

In Contract

**MULTIFAMILY
IN THE BRONX**

**LAST ASK
\$1,350,000**

**23.5%
CAP***

**2.2
x Rent***

**\$50K
/Unit**

**\$50
/SF**



*Artist
Rendering*

CONTRACT PRICE IS HIGHER THAN 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 proved it by putting this property under contract, 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 property is 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 thoro-coating 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 Melrose station located approximately four blocks away at East 162nd Street and Park Avenue, 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.

***All figures are pro forma. Current management is actively working to resolve collection issues and evictions as well as existing violations in anticipation of potential removal from the AEP and CONH programs.**

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS



\$2 BILLION
IN GROSS SALES

28+
YEARS

500+
DEALS

100s
SERVED



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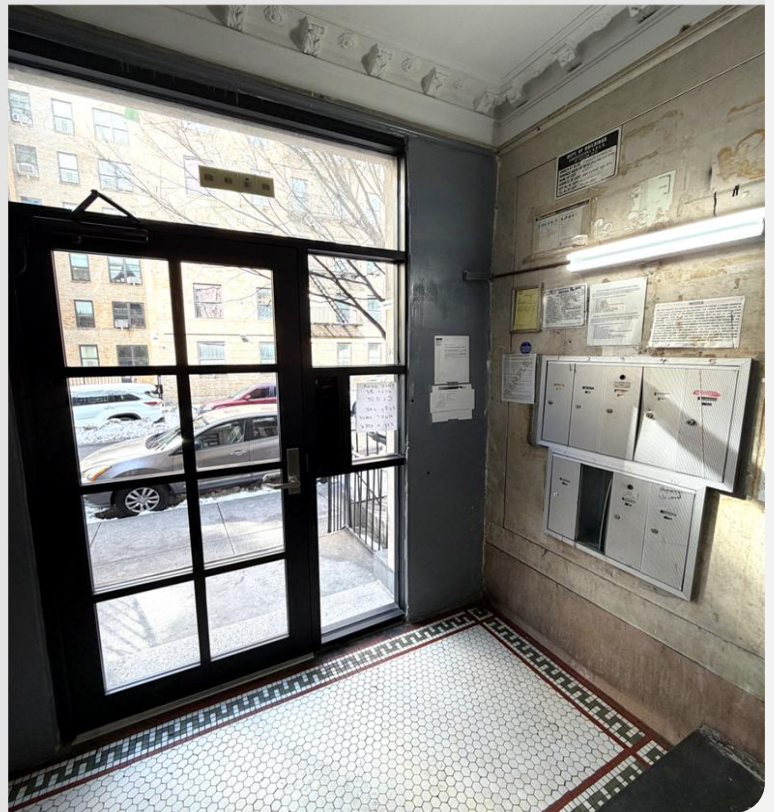
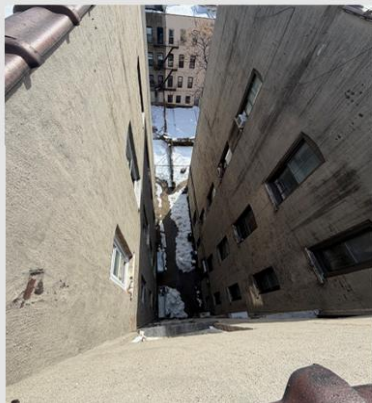


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1064 FINDLAY AVENUE



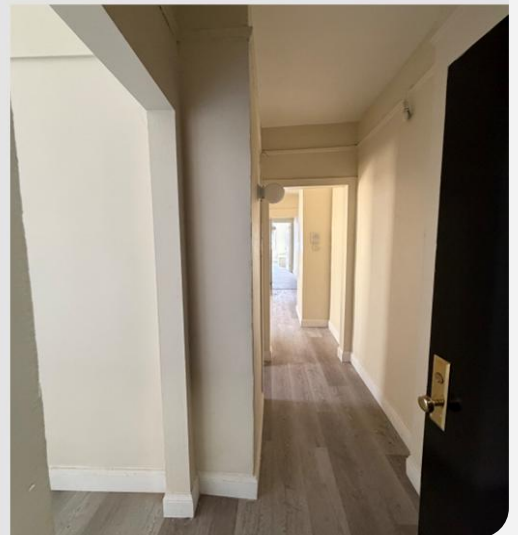
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APARTMENT #8 - 1064 FINDLAY



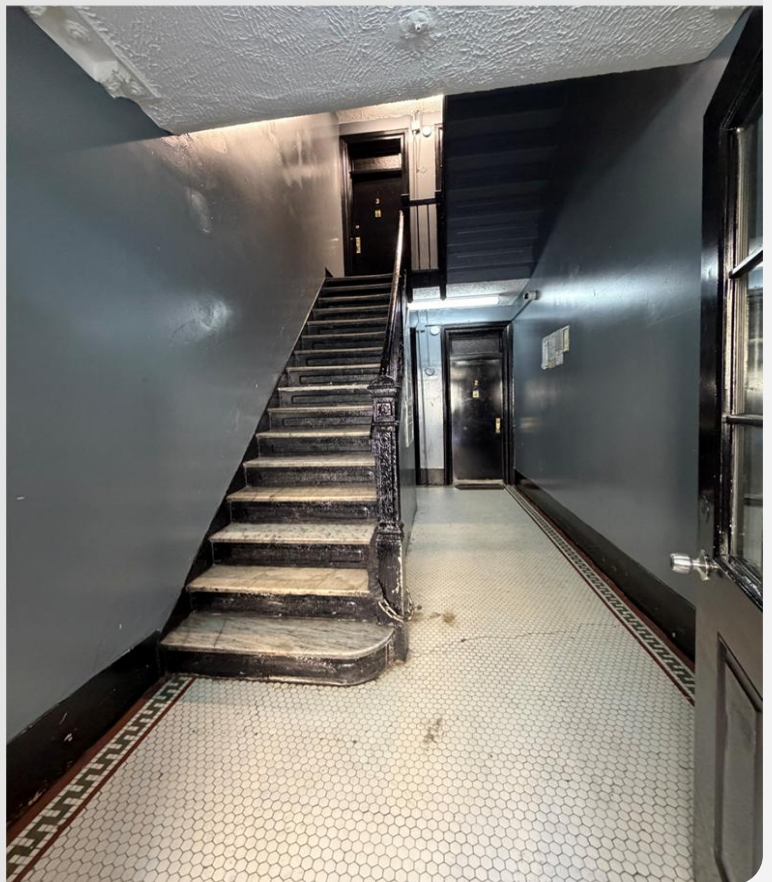
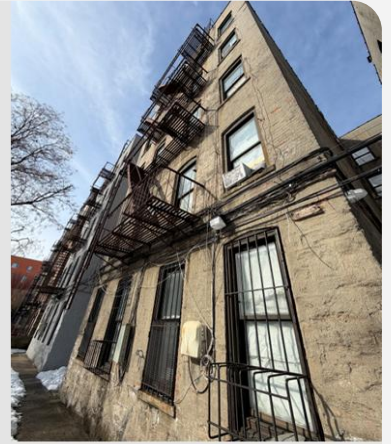
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1060 FINDLAY AVENUE



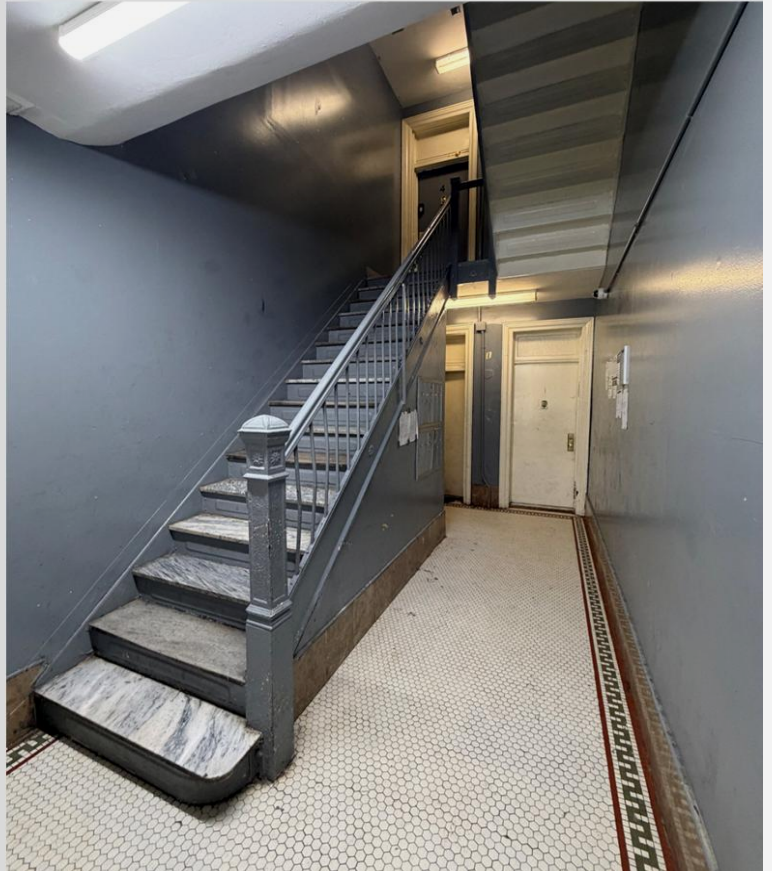
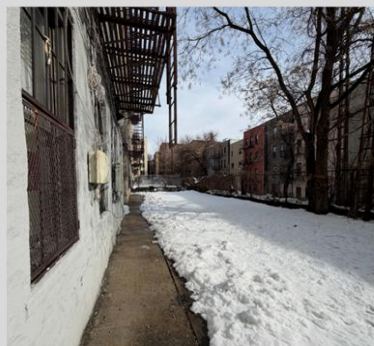
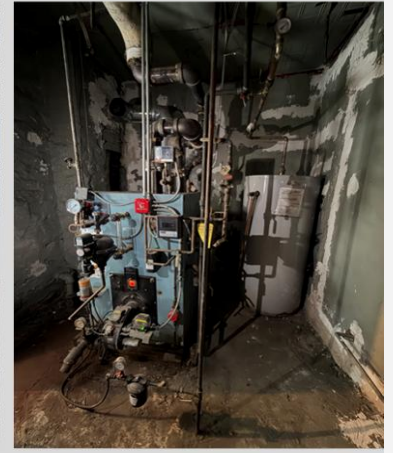
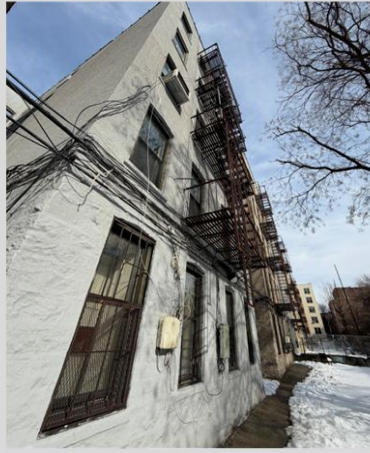
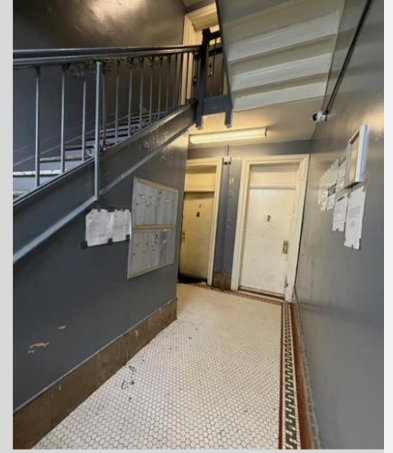
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1056 FINDLAY AVENUE



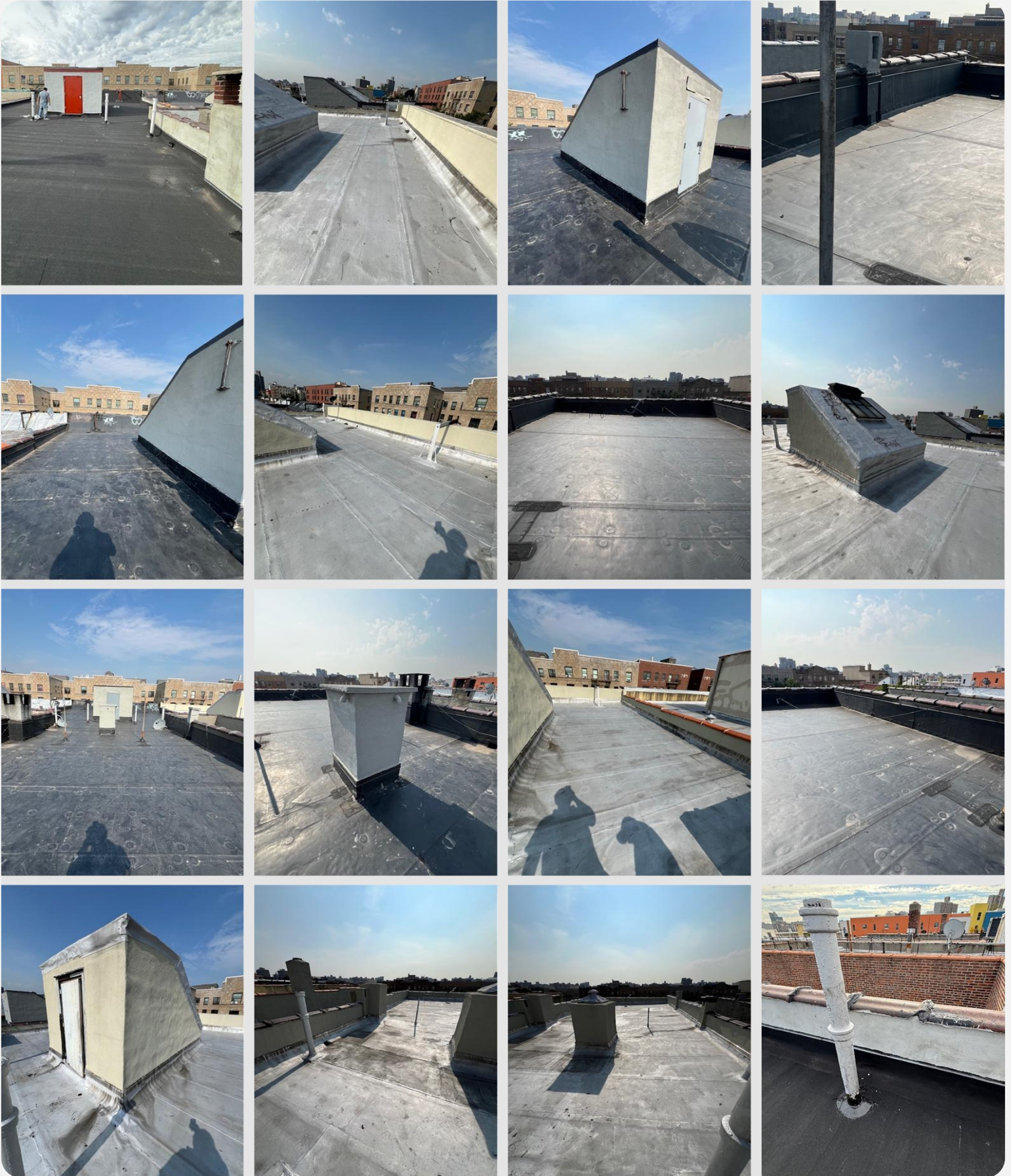
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ALL ROOFS REPLACED IN THE LAST FIVE YEARS



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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>



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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
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
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