FOR SALE | MULTIFAMILY IN THE BRONX | **PRICE REDUCED $2,300,000** | 12.4% CAP | 4.3 x Rent | $108 /SF | $96K /Unit

MULTIFAMILY BUILDING WITH TWENTY FOUR APARTMENTS LOCATED IN THE BRONX'S FORDHAM SECTION ✦ NEAR THE GRAND CONCOURSE

2512 University Avenue, The Bronx – Presenting this five-story, all-brick multifamily building located in the Fordham section of the Bronx. Constructed in 1914, the property comprises 24 residential apartments across approximately 21,385 gross square feet, delivering a solid and balanced unit mix in one of the borough's most active rental corridors. With its central location, large units, and strong in-place rents, the building represents a strong investment opportunity.

The property is enhanced with modern building systems and security features, including a steel and glass entry door, a full intercom system, and cameras strategically installed throughout for resident safety.

The lobby is accented by marble finishes extending halfway up the walls, creating a polished, welcoming aesthetic. Steel and marble staircases rise through the building, combining durability with character, while common areas are outfitted with efficient LED lighting.

The silver-coated rubber roof is in good condition, and flashing has been updated.

There is a 2015 dual-fuel boiler currently running on gas, and fed by a 3,000-gallon above-ground #2 oil tank. Electric and gas meters are located in the basement, and apartments are serviced by breakers.

The apartments themselves are generally well maintained, with several featuring modern upgrades, including stainless steel appliances and clean finishes.

The location provides exceptional access to both community amenities and transit. Just off the Grand Concourse, residents benefit from extensive shopping and services along Fordham Road, and cultural anchors such as the Bronx Library Center. Outdoor and recreational amenities include St. James Park and Poe Park, both a short walk away. Healthcare needs are well served by nearby Montefiore Medical Center and BronxCare Hospital Center.

Connectivity is excellent, with the multiple nearby subway

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS

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PROPERTY & FINANCIAL OVERVIEW

2512 University Avenue, Bronx, NY 10468 (Parcel #: 03214–0005)

21,385 Total SF
24 Total Units
$530,911 Gross Rent
$284,347 Net Operating Income

Residential Rents:
$1,924 /U, $447 /RM

PRICE REDUCED $2,300,000

$108 /SF
$96K /Unit
4.3 x Rent
12.36% CAP
24.4% - 29.0% C/C Return

BUILDING DETAILS

- 24 Total Units
- 24 Residential Apartments
- No Commercial Units
- 1 Building, 5 Stories, Built 1914
- Over Six Families without Stores (C1)

BUILDING SIZE/SF

- 49.33 ft x 105.17 ft
- 21,385 Gross SF
- No SF With Non-Residential Use
- Avg. Apartment Size = 784 SF
- Est. 12% Common Area

PARCEL SIZE & ZONING

- 6,238 Square Feet
- 50 ft x 124.75 ft
- R6 Wide Zone
- Max FAR: 3.00 - 4.80 (CF)

FINANCING ILLUSTRATION

Interest Rate	6.000%
Amortization	30 Years
30.0% Down	$690K
70.0% LTV	$1.61M
Annual Debt Service	-$116K
DSCR & Debt Yield	2.45 & 17.7%
Cash Flow: Cautious	$168,514
Cash Flow: Optimistic	$199,891

☆ *Optimistic scenario assumes effecient self-management and 100% rent collection.*

ANNUAL INCOME PROJECTIONS

Gross Scheduled Income (GSI)	$530,911
3.0% Vacancy & Collection Allowance	($15,927)
Gross Operating Income (GOI)	$514,984
Estimated Expenses	($230,637)
Net Operating Income	**$284,347**

ESTIMATED ANNUAL EXPENSES

43% of GSI ◦ $10.78/SF ◦ $9.6K/u

RE Tax	*$3,442 /unit*		($82,609)
Water & Sewer	*$1,333 /res. u*		($31,984)
Insurance	*$1,750 /unit*		($42,000)
Gas For Heat	*$1,196 /res. u*	*Dual Fuel Capable*	($28,699)
Utilities	*$0.26 /SF*		($5,546)
Repairs & Maintenance	*$600 /res. u*		($14,400)
Payroll	*$200 /res. u*	*Plus Free Unit*	($4,800)
Legal, Reserves & Misc.	*1.00% of GOI*		($5,150)
Management	*3.00% of GOI*		($15,450)
Total Expenses			**($230,637)**

UNIT MIX & MONTHLY INCOME

TYPE	*COUNT*	*/ROOM*	*/UNIT*	*MIN*	*MAX*	*TOTAL*
1 Bedroom	3	$609	$1,827	$1,629	$1,981	$5,481
2 Bedroom	12	$516	$2,066	$1,047	$2,896	$24,791
3 Bedroom	6	$341	$1,704	$769	$2,720	$10,224
4 Bedroom	2	$312	$1,873	$1,342	$2,405	$3,747
Super's Unit	1	-	-	-	-	-
Total	**24**	**-**	**-**	**-**	**-**	**$44,243**

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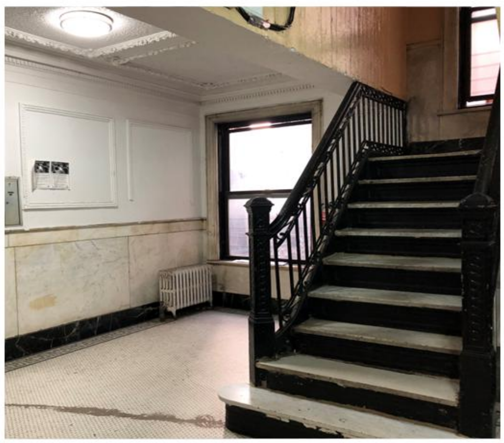
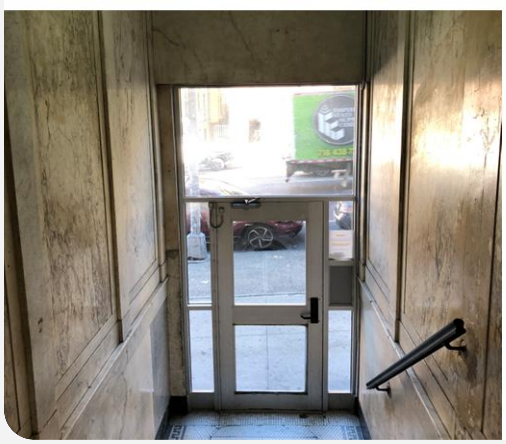
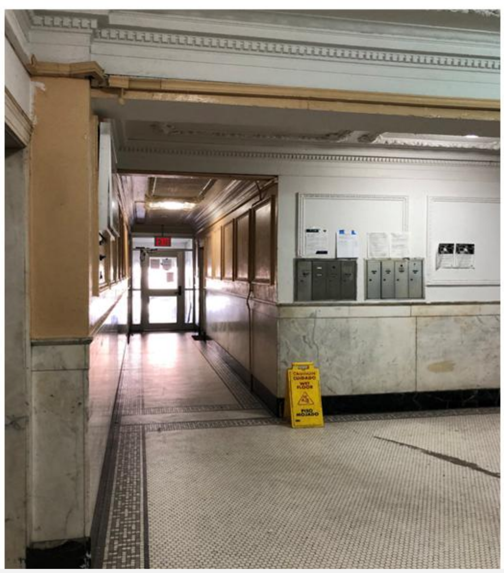
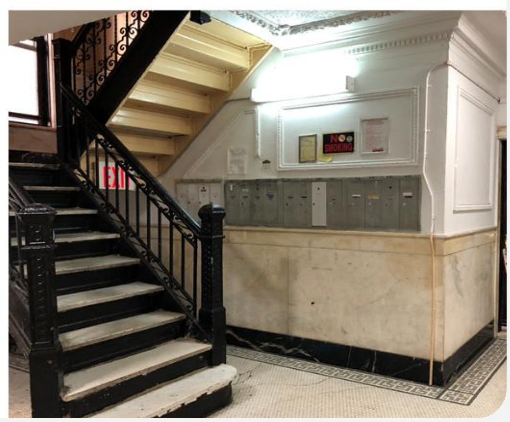
2512 UNIVERSITY AVENUE









2512 UNIVERSITY AVENUE

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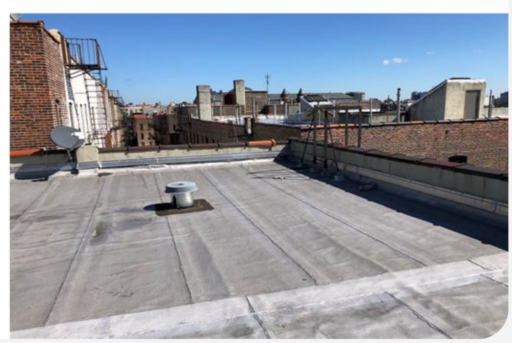


2512 UNIVERSITY AVENUE

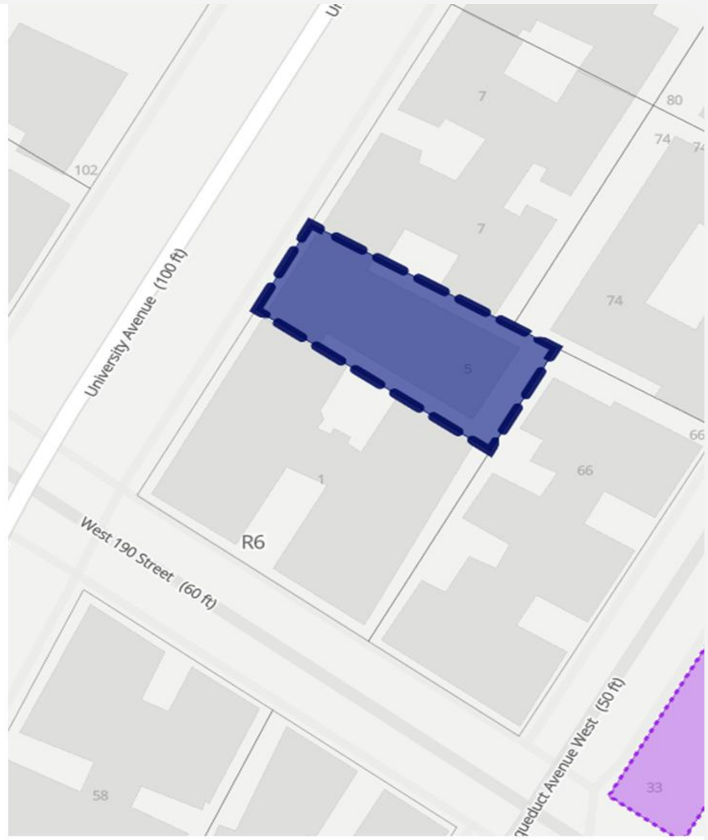
2512 UNIVERSITY AVENUE, 10468
Bronx (Borough 2)
Block 3214 | Lot 5

Zoning District
R6, Wide Street

Intersecting Map Layers
FRESH Zone
Appendix I

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

NYC PLANNING



RENT ROLL

p = projected or estimated

2512 UNIVERSITY

Unit	Type	Legal Rent	Scheduled Rent	Unit Size	Rent Metrics	Lease Expires	Notes
0A	Stabilized	$2,739.75	$2,204.72	4 rm	$551/rm/mo	9/30/2026	
0B	Stabilized	$3,155.61	$2,015.10	4 rm	$504/rm/mo	11/29/2026	
0C	Stabilized	$3,210.63	$2,895.95	4 rm	$724/rm/mo	11/30/2026	▪ FHEPS ▪ Ins.: $14.95
0D	Stabilized	$3,284.33	$2,332.03	4 rm	$583/rm/mo	7/31/2027	▪ S8
0E	Stabilized	$1,980.84	$1,980.84	3 rm	$660/rm/mo	12/31/2026	▪ Section 8
1A	Stabilized	$2,405.09	$2,405.09	6 rm	$401/rm/mo	12/31/2027	
1B	Stabilized	$2,202.64	$2,202.64	5 rm	$441/rm/mo	2/28/2027	▪ Section 8
1C	Stabilized	$2,632.98	$2,632.98	4 rm	$658/rm/mo	10/31/2026	▪ Includes Ins.: $14.95
1D	Stabilized	$1,469.61	$1,469.61	5 rm	$294/rm/mo	11/30/2027	
2A	Stabilized	$1,341.55	$1,341.55	6 rm	$224/rm/mo	11/30/2026	▪ Includes Appl.: $20.76
2B	Stabilized	$2,022.08	$2,022.08	5 rm	$404/rm/mo	9/30/2028	
2C	Stabilized	$1,962.11	$1,962.11	4 rm	$491/rm/mo	6/30/2027	▪ Section 8
2D	Stabilized	$1,041.29	$1,041.29	5 rm	$208/rm/mo	12/31/2026	▪ SCRIE
3A	Stabilized	$1,752.56	$1,752.56	4 rm	$438/rm/mo	6/30/2027	
3B	Stabilized	$2,723.71	$2,720.25	5 rm	$544/rm/mo	3/14/2028	
3C	Stabilized	$1,799.01	$1,799.01	4 rm	$450/rm/mo	11/30/2027	
3D	Stabilized	$2,131.73	$1,563.75	4 rm	$391/rm/mo	9/30/2028	
3E	Stabilized	$1,629.27	$1,629.27	3 rm	$543/rm/mo	1/31/2027	▪ FHEPS
4A	Stabilized	$1,046.75	$1,046.75	4 rm	$262/rm/mo	11/30/2026	▪ Section 8
4B	Stabilized	$768.54	$768.54	5 rm	$154/rm/mo		
4C	**Super**	-		4 rm			
4D	Stabilized	$2,421.21	$2,421.21 p	4 rm	$605/rm/mo	**Vacant**	
4E	Stabilized	$1,870.46	$1,870.46	3 rm	$623/rm/mo	1/31/2027	▪ Section 8
B1	Stabilized	$2,203.10	$2,164.82	4 rm	$541/rm/mo	3/31/2027	

TOTALS

Monthly	***$47,795***	***$44,243***	24 Units	Building Averages:		Residential Rents:
Annual	***$573,538***	***$530,911***	103 Rooms	$25 /SF, $1,843 /U		$1,924 /U, $447 /RM