LALA REALTY GROUP of RM FRIEDLAND COMMERCIAL REAL ESTATE SERVICES

EXCLUSIVE OFFERING

5/26/2026 (P47)

20-Asset Bronx & Manhattan Portfolio

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

984 Units • $16.4 Million Gross • Extremely Low Violations

✦ **11 Assets Closed So Far in 2026**
Totaling 650 Units
Plus A Development Site

✦ **9 Assets Are Now In Contract**
And Set To Close Soon
Totaling 334 Units

ARTISTIC RENDERING / VISUALIZATION

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

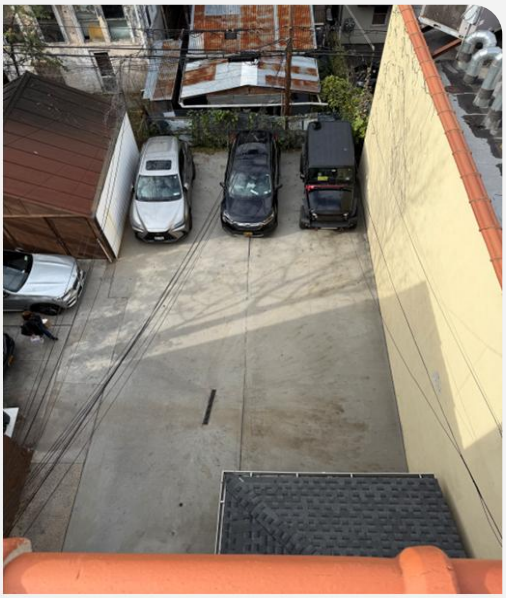
Marco Lala
(914) 380-3806
mlala@rmfriedland.com

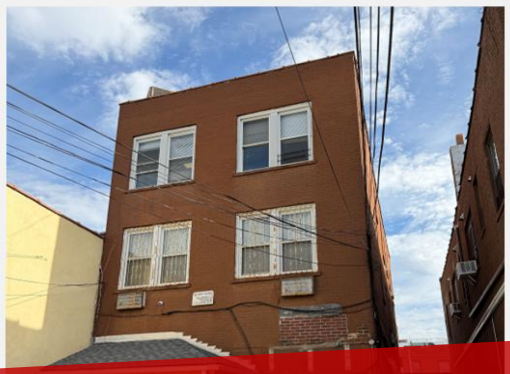
Jack Lala
(914) 363-7903
jlala@rmfriedland.com

David Raciti
(914) 775-7322
draciti@rmfriedland.com

Michelle Lala
(914) 861-3183
mplala@rmfriedland.com

1325 Castle Hill Ave, The Bronx

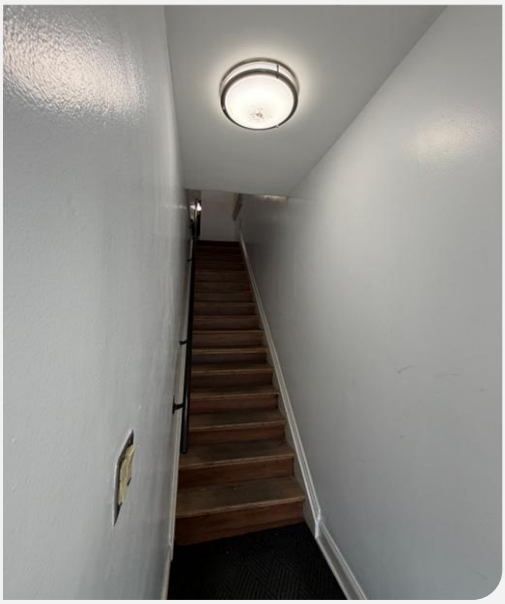


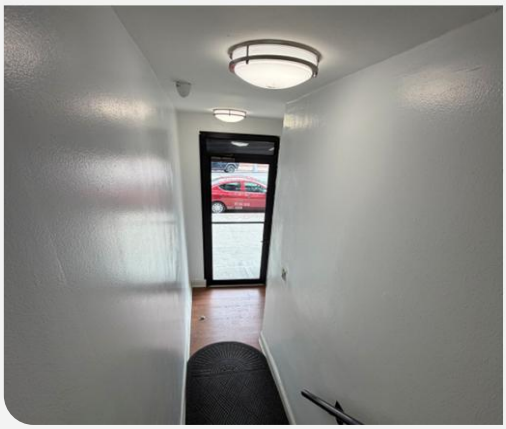


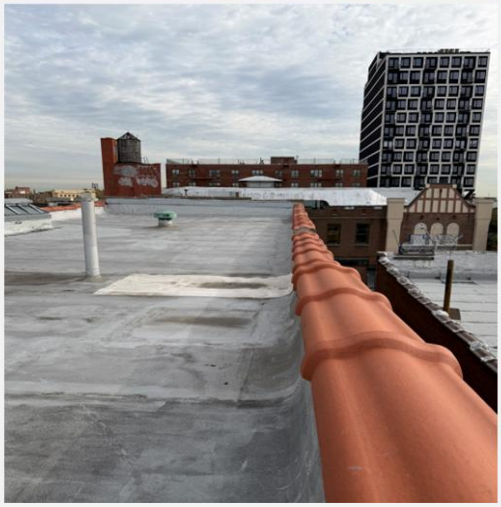
NOW IN CONTRACT

✦ Mixed-Use ✦ Castle Hill Avenue ✦ 2,730 SF

✦ $110,400 Gross ✦ $74,679 NOI







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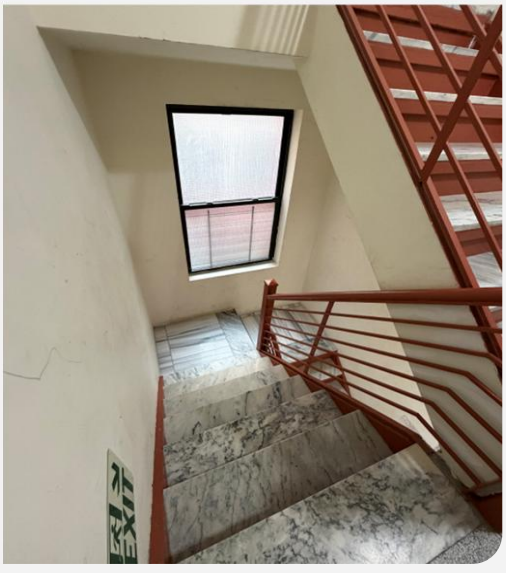
2363 Prospect Ave, The Bronx

NOW IN CONTRACT

✦ 26 Units ✦ 20,034 SF

✦ $474,977 Gross ✦ $143,140 NOI



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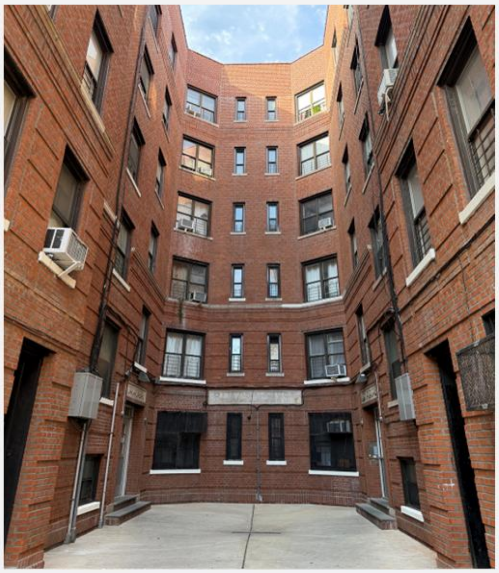
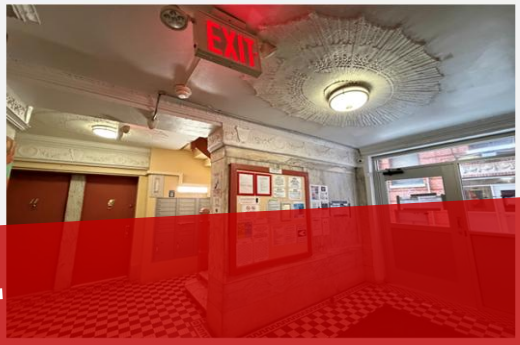
2355-7 Prospect Ave, The Bronx





NOW IN CONTRACT

- ✦ 61 Units
- ✦ 40,548 SF
- ✦ $902,469 Gross
- ✦ $297,124 NOI

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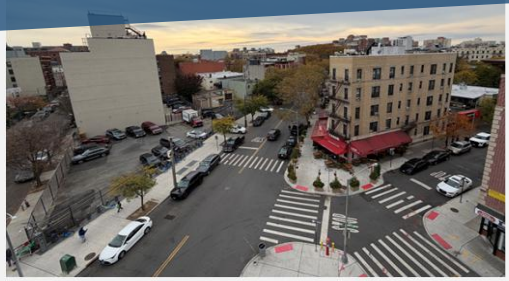
651 Crescent Ave, The Bronx

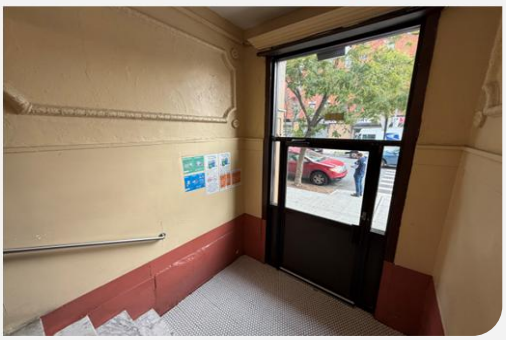
CLOSED 5/4/26 FOR $2,125,000

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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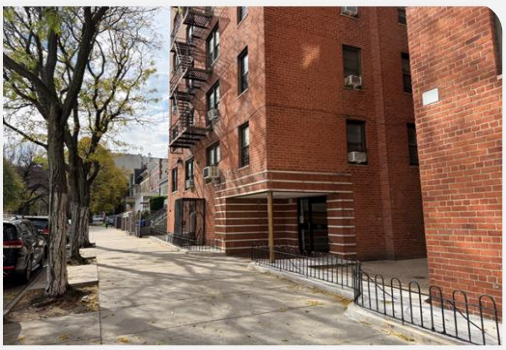
2805 Pond Pl, The Bronx

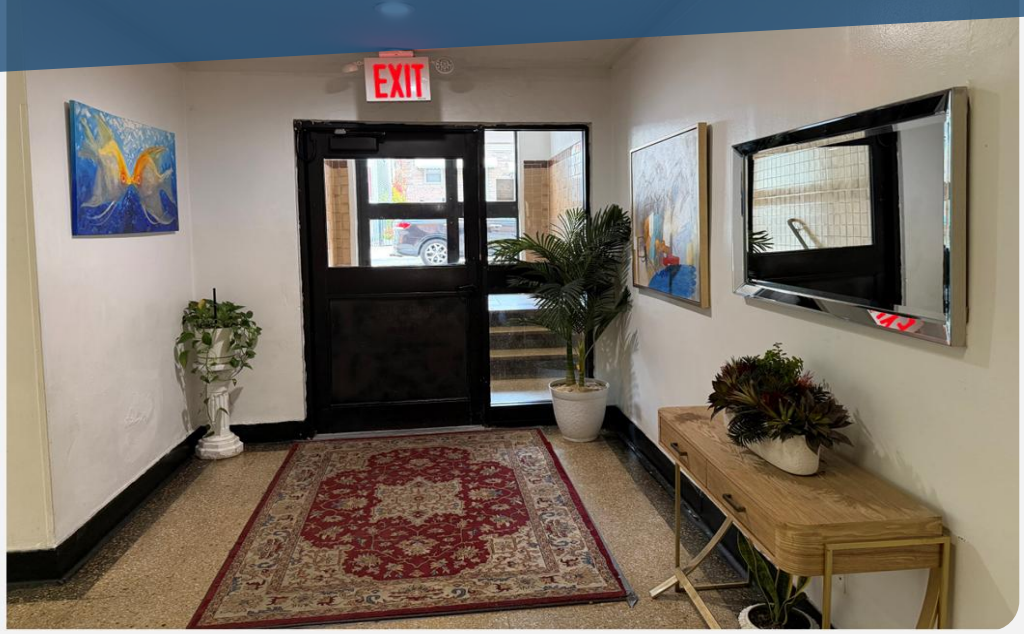


CLOSED 4/17/26 FOR $4,337,675

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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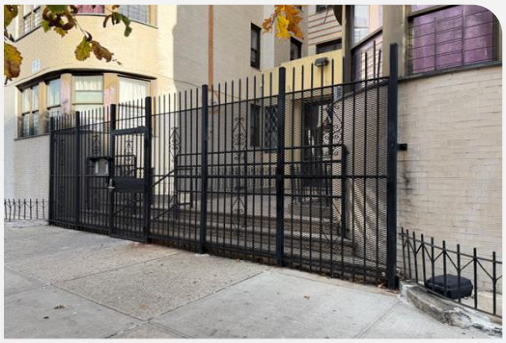
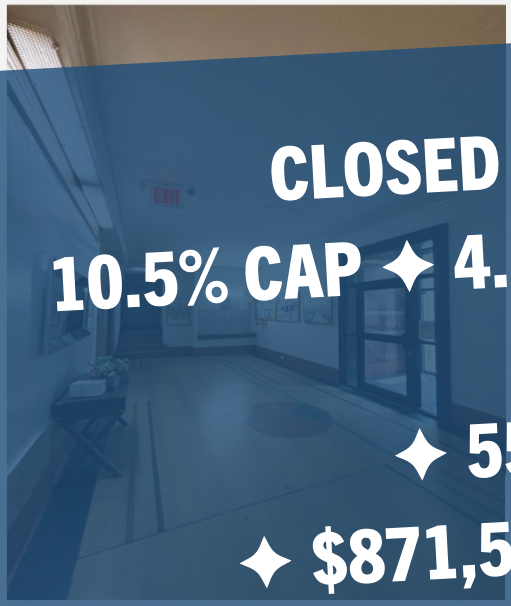
2388 Tiebout Ave, The Bronx



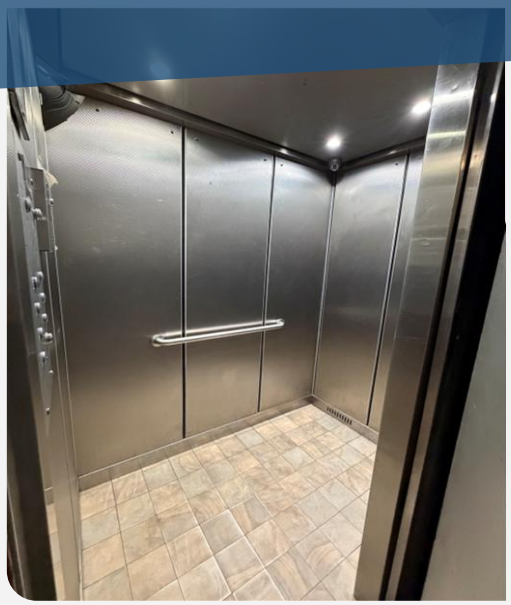


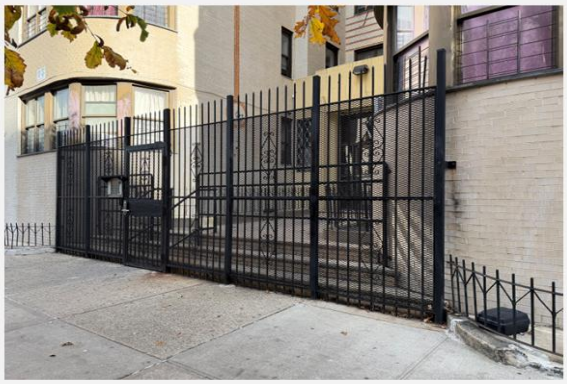
CLOSED 4/17/26 FOR $3,474,000

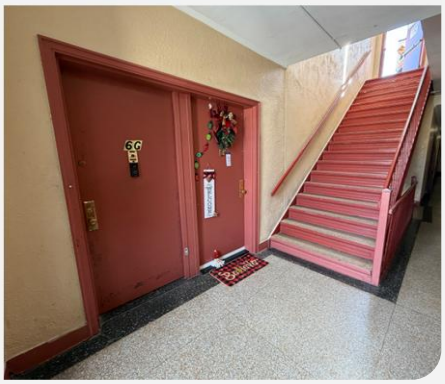
10.5% CAP ✦ 4.0 GRM ✦ $63K / UNIT ✦ $62 / SF

✦ 55 Units ✦ 56,448 SF

✦ $871,597 Gross ✦ $365,934 NOI







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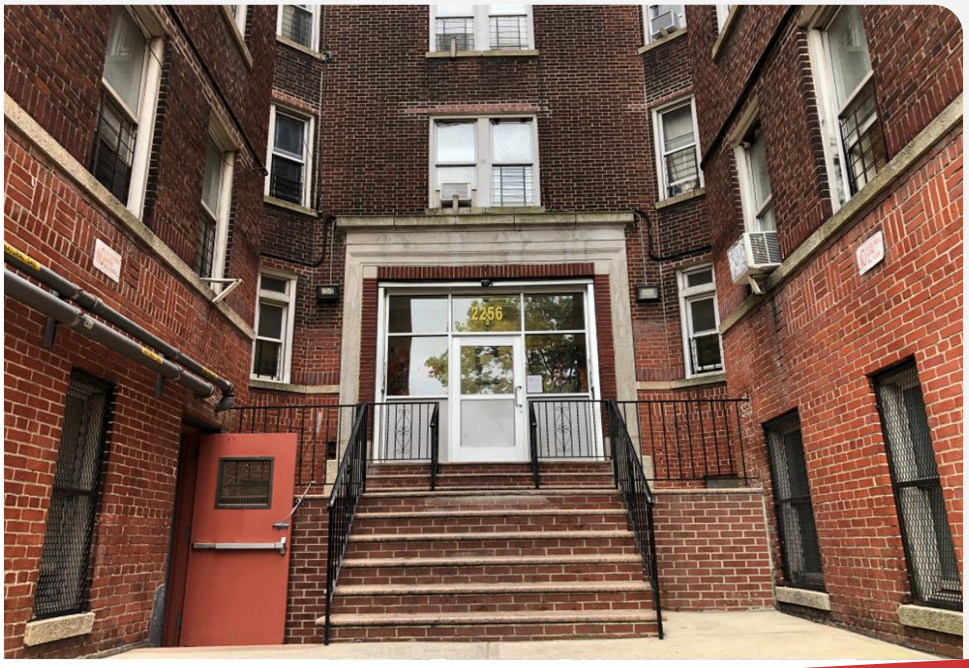
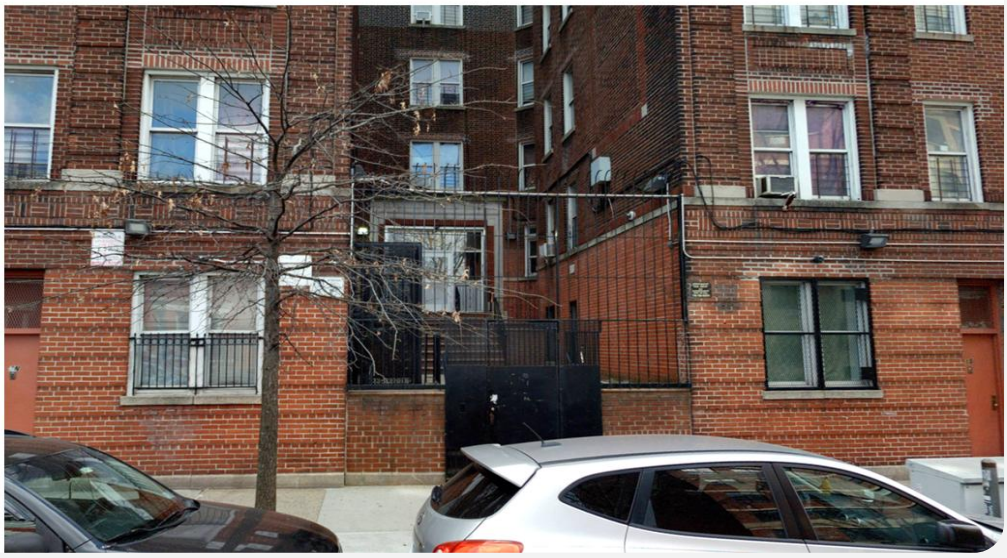
2256 Walton Ave, The Bronx



NOW IN CONTRACT

✦ 43 Units ✦ 37,056 SF

✦ $655,211 Gross ✦ $249,455 NOI



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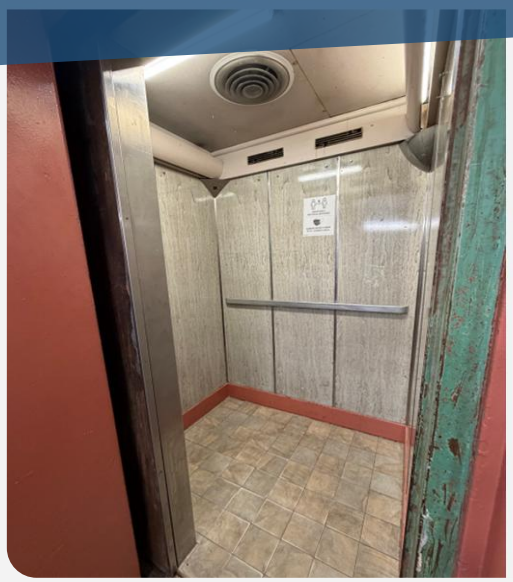
2180 Anthony Ave, The Bronx

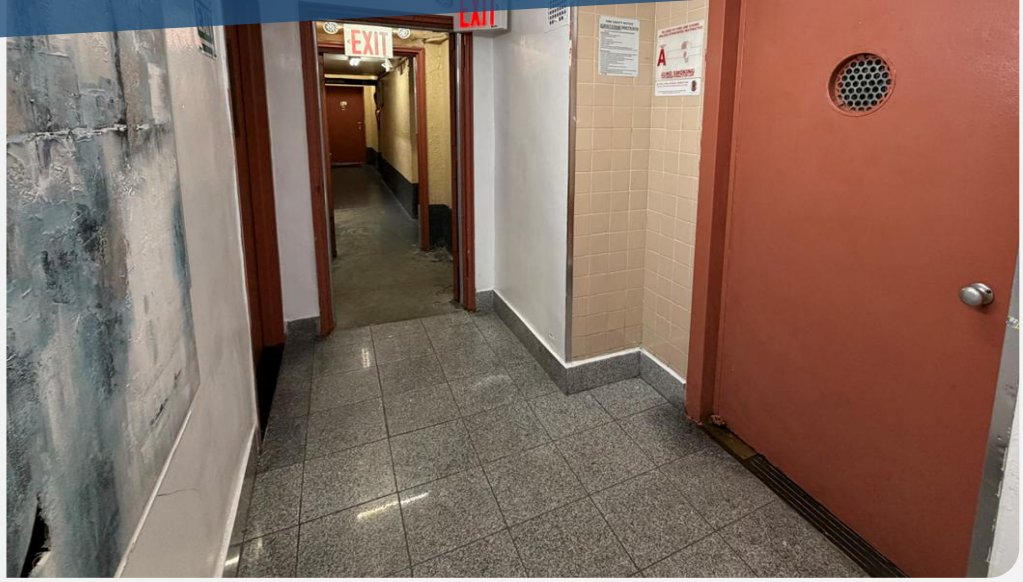
CLOSED 4/21/26 FOR $2,118,175

11.2% CAP ✦ 3.6 GRM ✦ $54K / UNIT ✦ $63 / SF

✦ 39 Units ✦ 33,600 SF

✦ $584,093 Gross ✦ $238,227 NOI





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1818 Anthony Ave, The Bronx

NOW IN CONTRACT

✦ 73 Units ✦ 64,032 SF

✦ $1,211,664 Gross ✦ $531,522 NOI

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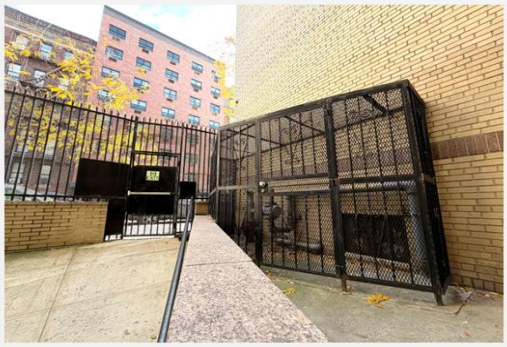
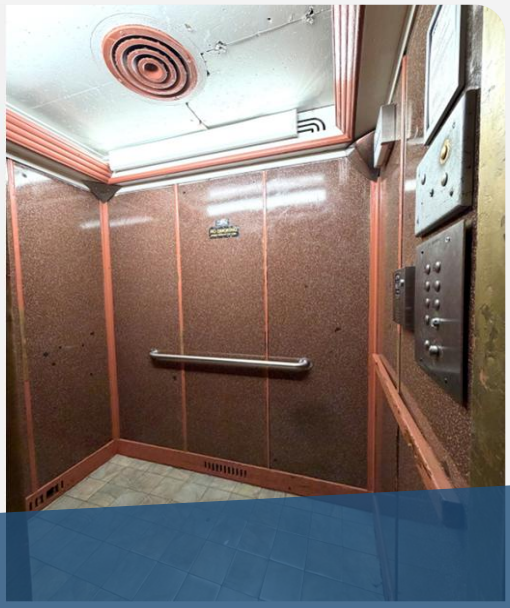
2025 Walton Ave, The Bronx



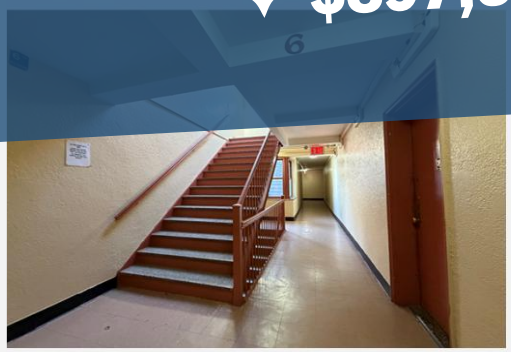


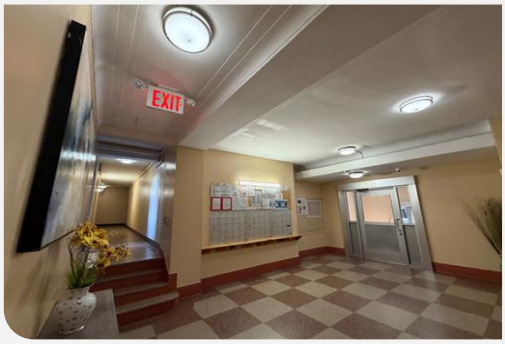
CLOSED 4/15/26 FOR $3,083,175

11.5% CAP ✦ 3.4 GRM ✦ $51K / UNIT ✦ $54 / SF

✦ 60 Units ✦ 57,000 SF

✦ $897,330 Gross ✦ $355,255 NOI





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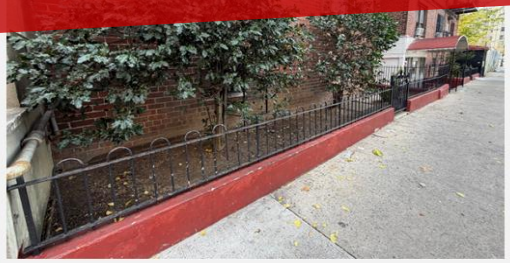
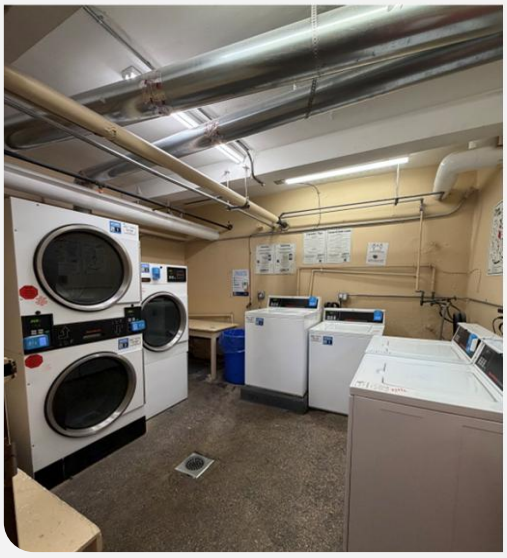
214 E 178th St, The Bronx

NOW IN CONTRACT

✦ 31 Units ✦ 29,000 SF

✦ $501,407 Gross ✦ $183,807 NOI





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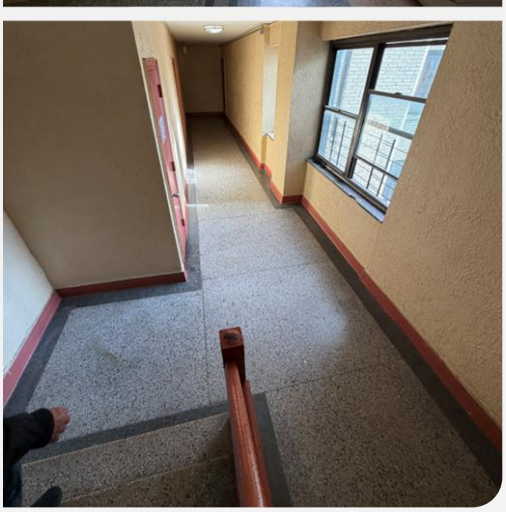
1915 Morris Ave, The Bronx

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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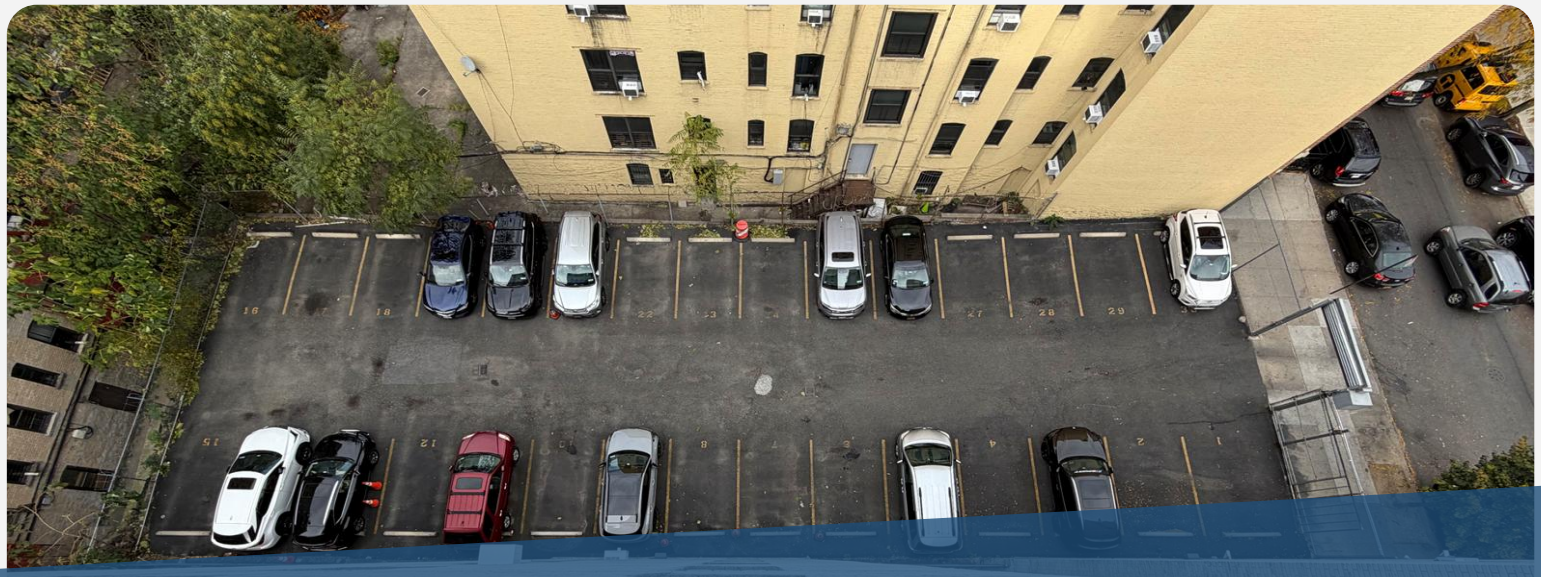
1917 Morris Ave, The Bronx

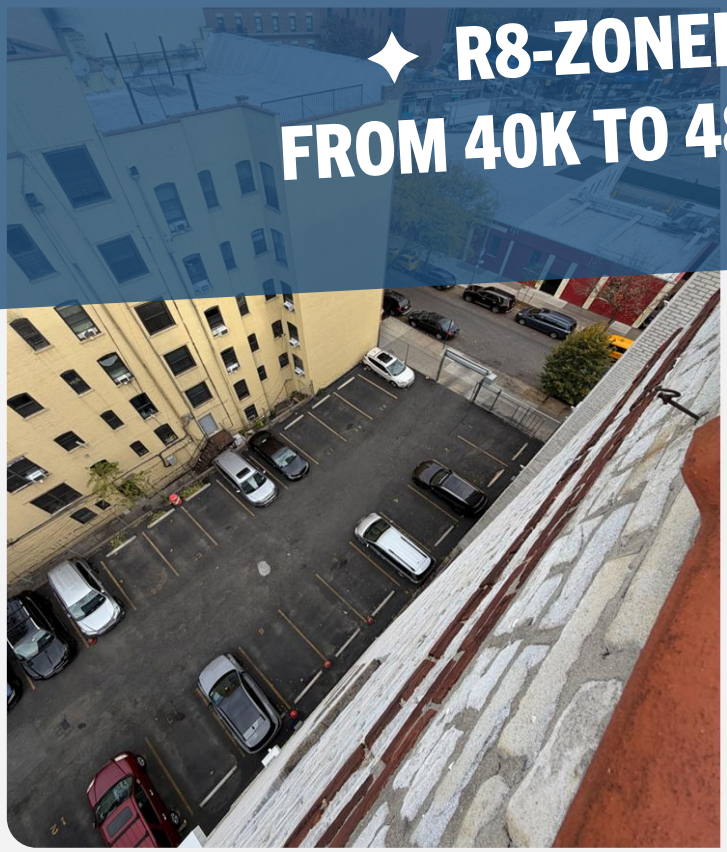


CLOSED 5/8/2026 FOR $3,150,000

DEVELOPMENT SITE ✦ $78 PER BUILDABLE SF

✦ R8-ZONED ✦ 50' x 135'

FROM 40K TO 48K+ BUILDABLE SF



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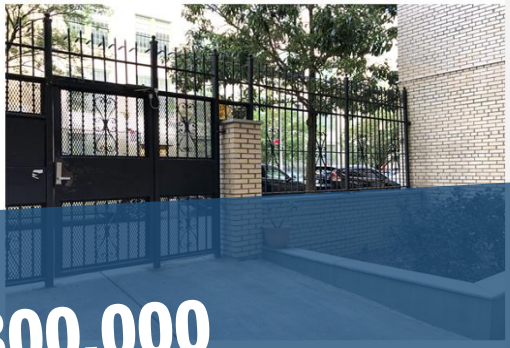
1860 Morris Ave, The Bronx

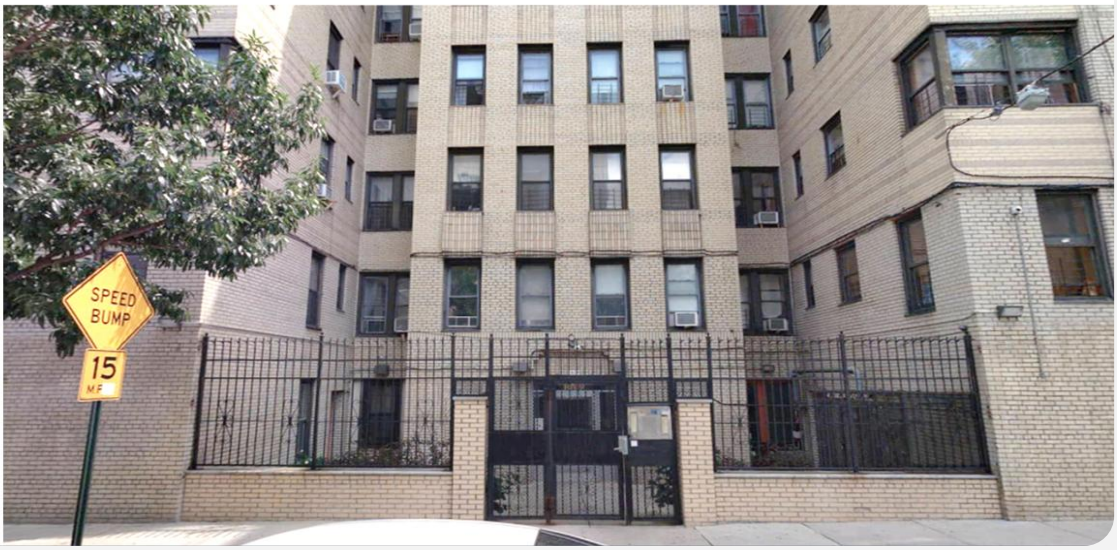


CLOSED 2/27/26 FOR $4,300,000

10.5% CAP ✦ 4.2 GRM ✦ $64K / UNIT ✦ $65 / SF

✦ 67 Units ✦ 66,550 SF

✦ $1,030,216 Gross ✦ $449,444 NOI



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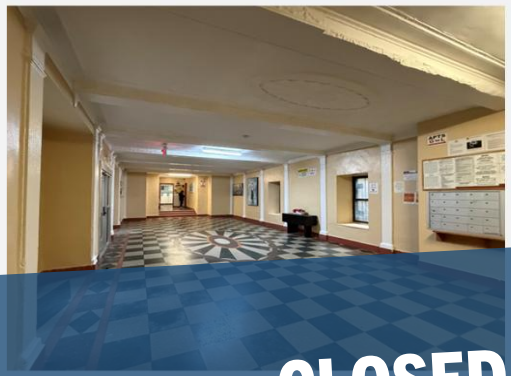
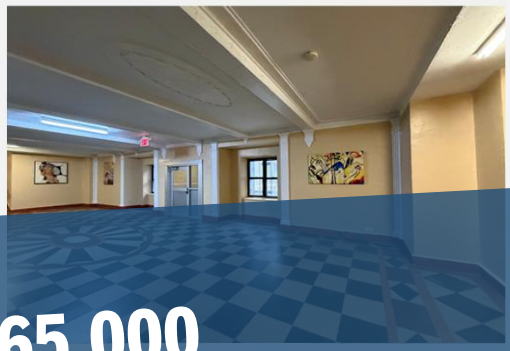
1181 Sheridan Ave, The Bronx



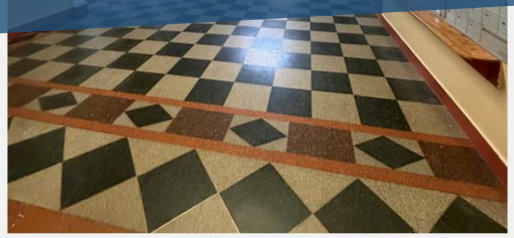


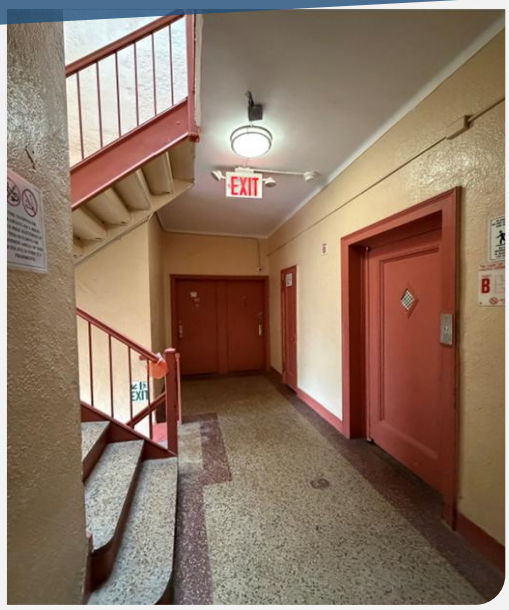
CLOSED 4/30/26 FOR $3,965,000

10.4% CAP ✦ 3.8 GRM ✦ $59K / UNIT ✦ $55 / SF

✦ 67 Units ✦ 72,276 SF

✦ $1,038,539 Gross ✦ $411,500 NOI





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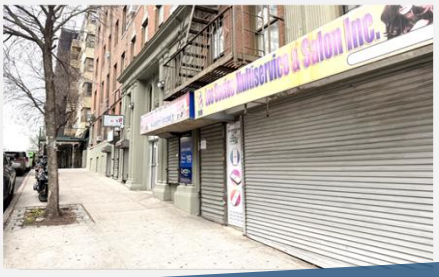
185 McClellan St, The Bronx



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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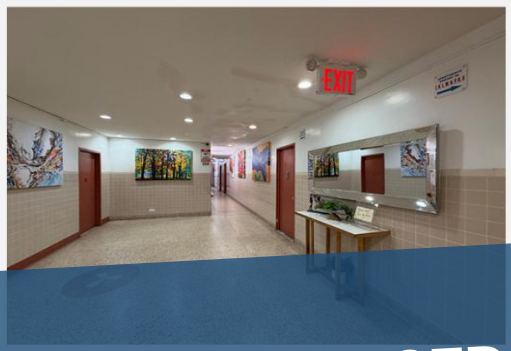
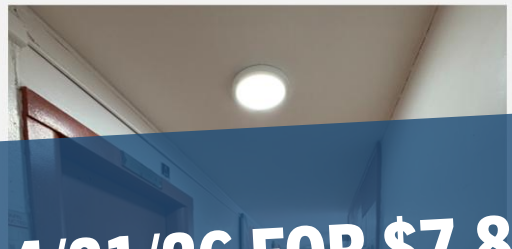
80 McClellan St, The Bronx



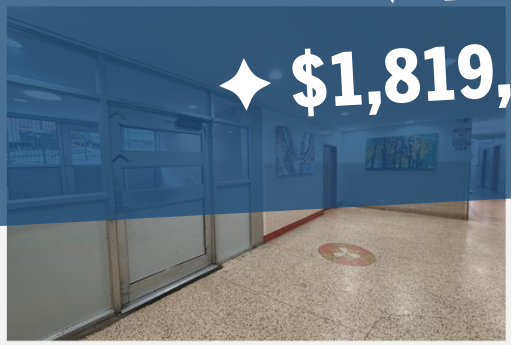


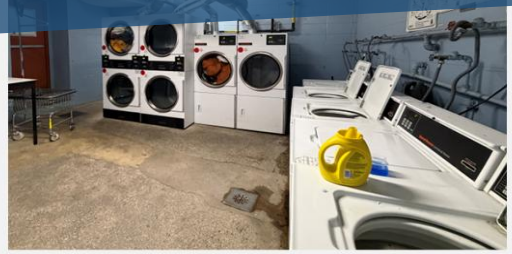
CLOSED 4/21/26 FOR $7,850,000

10.2% CAP ✦ 4.3 GRM ✦ $76K / UNIT ✦ $63 / SF

✦ 103 Units ✦ 124,805 SF

✦ $1,819,385 Gross ✦ $800,399 NOI





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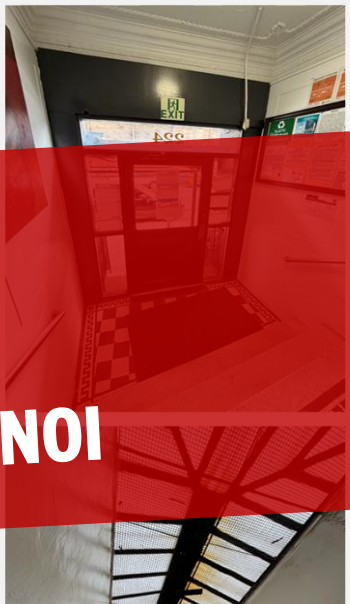
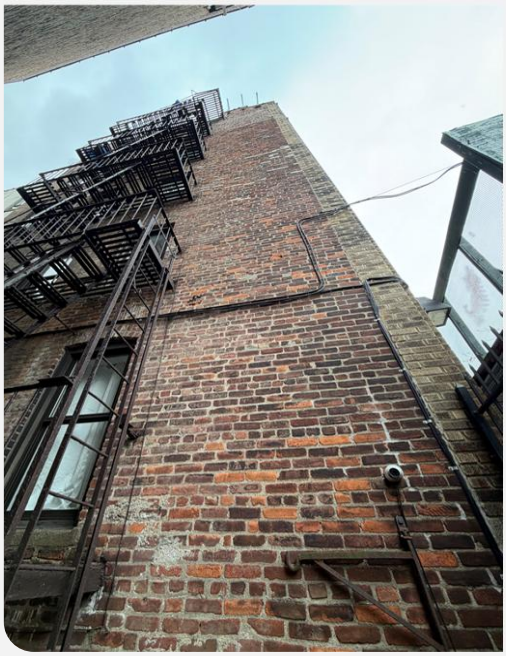
224 E 164th St, The Bronx

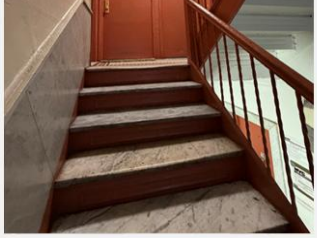


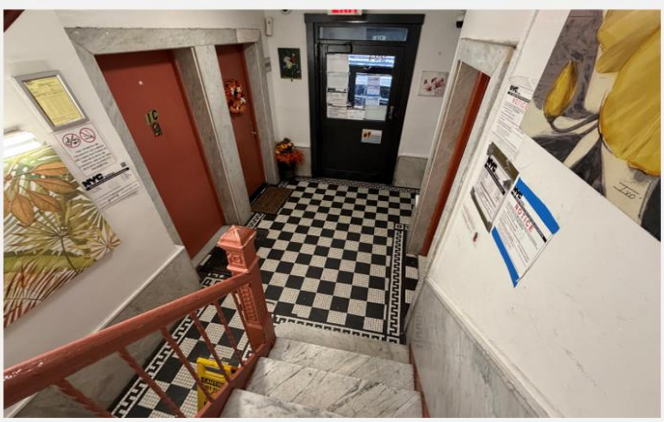
NOW IN CONTRACT

✦ 20 Units ✦ 16,350 SF

✦ $293,835 Gross ✦ $102,643 NOI







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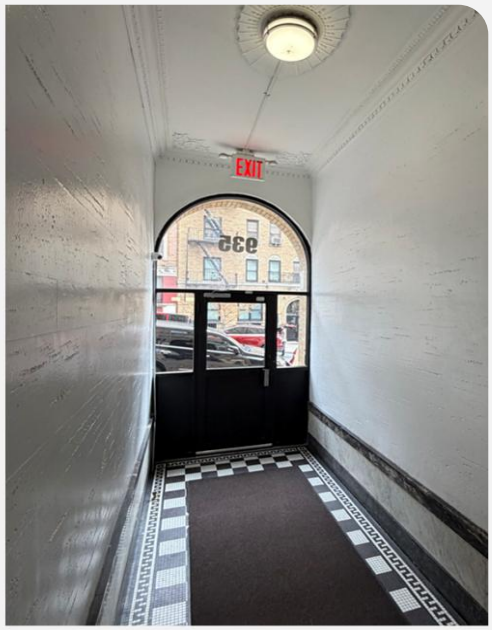
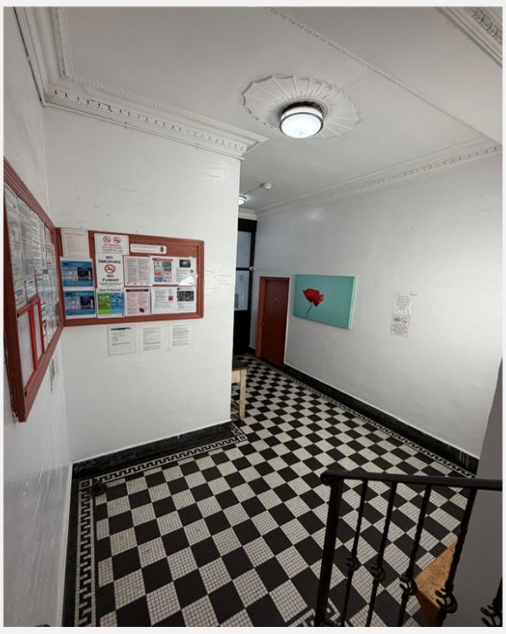
935 Ogden Ave, The Bronx



NOW IN CONTRACT

- 29 Units
- 25,264 SF
- $404,125 Gross
- $141,861 NOI



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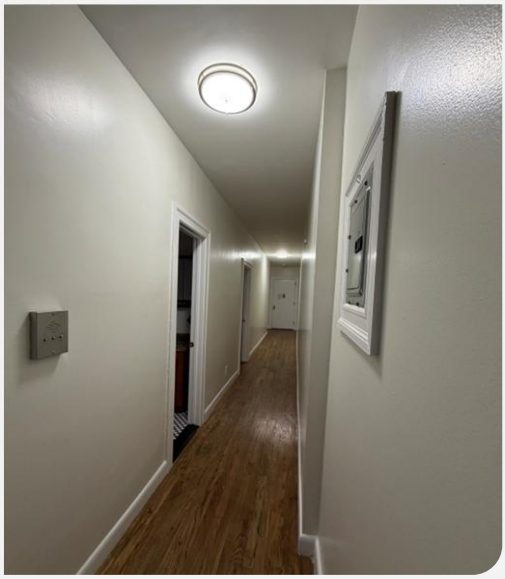
281 Edgecombe Ave, New York



NOW IN CONTRACT

✦ 49 Units ✦ 58,596 SF

✦ $1,105,769 Gross ✦ $572,107 NOI

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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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Property Evaluations, Equity
Reviews, & Consultations

Reach Out Anytime
team.lala@rmfriedland.com
teamlalacre.com