



CLOSED 9-29-2025

THREE BUILDING MULTIFAMILY PACKAGE 128 UNITS ♦ 128,124 SF ♦ THE BRONX



Facilitated by Team Lala & The Investment Sales Team @
RMFriedland LLC of Harrison, NY & Lala Realty Group of Lodi, NJ



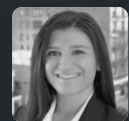
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3 BRONX BLDGS ♦ CLOSED SEP-29-2025



128,124 Total SF
128 Total Units
\$2,298,159 Gross
\$1,189,266 NOI

Monthly Apartment Rent:
\$1,476/unit, \$453/room

SALE PRICE: \$11,550,000
\$90 /SF
\$90K /Unit
5.0 x Rent
10.30% CAP

ANNUAL INCOME PROJECTIONS

| | |
|-------------------------------------|--------------------|
| Gross Scheduled Income (GSI) | \$2,298,159 |
| 3.0% Vacancy & Collection Allowance | (\$68,945) |
| Gross Operating Income (GOI) | \$2,229,214 |
| Estimated Expenses | (\$1,039,949) |
| Net Operating Income | \$1,189,266 |

ESTIMATED ANNUAL EXPENSES

| | | |
|-------------------------|-----------------------------------|----------------------|
| | 45% of GSI ◦ \$8.12/SF ◦ \$8.1K/u | |
| RE Tax | \$2,672 /unit | (\$342,055) |
| Water & Sewer | \$1,119 /res. u | (\$141,050) |
| Insurance | \$1,495 /unit | (\$191,300) |
| Heat | \$1,147 /res. u | (\$144,575) |
| Utilities | \$0.24 /SF | (\$30,400) |
| Repairs & Maintenance | \$491 /res. u | (\$61,900) |
| Payroll | \$313 /res. u | (\$39,500) |
| Legal, Reserves & Misc. | 1.00% of GOI | (\$22,292) |
| Management | 3.00% of GOI | (\$66,876) |
| Total Expenses | | (\$1,039,949) |

PACKAGE: UNIT MIX & MONTHLY INCOME

| TYPE | COUNT | /ROOM | /UNIT | MIN | MAX | TOTAL |
|---------------|------------|-------|---------|---------|---------|------------------|
| Studio | 13 | \$626 | \$1,251 | \$685 | \$1,719 | \$16,266 |
| 1 Bedroom | 71 | \$470 | \$1,409 | \$276 | \$1,760 | \$100,048 |
| 2 Bedroom | 33 | \$412 | \$1,649 | \$957 | \$2,071 | \$54,427 |
| 3 Bedroom | 6 | \$358 | \$1,791 | \$1,417 | \$1,996 | \$10,746 |
| Super's Unit | 3 | - | - | - | - | - |
| Retail/Office | 2 | - | \$3,019 | \$2,554 | \$3,484 | \$6,038 |
| Other | - | - | - | - | \$334 | \$3,988 |
| Total | 128 | - | - | - | - | \$191,513 |

BUILDING DETAILS

- 128 Total Units
- 126 Residential Apartments
- 2 Commercial Units
- 3 Buildings

BUILDING SIZE/SF

- 128,124 Gross SF
- 1,250 Commercial SF
- Avg. Apartment Size = 886 SF
- Est. 12% Common Area

PARCEL SIZE & ZONING

- 32,073 Square Feet

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS



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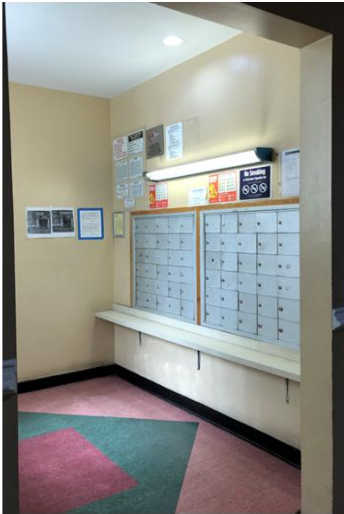


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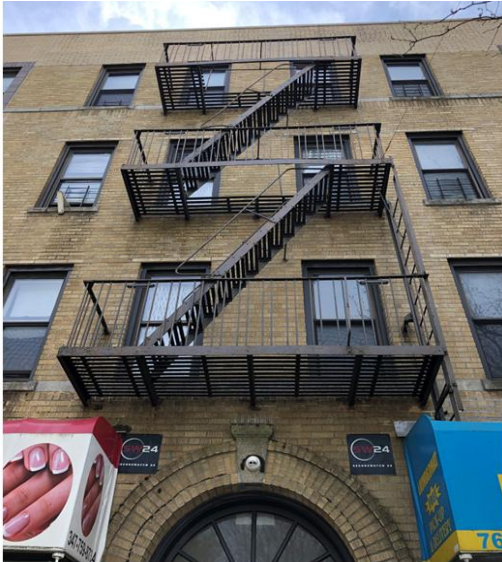
3209 Decatur Avenue



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762 MORRIS PARK AVE

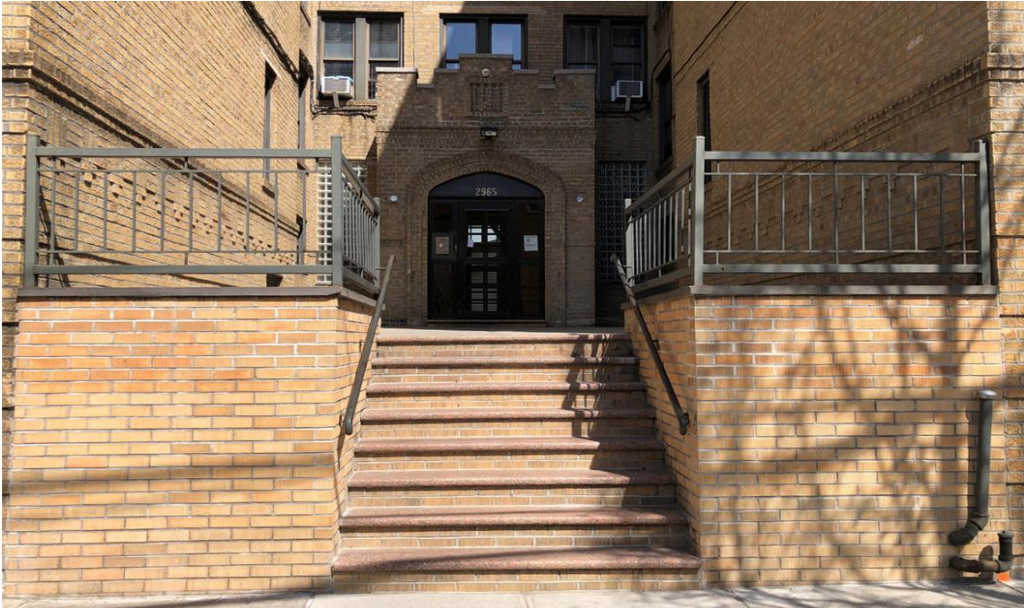


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**We Sell Buildings & Land
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**Our Team Of Advisors
Provides **Free** and **Confidential**
Property Evaluations, Equity
Reviews, & Consultations**

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