

20-Asset Bronx & Manhattan Portfolio

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

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

◆ **15 Assets Closed So Far in 2026
Totaling 829 Units
And Including A Development Site**

◆ **5 Assets Are Now In Contract
And Set To Close Soon
Totaling 155 Units**

Latest Closing:
7/21/2026
281 Edgecombe



ARTISTIC RENDERING / VISUALIZATION

Exclusively Listed By The Investment 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

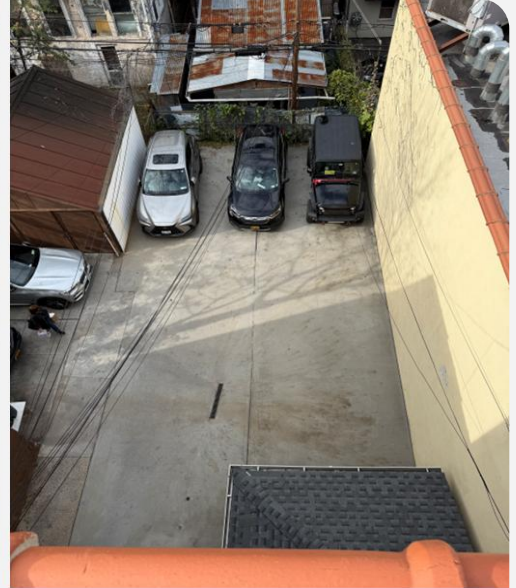


David Raciti
(914) 775-7322
draciti@rmfriedland.com



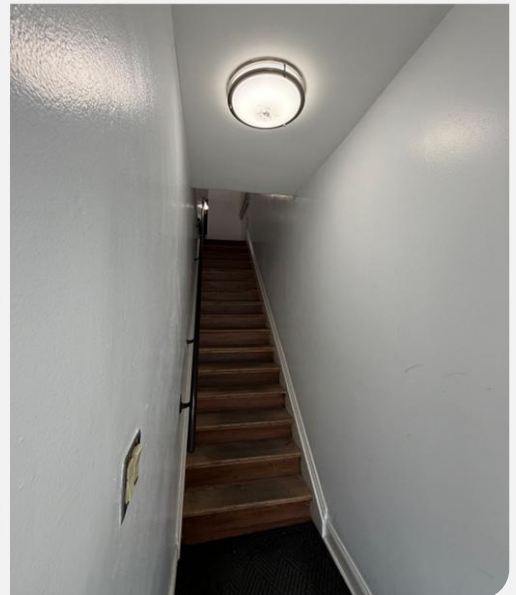
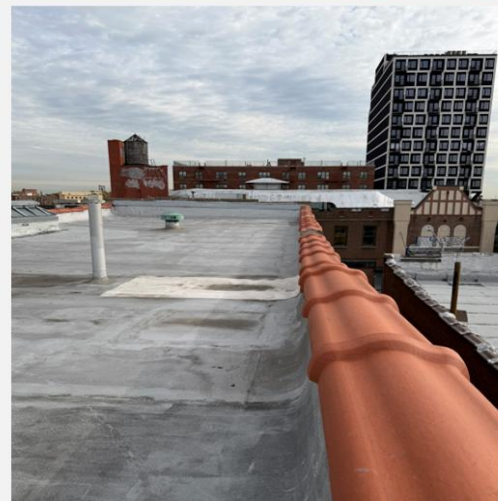
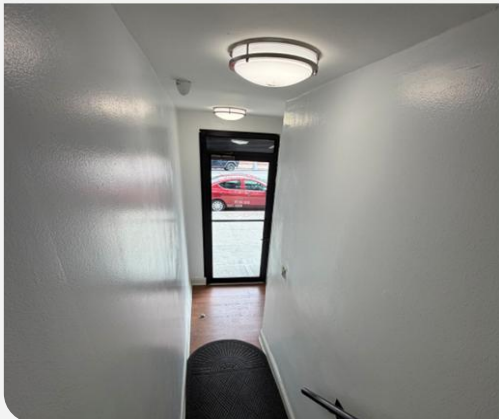
Michelle Lala
(914) 861-3183
mplala@rmfriedland.com

1325 Castle Hill Ave, The Bronx



NOW IN CONTRACT

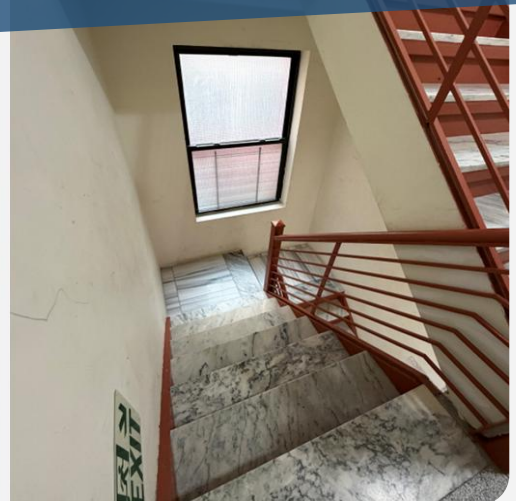
◆ **Mixed-Use** ◆ **Castle Hill Avenue** ◆ **2,730 SF**
 ◆ **\$110,400 Gross** ◆ **\$74,679 NOI**



2363 Prospect Ave, The Bronx



CLOSED 6/8/26 FOR \$1,350,000
10.6% CAP ♦ 2.8 GRM ♦ \$52K / UNIT ♦ \$67 / SF
♦ 26 Units ♦ 20,034 SF
♦ \$474,977 Gross ♦ \$143,140 NOI



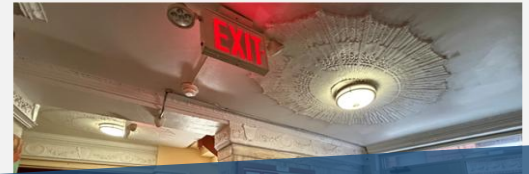
All information herein is derived from what we consider reliable third party sources and is provided without warranties of any kind, either express or implied. We do not represent that said information is accurate or complete, and it should not be relied upon as such. Offerings are subject to errors,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

LALA
REALTY GROUP

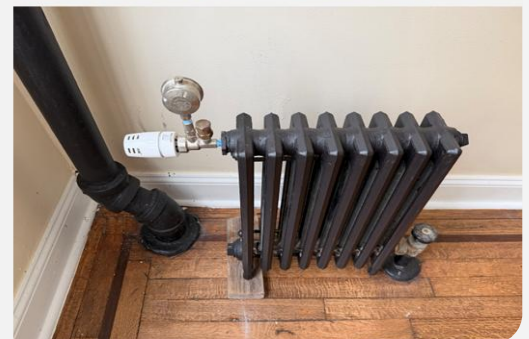
RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

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.

2355-7 Prospect Ave, The Bronx



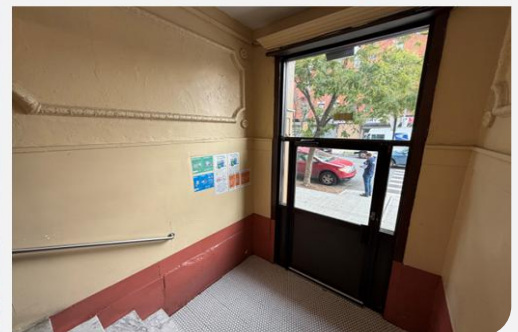
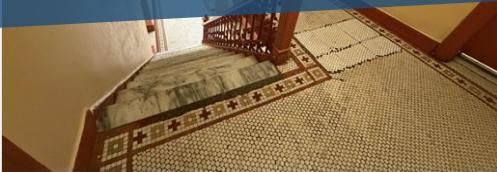
CLOSED 6/25/26 FOR \$2,925,000
10.2% CAP ♦ 3.2 GRM ♦ \$48K / UNIT ♦ \$72 / SF
♦ 61 Units ♦ 40,548 SF
♦ \$902,469 Gross ♦ \$297,124 NOI



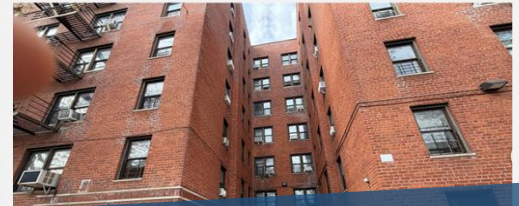
651 Crescent Ave, The Bronx



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



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

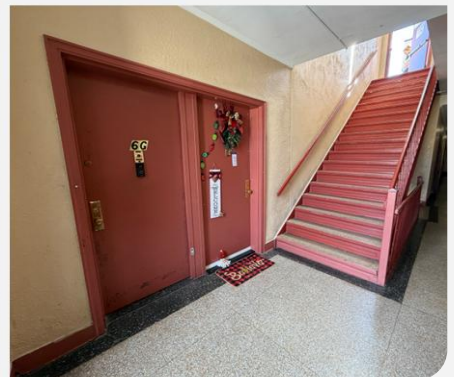
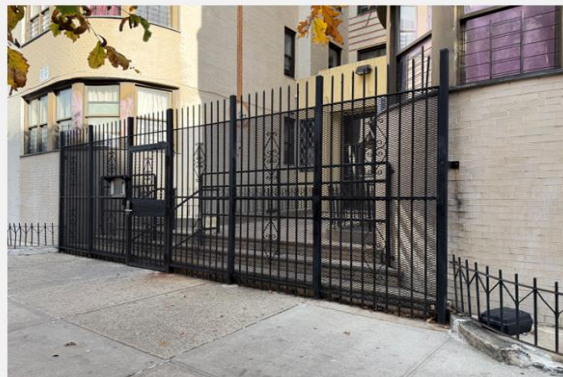


2388 Tiebout Ave, The Bronx



CLOSED 4/17/26 FOR \$3,474,000
10.5% CAP ♦ 4.0 GRM ♦ \$63K / UNIT ♦ \$62 / SF

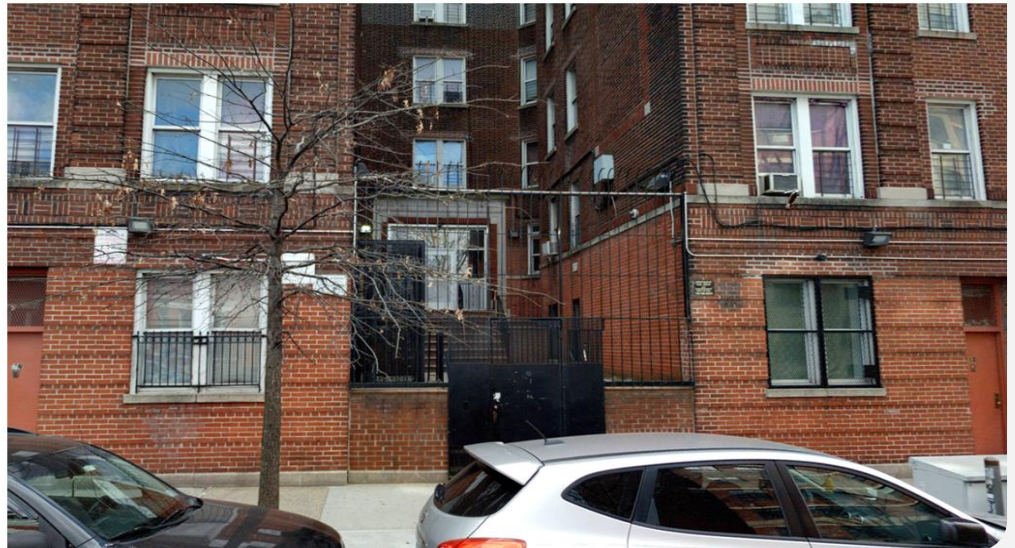
♦ 55 Units ♦ 56,448 SF
♦ \$871,597 Gross ♦ \$365,934 NOI



2256 Walton Ave, The Bronx



CLOSED 6/16/26 FOR \$2,500,000
10.0% CAP ♦ 3.8 GRM ♦ \$58K / UNIT ♦ \$67 / SF
♦ 43 Units ♦ 37,056 SF
♦ \$655,211 Gross ♦ \$249,455 NOI



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.

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



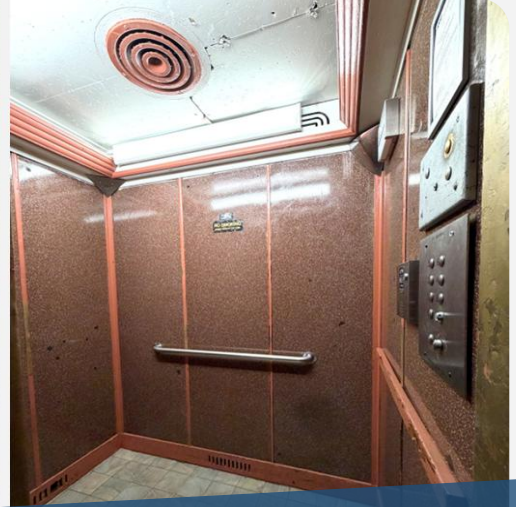
NOW IN CONTRACT

◆ 73 Units ◆ 64,032 SF

◆ \$1,211,664 Gross ◆ \$531,522 NOI

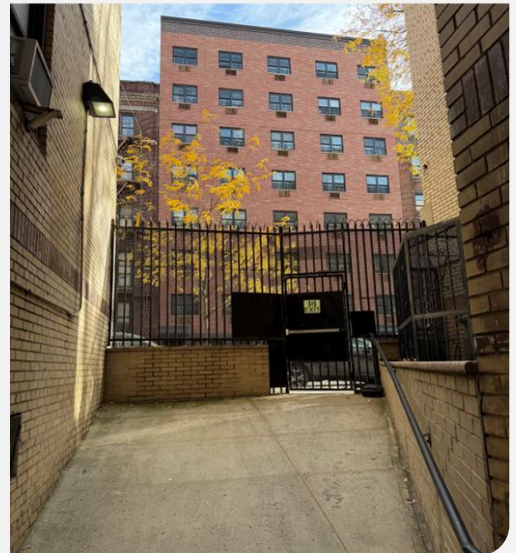


2025 Walton Ave, The Bronx



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



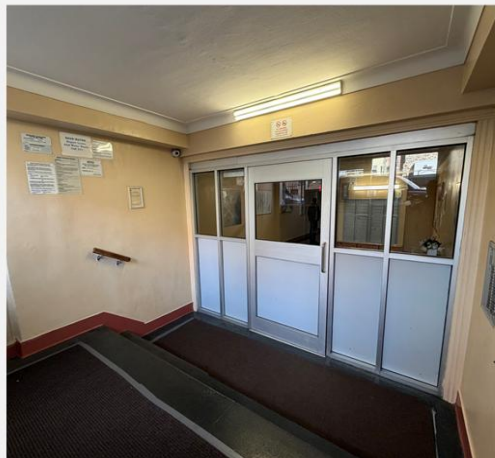
214 E 178th St, The Bronx



NOW IN CONTRACT

◆ 31 Units ◆ 29,000 SF

◆ \$501,407 Gross ◆ \$183,807 NOI



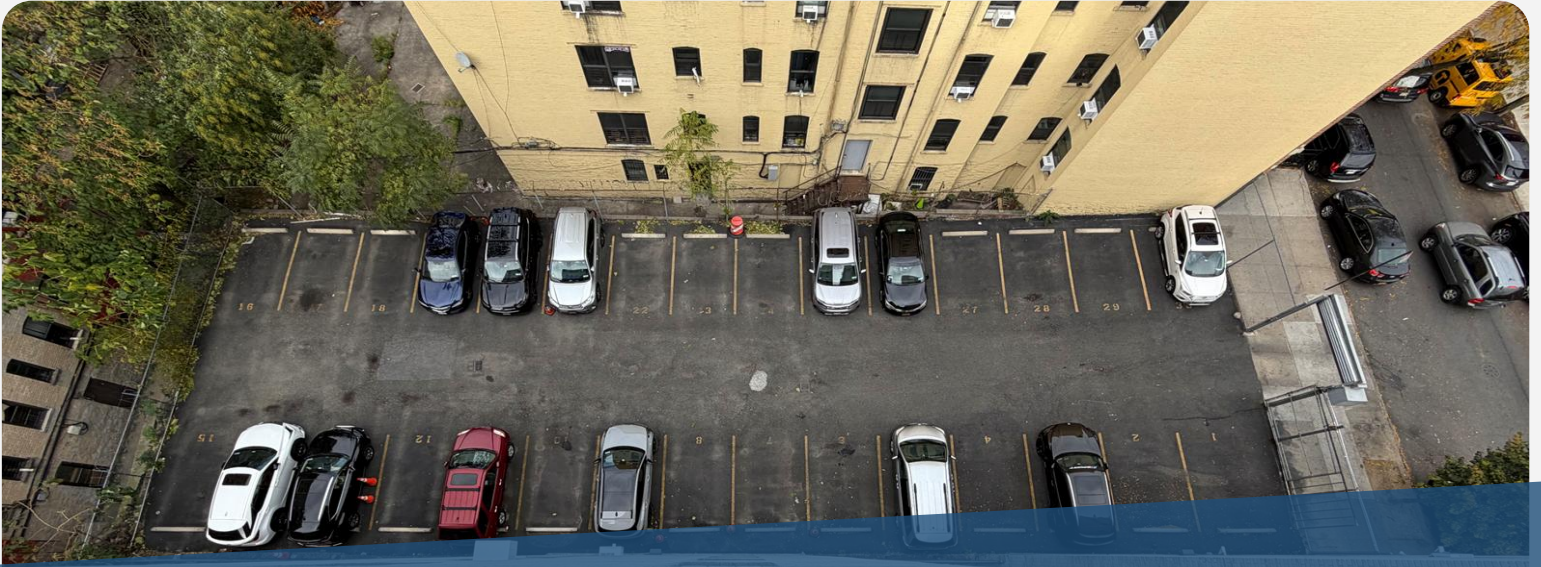
1915 Morris Ave, The Bronx



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



1917 Morris Ave, The Bronx



CLOSED 5/8/2026 FOR \$3,150,000
DEVELOPMENT SITE ♦ \$78 PER BUILDABLE SF

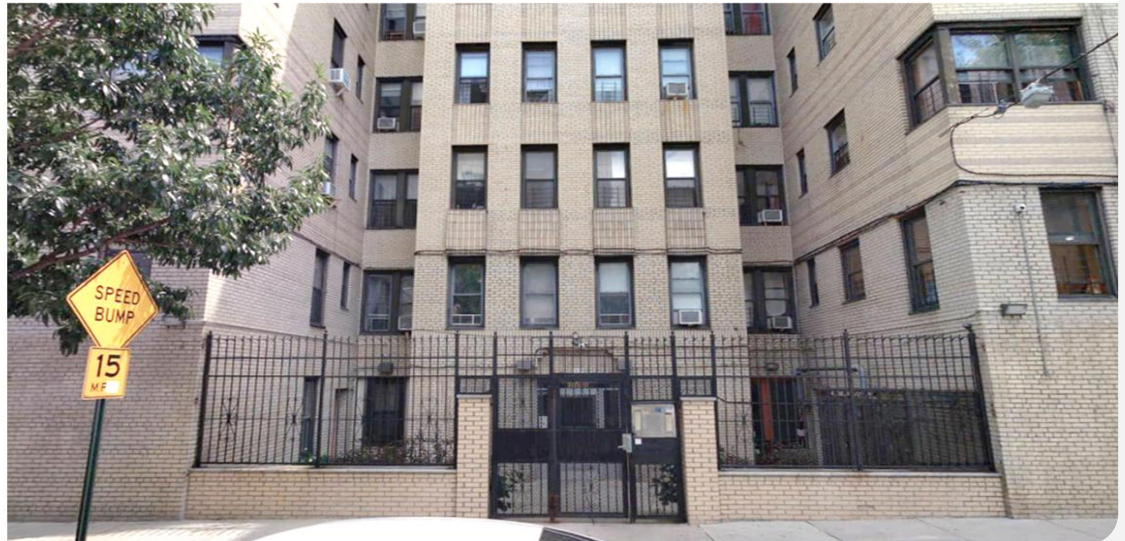
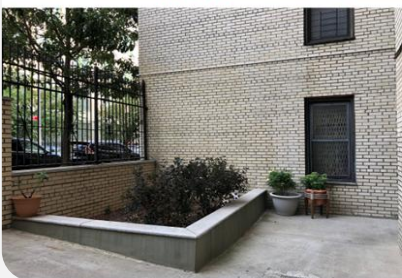
♦ R8-ZONED ♦ 50' x 135'
FROM 40K TO 48K+ BUILDABLE SF



1860 Morris Ave, The Bronx



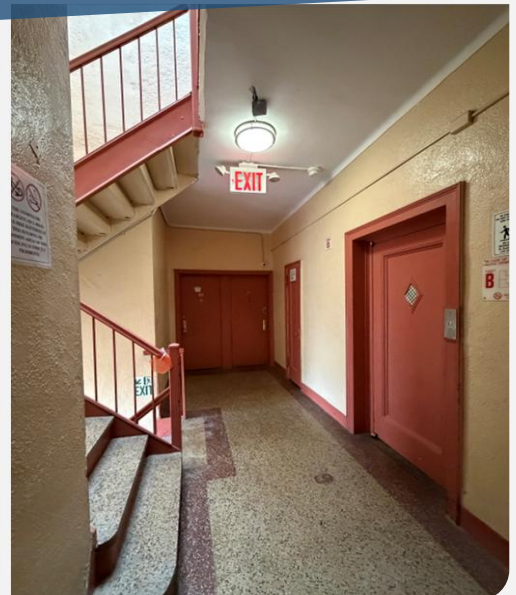
CLOSED 2/27/26 FOR \$4,300,000
10.5% CAP ♦ 4.2 GRM ♦ \$64K / UNIT ♦ \$65 / SF
♦ 67 Units ♦ 66,550 SF
♦ \$1,030,216 Gross ♦ \$449,444 NOI



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

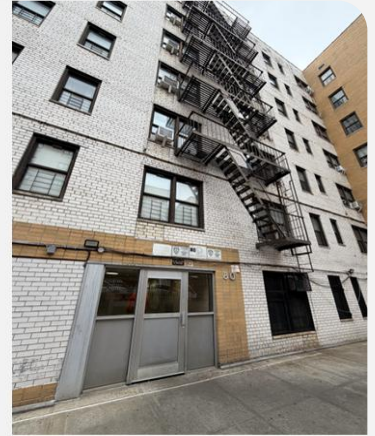


CLOSED 4/30/26 FOR \$7,735,000
11.2% CAP ♦ 3.8 GRM ♦ \$66K / UNIT ♦ \$63 / SF

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

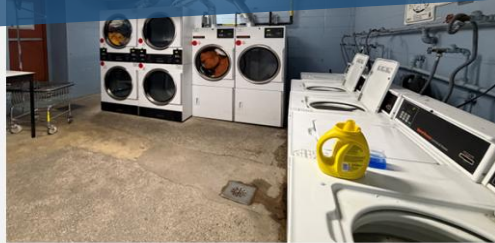


80 McClellan St, The Bronx



CLOSED 4/21/26 FOR \$7,850,000
10.2% CAP ♦ 4.3 GRM ♦ \$76K / UNIT ♦ \$63 / SF

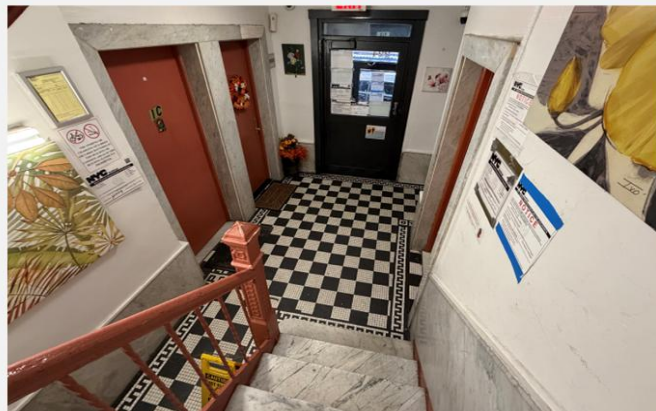
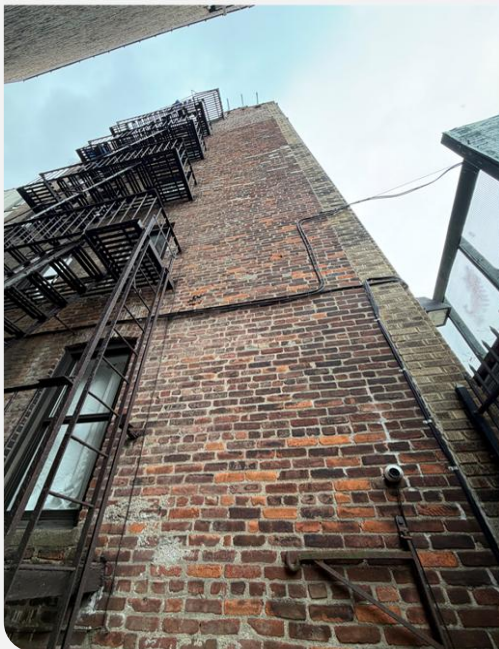
♦ 103 Units ♦ 124,805 SF
♦ \$1,819,385 Gross ♦ \$800,399 NOI



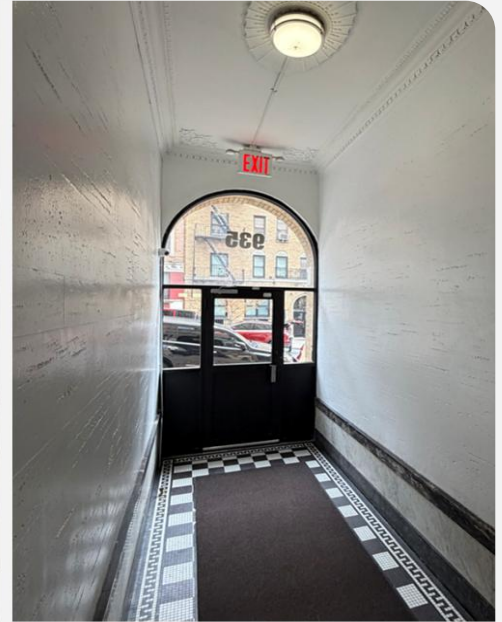
224 E 164th St, The Bronx



NOW IN CONTRACT
 ♦ 20 Units ♦ 16,350 SF
 ♦ \$293,835 Gross ♦ \$102,643 NOI



935 Ogden Ave, The Bronx



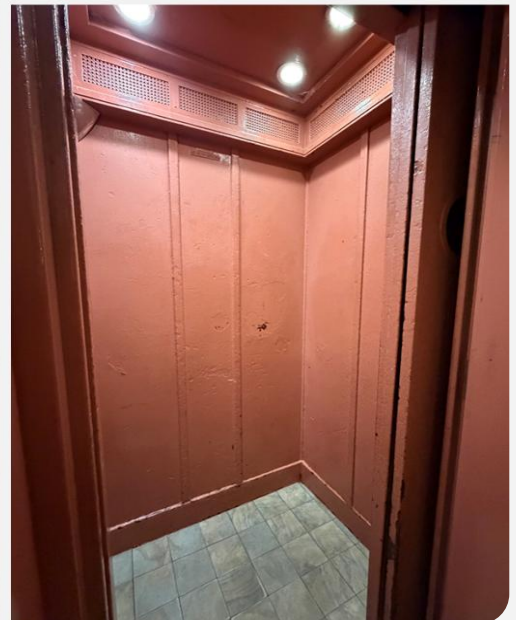
NOW IN CONTRACT

◆ 29 Units

◆ 25,264 SF

◆ \$404,125 Gross

◆ \$141,861 NOI



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

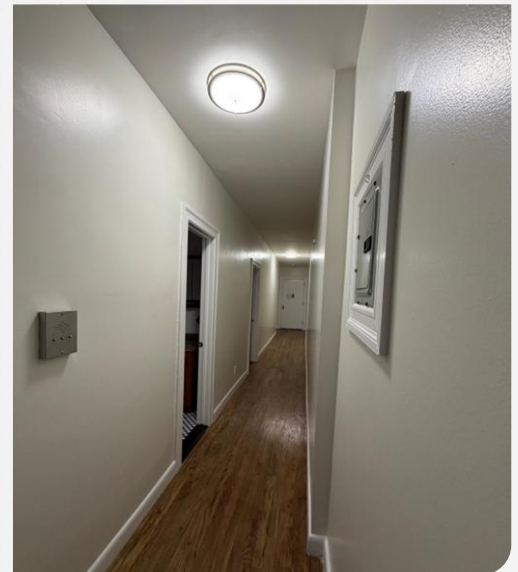
RM Friedland LLC, Lala Realty Group LLC, RM Friedland CT, LLC, and/or their respective agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. Conduct a careful and independent examination of the property to determine to your satisfaction its suitability to your needs.

281 Edgecombe Ave, New York



CLOSED 7/21/26 FOR \$4,900,000
11.7% CAP ♦ 4.4 GRM ♦ \$100K / UNIT ♦ \$84 / SF

♦ 49 Units ♦ 58,596 SF
♦ \$1,105,769 Gross ♦ \$572,107 NOI



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