

Closed
5/20/26

**MULTIFAMILY
IN THE BRONX**

**SALE PRICE
\$1,475,000**

**21.6%
CAP***

**2.4
x Rent***

**\$55K
/Unit**

**\$54
/SF**



Artist
Rendering

SOLD FOR \$125K (9.3%) OVER ASKING PRICE

TAX CLASS 2B PROTECTIONS ♦ STRONG TRANSIT ACCESS IN CONCOURSE VILLAGE

LARGE FAMILY-SIZED LAYOUTS ♦ THREE & FOUR BEDROOMS ♦ NEWER ROOFS

When a property is brought to market at the right asking price and with the right representation, it can create a highly competitive bidding environment that drives stronger pricing and better terms for the seller, sometimes even above ask. Team Lala demonstrated this through the successful sale of this three-building assemblage, showing how strategic pricing and targeted marketing maximize value.

1056–1064 Findlay Avenue, The Bronx

This multifamily assemblage is located in The Bronx's Concourse Village and consists of three adjacent four-story walkups comprising a total of 27 apartments. The properties are all designated Tax Class 2B, which provides annual assessment increase caps for qualifying multifamily buildings, offering a level of predictability in real estate tax growth compared to other asset classes.

The property boasts large, family-sized layouts, including 10 four-bed, 16 three-bed, and 1 two-bed unit, as well as clean, well-maintained common areas with steel and marble staircases. The roofs have all been replaced within the past five years, including updated flashing and protective Thorocoat on portions of the upper façade.

Each building has its own oil-fired boiler and separate hot water tank, including two 68-gallon tanks and one 119-gallon tank at 1056 Findlay. There is an encased, above-ground 1,500-gallon oil tank with weepholes at each property. Electrical service includes a central electric bank with breakers plus individual unit breakers. All tenant stoves are electric.

Residents benefit from strong transportation access, including nearby subway service and a Metro-North station, providing convenient commuter rail access. The surrounding area features established neighborhood retail corridors with grocery stores, pharmacies, dining options, schools, healthcare facilities, parks and recreational spaces that support consistent rental demand.

New ownership has the opportunity to build on recent operational progress at a comfortable basis, with positive leverage in place and a longer-term view on the strength and recovery of the Bronx multifamily market.

*** All figures are pro forma estimates from the time of the sale.**

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS



\$2 BILLION
IN GROSS SALES

28+
YEARS

500+
DEALS

100s
SERVED



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



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



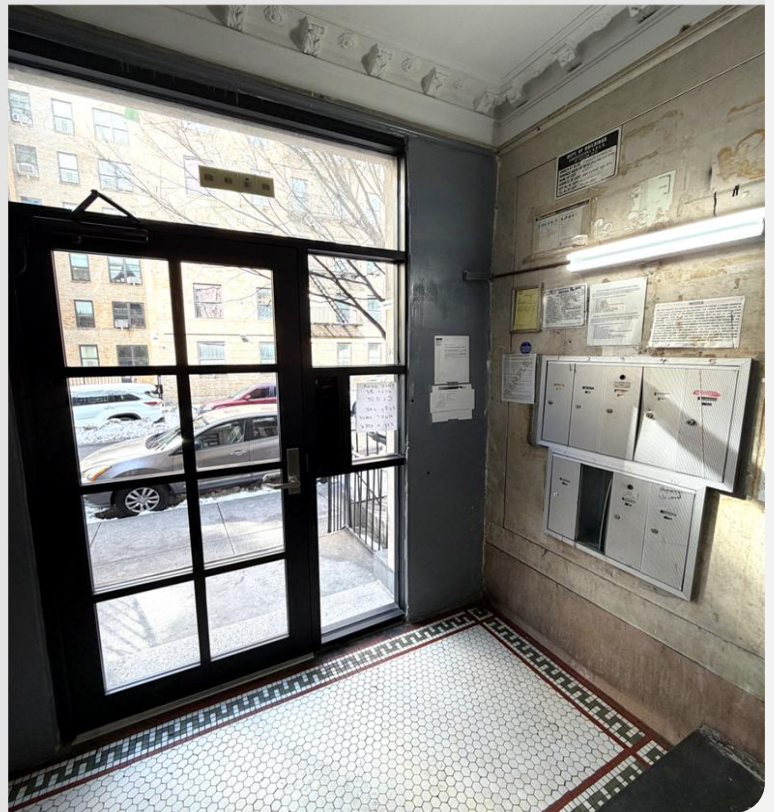
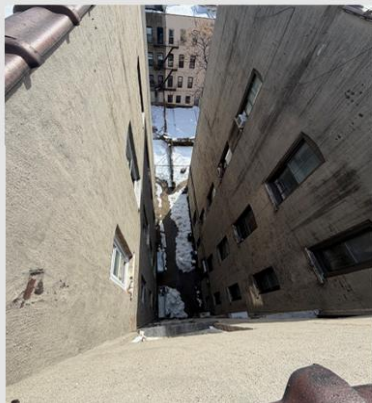
Jack Lala ◦ (914) 363-7903
jlala@rmfriedland.com



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

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. 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.

1064 FINDLAY AVENUE



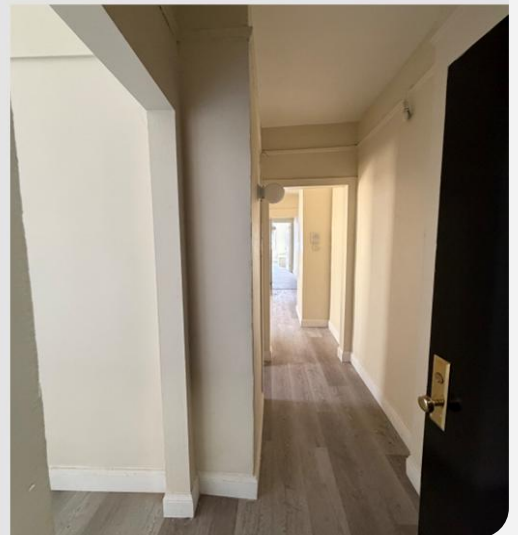
All information herein is derived from what we consider reliable third party sources and is provided without warranties of any kind, either express or implied. We do not represent that said information is accurate or complete, and it should not be relied upon as such. Offerings are subject to errors,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

LALA
REALTY GROUP

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

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.

APARTMENT #8 - 1064 FINDLAY



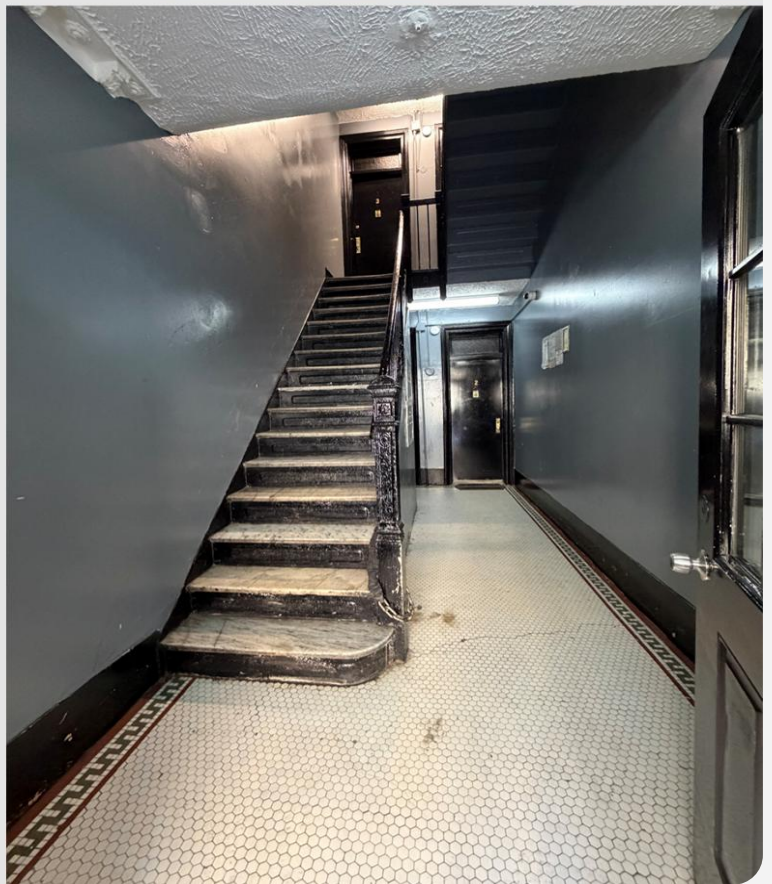
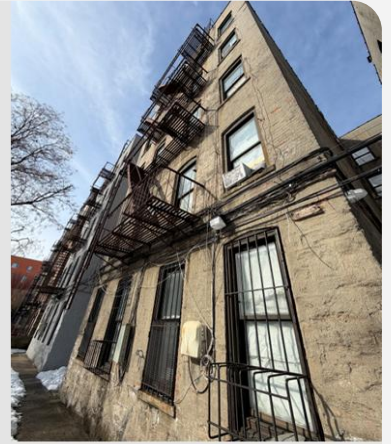
All information herein is derived from what we consider reliable third party sources and is provided without warranties of any kind, either express or implied. We do not represent that said information is accurate or complete, and it should not be relied upon as such. Offerings are subject to errors,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

LALA
REALTY GROUP

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

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.

1060 FINDLAY AVENUE



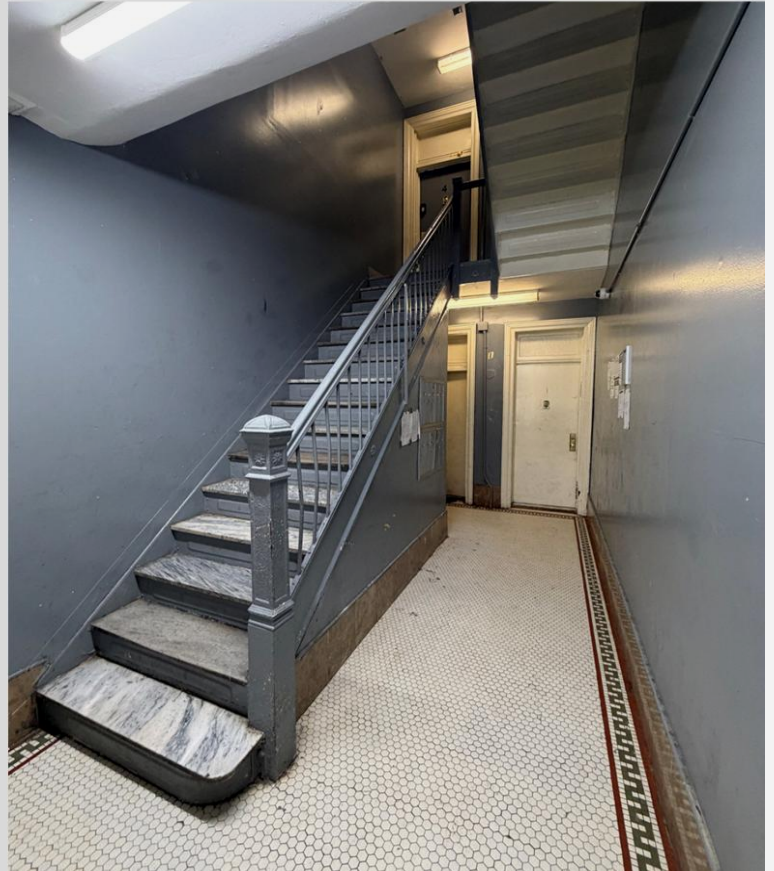
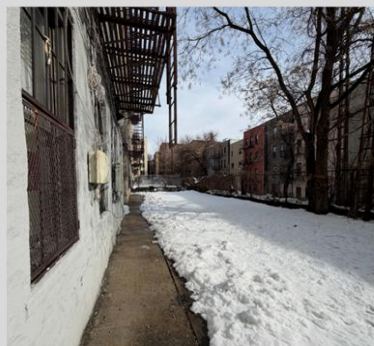
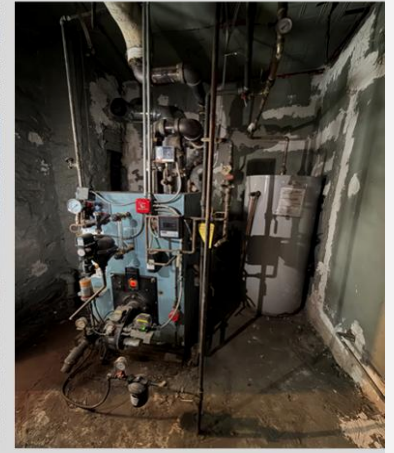
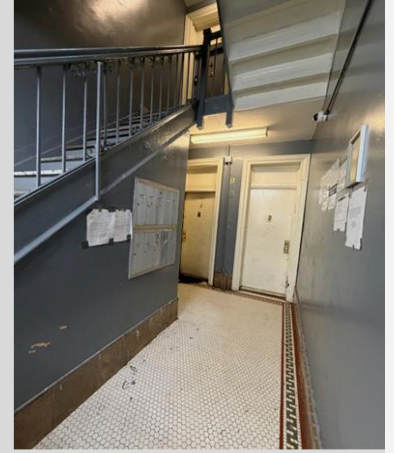
All information herein is derived from what we consider reliable third party sources and is provided without warranties of any kind, either express or implied. We do not represent that said information is accurate or complete, and it should not be relied upon as such. Offerings are subject to errors,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

LALA
REALTY GROUP

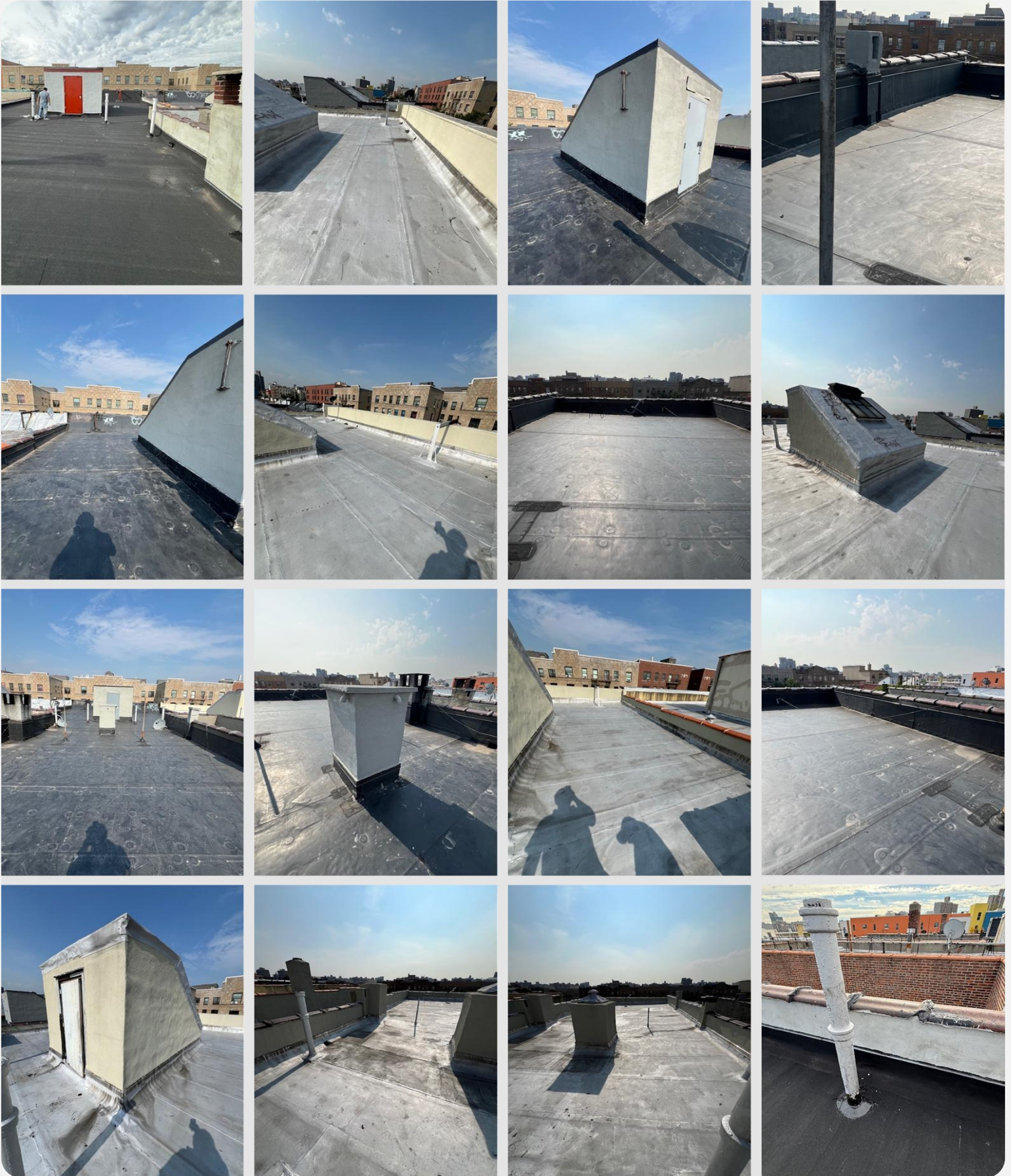
RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

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.

1056 FINDLAY AVENUE



ALL ROOFS REPLACED IN THE LAST FIVE YEARS



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.



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.

ZONING & TAXMAP

1056, 1060, & 1064 FINDLAY AVENUE

Bronx (Borough 2)
Block 2433 | Lots 46, 48, & 49

ZONING DISTRICT
R7-1

INTERSECTING MAP LAYERS
Transit Zone
FRESH Zone

SOURCE
<https://zola.planning.nyc.gov>



LALA
REALTY GROUP

of

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

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

Our Team Of Advisors
Provides Free and Confidential
Property Evaluations, Equity
Reviews, & Consultations

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