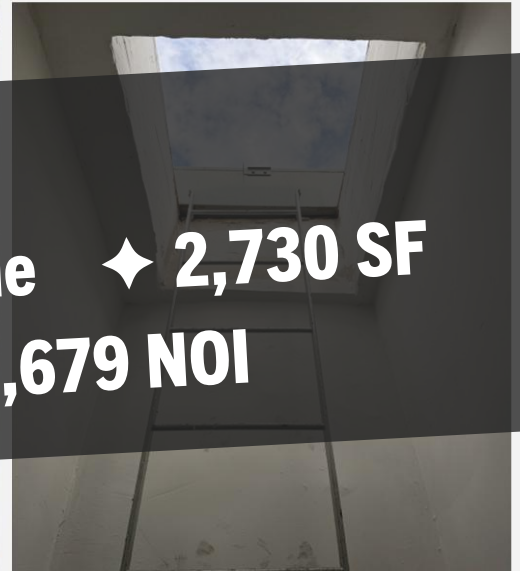
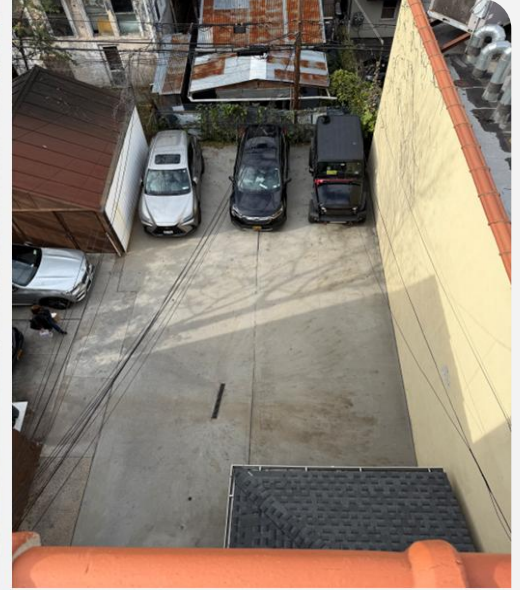


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# 1325 Castle Hill Ave, The Bronx



**ACCEPTED OFFER**

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

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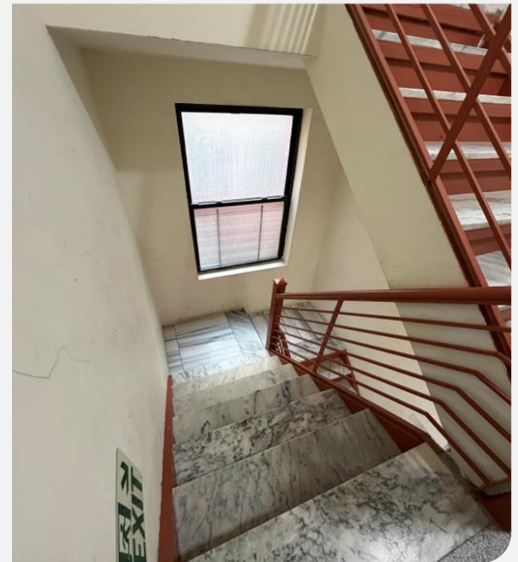
# 2363 Prospect Ave, The Bronx



**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

◆ \$902,469 Gross ◆ \$297,124 NOI



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**LALA**  
REALTY GROUP

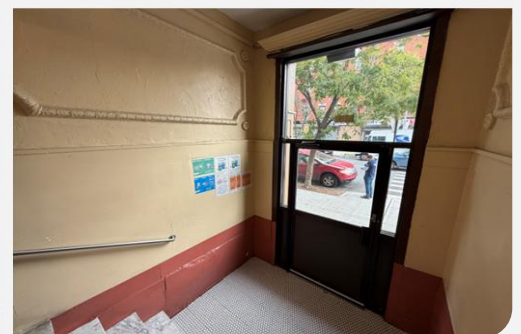
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# 651 Crescent Ave, The Bronx



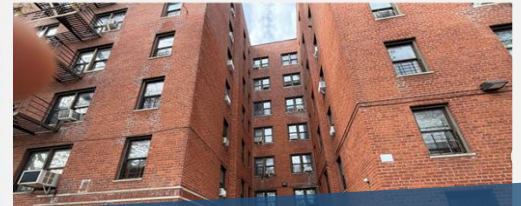
**CLOSED 5/4/26 FOR \$2,125,000**  
**8.7% CAP ♦ 4.8 GRM ♦ \$79K / UNIT ♦ \$116 / SF**  
**♦ 27 Units ♦ 18,350 SF**  
**♦ \$444,771 Gross ♦ \$185,187 NOI**



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# 2805 Pond Pl, The Bronx



**CLOSED 4/17/26 FOR \$4,337,675**  
**10.1% CAP ♦ 4.3 GRM ♦ \$72K / UNIT ♦ \$65 / SF**  
**♦ 60 Units ♦ 66,860 SF**  
**♦ \$1,017,321 Gross ♦ \$436,170 NOI**



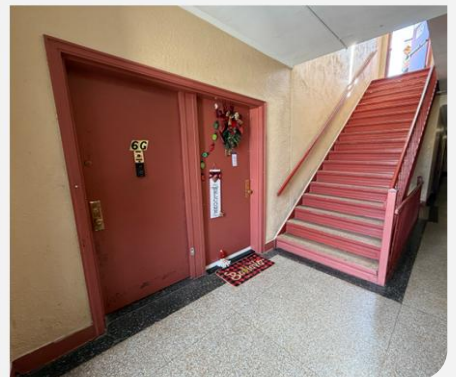
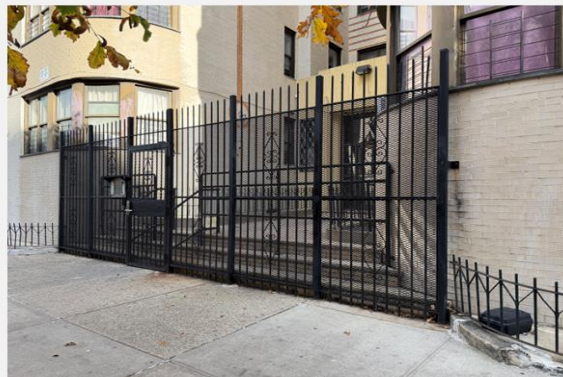
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# 2388 Tiebout Ave, The Bronx



**CLOSED 4/17/26 FOR \$3,474,000**  
**10.5% CAP ♦ 4.0 GRM ♦ \$63K / UNIT ♦ \$62 / SF**  
**♦ 55 Units ♦ 56,448 SF**  
**♦ \$871,597 Gross ♦ \$365,934 NOI**



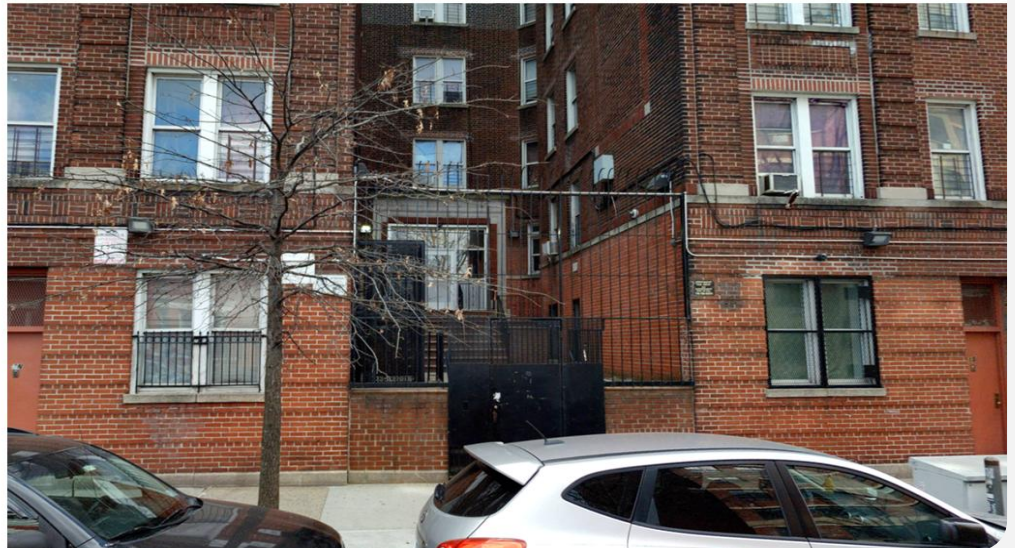
# 2256 Walton Ave, The Bronx



**NOW IN CONTRACT**

◆ 43 Units ◆ 37,056 SF

◆ \$655,211 Gross ◆ \$249,455 NOI



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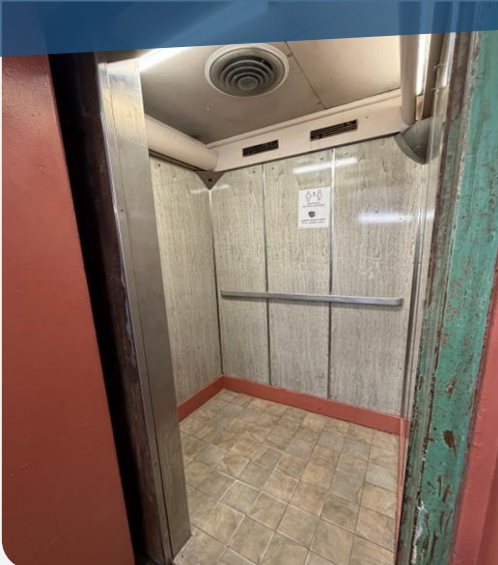
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# 2180 Anthony Ave, The Bronx



**CLOSED 4/21/26 FOR \$2,118,175**  
**11.2% CAP ♦ 3.6 GRM ♦ \$54K / UNIT ♦ \$63 / SF**

**♦ 39 Units ♦ 33,600 SF**  
**♦ \$584,093 Gross ♦ \$238,227 NOI**



# 1818 Anthony Ave, The Bronx



**NOW IN CONTRACT**

◆ 73 Units ◆ 64,032 SF

◆ \$1,211,664 Gross ◆ \$531,522 NOI



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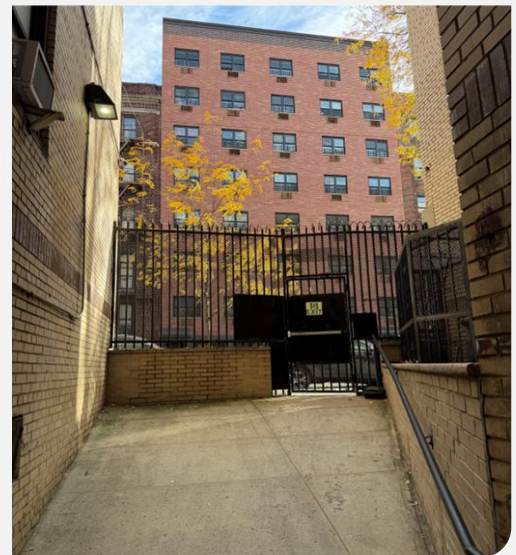
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# 2025 Walton Ave, The Bronx



**CLOSED 4/15/26 FOR \$3,083,175**  
**11.5% CAP ♦ 3.4 GRM ♦ \$51K / UNIT ♦ \$54 / SF**

**♦ 60 Units ♦ 57,000 SF**  
**♦ \$897,330 Gross ♦ \$355,255 NOI**



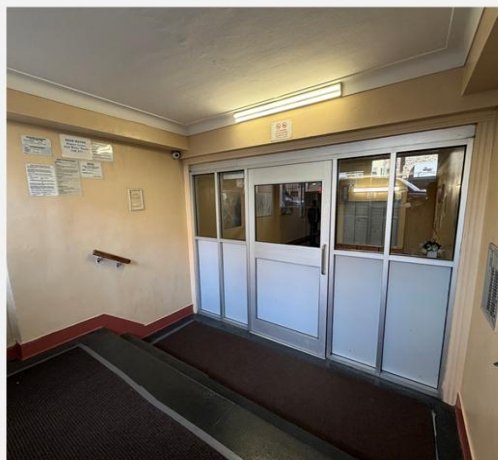
# 214 E 178th St, The Bronx



**NOW IN CONTRACT**

◆ 31 Units ◆ 29,000 SF

◆ \$501,407 Gross ◆ \$183,807 NOI



# 1915 Morris Ave, The Bronx



**CLOSED 4/15/26 FOR \$3,420,925**

**9.4% CAP ♦ 3.7 GRM ♦ \$63K / UNIT ♦ \$60 / SF**

**♦ 54 Units ♦ 57,000 SF**

**♦ \$918,951 Gross ♦ \$322,436 NOI**



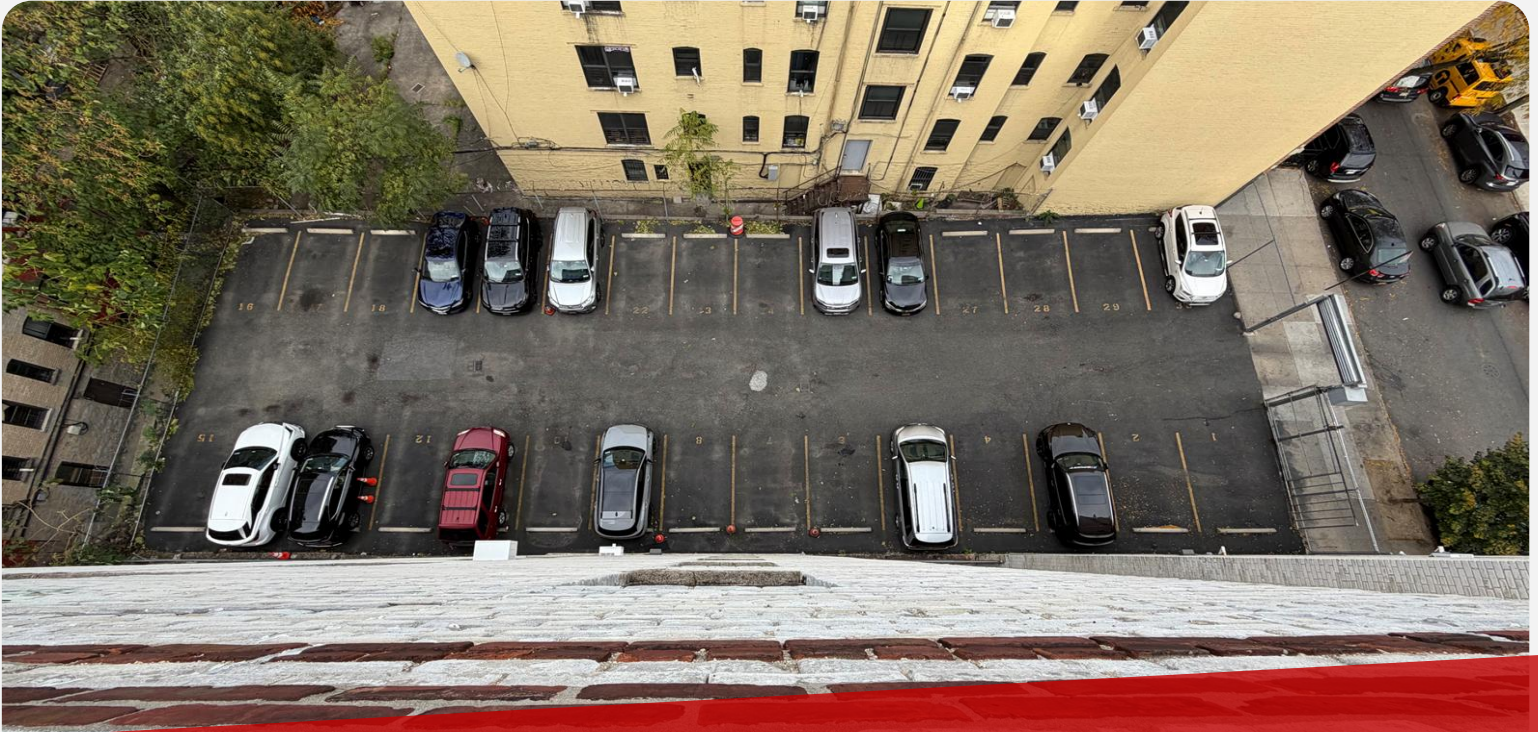
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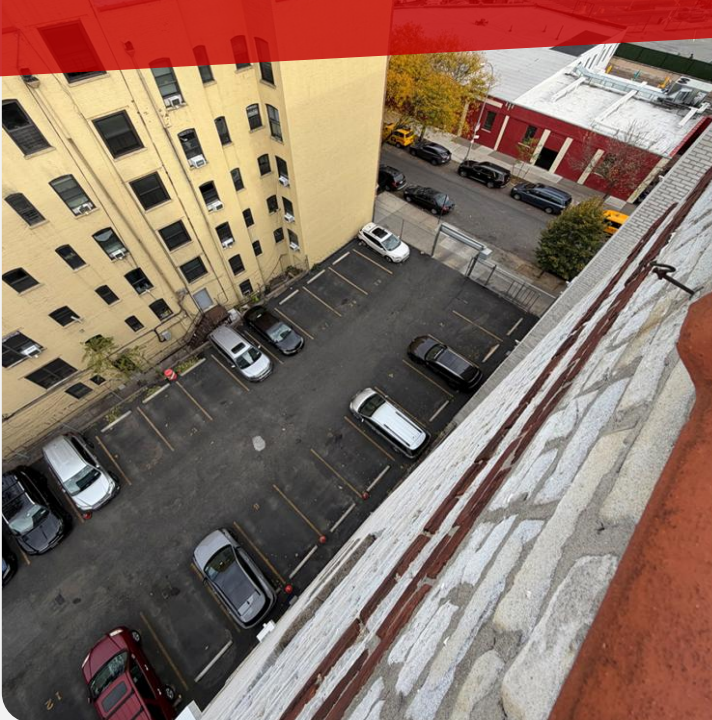
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# 1917 Morris Ave, The Bronx



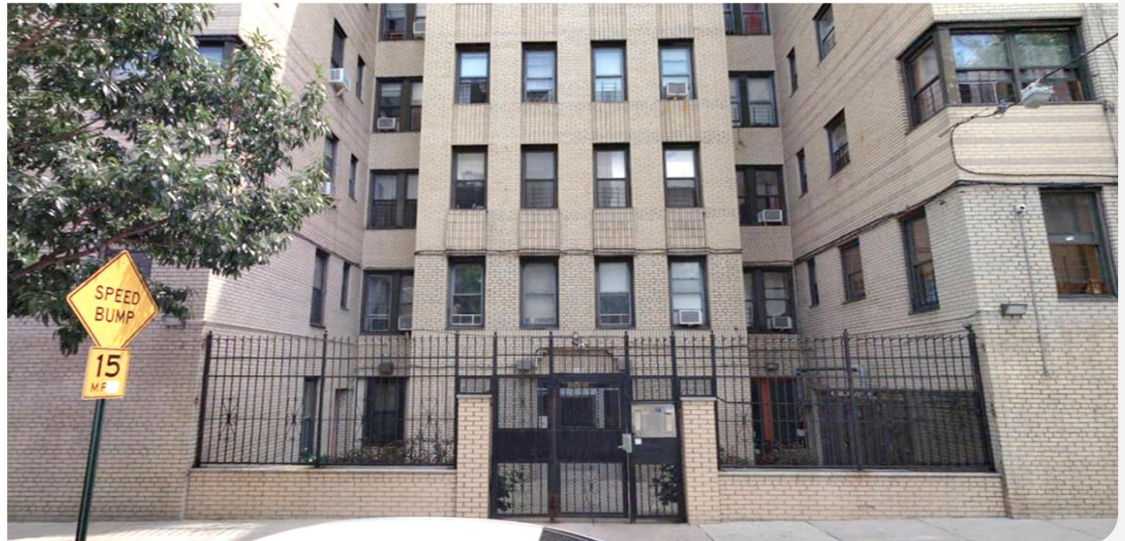
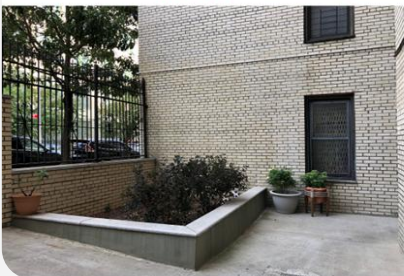
**DEVELOPMENT SITE IN CONTRACT**  
 ♦ **R8-ZONED** ♦ **50' x 135'**  
**FROM 40K TO 48K+ BUILDABLE SF**



# 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

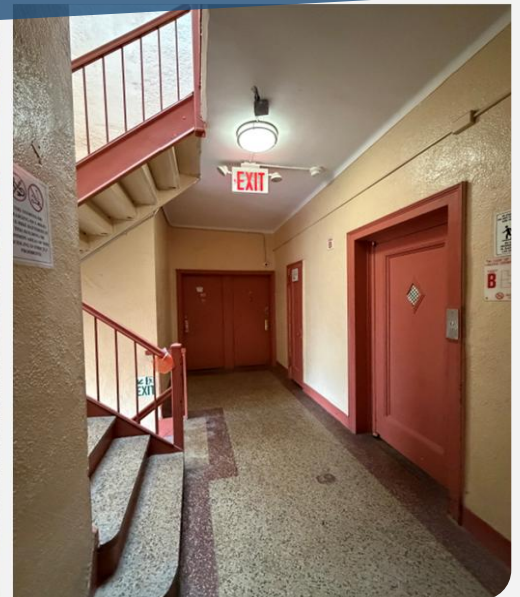
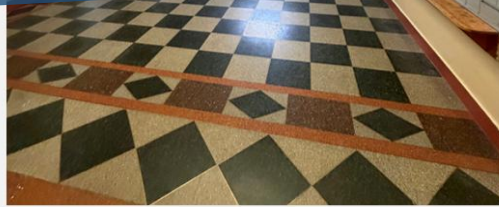


**CLOSED 4/30/26 FOR \$3,965,000**

**10.4% CAP ♦ 3.8 GRM ♦ \$59K / UNIT ♦ \$55 / SF**

**♦ 67 Units ♦ 72,276 SF**

**♦ \$1,038,539 Gross ♦ \$411,500 NOI**



# 185 McClellan St, The Bronx



**CLOSED 4/30/26 FOR \$7,735,000**  
**11.2% CAP ♦ 3.8 GRM ♦ \$66K / UNIT ♦ \$63 / SF**

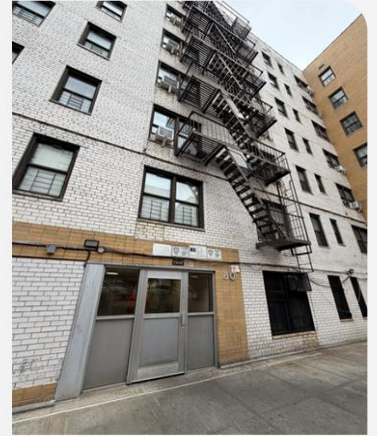
**♦ 118 Units ♦ 123,000 SF**  
**♦ \$2,051,940 Gross ♦ \$862,661 NOI**



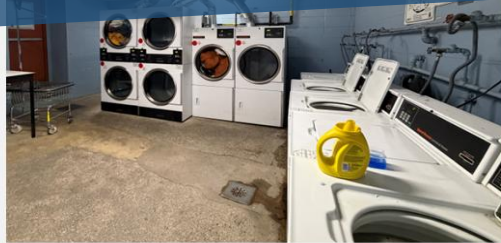
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# 80 McClellan St, The Bronx



**CLOSED 4/21/26 FOR \$7,850,000**  
**10.2% CAP ♦ 4.3 GRM ♦ \$76K / UNIT ♦ \$63 / SF**  
**♦ 103 Units ♦ 124,805 SF**  
**♦ \$1,819,385 Gross ♦ \$800,399 NOI**



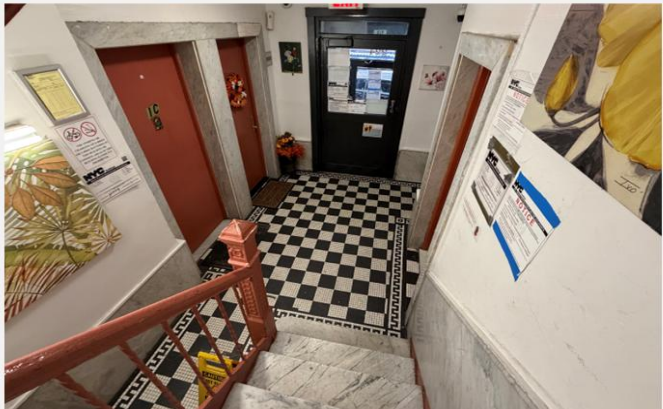
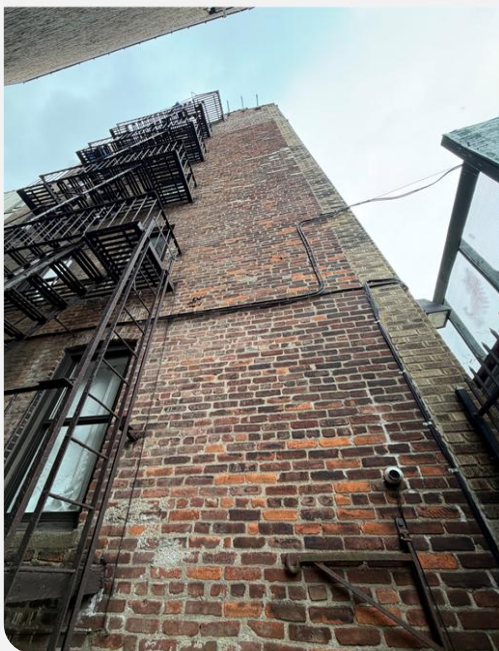
# 224 E 164th St, The Bronx



**NOW IN CONTRACT**

◆ 20 Units ◆ 16,350 SF

◆ \$293,835 Gross ◆ \$102,643 NOI



# 935 Ogden Ave, The Bronx



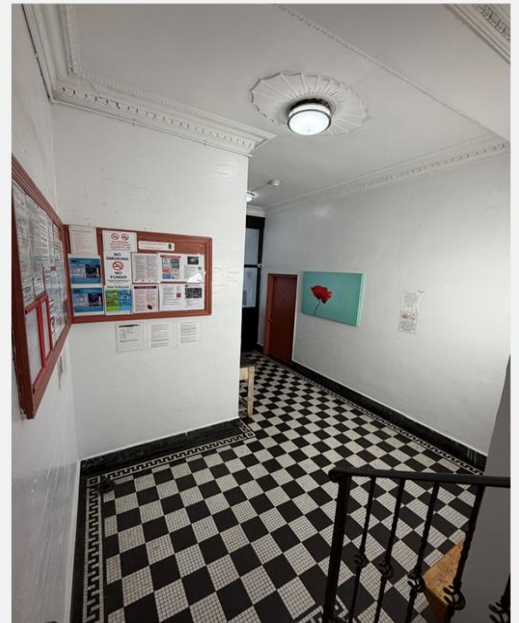
**NOW IN CONTRACT**

◆ 29 Units

◆ 25,264 SF

◆ \$404,125 Gross

◆ \$141,861 NOI



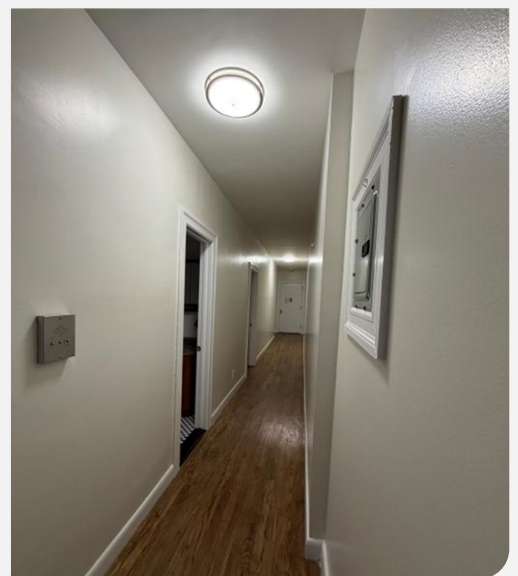
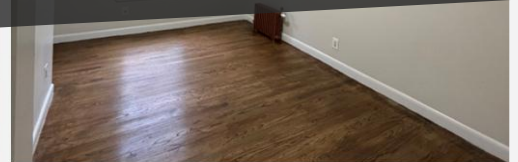
# 281 Edgecombe Ave, New York



**ACCEPTED OFFER**

◆ 49 Units ◆ 58,596 SF

◆ \$1,105,769 Gross ◆ \$572,107 NOI



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REALTY GROUP

of

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COMMERCIAL REAL ESTATE SERVICES

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



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*Jack Lala*



*Dave Raciti*



*Michelle Lala*

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**Reviews, & Consultations**

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