

For Sale

100 PERCENT
FREE MARKET

BRONX
5-FAMILY

BEDFORD
PARK

ASKING
\$1,100,000



FIVE **FULLY FREE-MARKET** UNITS IN THE BRONX'S BEDFORD PARK WITH AIR RIGHTS, STRONG IN-PLACE RENTS, AND UPSIDE

3163 Villa Avenue, The Bronx - Presenting this five-unit free-market multifamily property located in The Bronx's Bedford Park neighborhood. The subject consists of one three-story building originally built in 1915 and currently configured with five residential apartments. The building contains approximately 3,000 gross square feet and sits on a 20-foot by 100-foot lot.

This frame and brick building features a wood entry door, tile lobby/entryway floor, wood stairs, skylight, intercom system, two security cameras, newer metal fire escapes, and a solid Villa Avenue location neighboring newer residential construction.

Building systems include basement gas and electric meters, two above-ground 275-gallon oil tanks, a two-year-old boiler and 67-gallon water heater, apartment-level electric breakers, and a silver-coated rubber roof.

The unit mix includes four one-bedroom apartments and one two-bedroom apartment, and there is a rear yard area accessible from the ground-floor apartment.

The property is located in an R8 zoning district, with maximum buildable square footage estimated at approximately 12,040 to 17,280 square feet with Inclusionary Housing. Based on the existing 3,000 gross square feet, this results in estimated air rights of approximately 9,040 to 14,280 square feet, offering future upside subject to zoning, design, approvals, and buyer diligence.

★ RENT ROLL ON PAGE 7

Residents benefit from convenient access to major neighborhood transportation, retail, healthcare, and recreation options. Nearby subway access includes the B and D trains at Bedford Park Boulevard, along with the 4 train at Bedford Park Boulevard-Lehman College. The area offers local shopping and dining along Bedford Park Boulevard, Jerome Avenue, and Grand Concourse, with additional amenities nearby along Fordham Road. Outdoor recreation is available at Williamsbridge Oval, and healthcare access is supported by Montefiore Health System's main hospital campus.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS

LALA REALTY GROUP

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES



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

PROPERTY & FINANCIAL OVERVIEW

3163 Villa Ave, Bronx, NY 10468 (Parcel #: 03322-0045)



3,000 Total SF
5 Total Units
\$126,000 Gross Rent
\$72,032 Net Operating Income

ASKING \$1,100,000

\$367 /SF
\$220K /Unit

8.7 x Rent

6.5% CAP

Average Apartment Rents:
\$2,100/unit, \$656/room

4.62% - 6.69% C/C Return

BUILDING DETAILS

- 5 Total Units
- 5 Residential Apartments
- No Commercial Units
- 1 Building, 3 Stories, Built 1915
- Mixed-Use (S4), Currently All Residential

BUILDING SIZE/SF

- 20 ft x 50 ft
- 3,000 Gross SF
- No SF With Non-Residential Use
- Avg. Apartment Size = 528 SF
- Est. 12% Common Area

PARCEL SIZE & ZONING

- 2,000 Square Feet
- 20 ft x 100 ft
- R8 Zone
- Max FAR: 6.02 - 8.64 (IH)
- Air Rights: 9,040 - 14,280 SF (IH)

FINANCING ILLUSTRATION

Interest Rate	6.375%
Amortization	30 Years
32.7% Down	\$360K
67.3% LTV	\$740K
Annual Debt Service	-\$55,409
DSCR & Debt Yield	1.3 & 9.7%
Cash Flow: Cautious	\$16,623
Cash Flow: Optimistic	\$24,069

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

ANNUAL INCOME PROJECTIONS

Gross Scheduled Income (GSI)	\$126,000
3.0% Vacancy & Collection Allowance	(\$3,780)
Gross Operating Income (GOI)	\$122,220
Estimated Expenses	(\$50,188)
Net Operating Income	\$72,032

ESTIMATED ANNUAL EXPENSES

RE Tax	\$2,568 /unit		(\$12,839)
Water & Sewer	\$1,350 /res. u		(\$6,750)
Insurance	\$1,650 /unit		(\$8,250)
Heat	\$1,500 /res. u		(\$7,500)
Utilities	\$0.27 /SF		(\$810)
Repairs & Maintenance	\$750 /res. u		(\$3,750)
Payroll	\$1,080 /res. u	See RR (Ground)	(\$5,400)
Legal, Reserves & Misc.	1.00% of GOI		(\$1,222)
Management	3.00% of GOI		(\$3,667)
Total Expenses	40% of GSI ◦ \$16.73/SF ◦ \$10,038/u		(\$50,188)

UNIT MIX & MONTHLY INCOME

TYPE	COUNT	/ROOM	/UNIT	MIN	MAX	TOTAL
1 Bedroom	4	\$679	\$2,038	\$1,800	\$2,300	\$8,150
2 Bedroom	1	\$588	\$2,350	-	-	\$2,350
Total	5	-	-	-	-	\$10,500

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 draciti@rmfriedland.com



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



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

3163 VILLA AVENUE



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3163 VILLA AVENUE

3163 VILLA AVENUE, 10468

Bronx (Borough 2)
Block 3322 | Lot 45

Zoning District
R8

Intersecting Map Layers
FRESH Zone
Appendix I (Transit)

SOURCE

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



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RENT ROLL

P = projected or estimated

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Unit	Type	Market/ Subsidy Potential	Scheduled Rent	Unit Size & Metrics	Lease Expiration	Notes
Ground (APT-1)	Free Market	\$2,500.00	\$2,350.00	4 Rooms \$588/rm/mo	MTM	A discount of \$450/mo. (\$5,400 /yr.) is Included as payroll expense line item
2A (APT-2)	Free Market	\$2,350.00	\$1,950.00	3 Rooms \$650/rm/mo	Mar-27	
2B (APT-3)	Free Market	\$2,350.00	\$2,100.00	3 Rooms \$700/rm/mo	Jun-26	
3A (APT-4)	Free Market	\$2,350.00	\$1,800.00	3 Rooms \$600/rm/mo	Sep-26	
3B (APT-5)	Free Market	\$2,350.00	\$2,300.00	3 Rooms \$767/rm/mo	Feb-27	Section 8 Potential Vacancy
Other						

TOTALS

			Building Averages: \$42/SF, \$2,100/unit		5 Units, 16 Rooms
Monthly					Average Apartment Rents:
Annual					\$2,100/unit, \$656/room

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of

RM FRIEDLAND
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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