

**PRICE
REDUCED
\$5,495,000**

MULTIFAMILY FOR SALE

**8.5%
CAP**

**5.4
x Rent**

**\$80
/SF**

**\$85K
/Unit**

ELEVATOR MULTIFAMILY WITH 65 UNITS IN KINGSBRIDGE HEIGHTS - STRONG RENTS AND ORIGINAL ARCHITECTURAL FEATURES

2834 Heath Avenue, The Bronx - Presenting a six-story, elevator apartment building located in Kingsbridge Heights. The property features 65 apartments across approximately 68,448 SF.

The building showcases classic prewar charm with a steel and glass arched entrance that leads into an original detailed tile and stone vestibule. Inside, residents are welcomed by a spacious, beautifully designed lobby featuring arched architectural elements and elegant steel and marble stairwells.

Each unit is equipped with its own circuit breakers, while all breaker panels, gas meters, and electric meters are located in the basement. Heating is provided by a gas-fired boiler with a dual-fuel capable burner. Although the oil tank has been decommissioned, the building retains the infrastructure for flexible fuel sourcing. The roof is a silver-coated rubber membrane, and the parapet walls have been fully rebuilt, contributing to the building's strong physical condition.

Located just off W Kingsbridge Road, 2834 Heath Avenue offers quick access to the 1 train at Marble Hill-225th Street and 231st Street stations. Nearby amenities include a Target and BJ's shopping center, local grocery stores, pharmacies, and dining options. The area is also served by several MTA bus lines and is close to the VA Medical Center.

**\$1,026,485
Gross Income**

**\$466,063
NOI**

**65
Units**

**68,448
Total SF**

**Monthly Apartment Rent:
\$1,337/unit, \$385/room**

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

2834 Heath Ave, Bronx, NY 10463 (Parcel #: 03256-0064)



68,448 Total SF
65 Total Units
\$1,026,485 Gross
\$466,063 NOI

Monthly Apartment Rent:
\$1,337/unit, \$385/room

PRICE REDUCED \$5,495,000
\$80 /SF
\$85K /Unit
5.4 x Rent
8.48% CAP
11.48% - 15.16% C/C Return

BUILDING DETAILS

- 65 Total Units
- 65 Residential Apartments
- No Commercial Units
- 1 Building, 6 Stories, Built 1927
- Elevator Apartment - Semi-fireproof without Stores (D1)

BUILDING SIZE/SF

- 150 ft x 93 ft
- 68,448 Gross SF
- No SF With Non-Residential Use
- Avg. Apartment Size = 927 SF
- Est. 12% Common Area

PARCEL SIZE & ZONING

- 19,500 Square Feet
- 150 ft x 118.92 ft
- R6 Zone
- Max FAR: 2.43 - 4.80 (CF)

FINANCING ILLUSTRATION

Interest Rate 6.000%
Amortization 30 Years
30.0% Down \$1.649M
70.0% LTV \$3.847M
Annual Debt Service -\$277K
DSCR & Debt Yield 1.68 & 12.1%
Cash Flow: Cautious \$189,322
Cash Flow: Optimistic \$249,987

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

ANNUAL INCOME PROJECTIONS

Gross Scheduled Income (GSI)	\$1,026,485
3.0% Vacancy & Collection Allowance	(\$30,795)
Gross Operating Income (GOI)	\$995,690
Estimated Expenses	(\$529,628)
Net Operating Income	\$466,063

ESTIMATED ANNUAL EXPENSES

	52% of GSI ◦ \$7.74/SF ◦ \$8.1K/u	
RE Tax	\$2,662 /unit	(\$173,025)
Water & Sewer	\$1,215 /res. u	(\$79,000)
Insurance	\$1,508 /unit	(\$98,000)
Gas For Heat	\$1,199 /res. u	(\$77,925)
Utilities	\$0.23 /SF	(\$16,000)
Repairs & Maintenance	\$468 /res. u	(\$30,400)
Payroll	\$238 /res. u	(\$15,450)
Legal, Reserves & Misc.	1.00% of GOI	(\$9,957)
Management	3.00% of GOI	(\$29,871)
Total Expenses		(\$529,628)

UNIT MIX & MONTHLY INCOME

TYPE	COUNT	/ROOM	/UNIT	MIN	MAX	TOTAL
Studio	8	\$542	\$1,084	\$725	\$1,412	\$8,673
1 Bedroom	29	\$432	\$1,296	\$938	\$1,512	\$37,572
2 Bedroom	16	\$352	\$1,408	\$992	\$1,947	\$22,525
3 Bedroom	11	\$305	\$1,525	\$1,129	\$2,136	\$16,771
Super's Unit	1	-	-	-	-	-
Total	65	-	-	-	-	\$85,540

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS



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

2834 HEATH AVE



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. 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.

LALA
REALTY GROUP

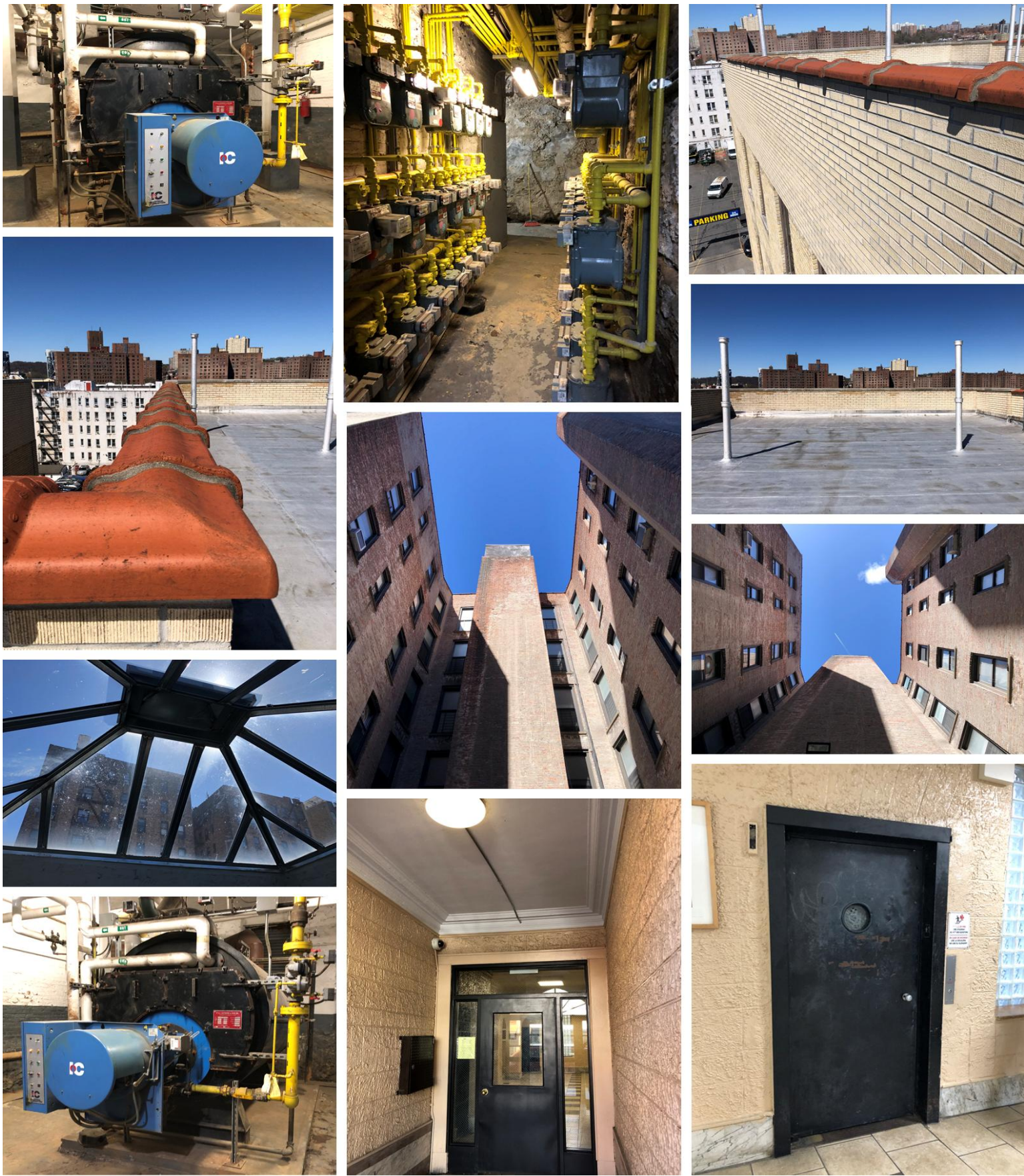
RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

2834 HEATH AVE



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. 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.

2834 HEATH AVE



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. 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.

2834 HEATH AVE

2834 HEATH AVENUE, 10463

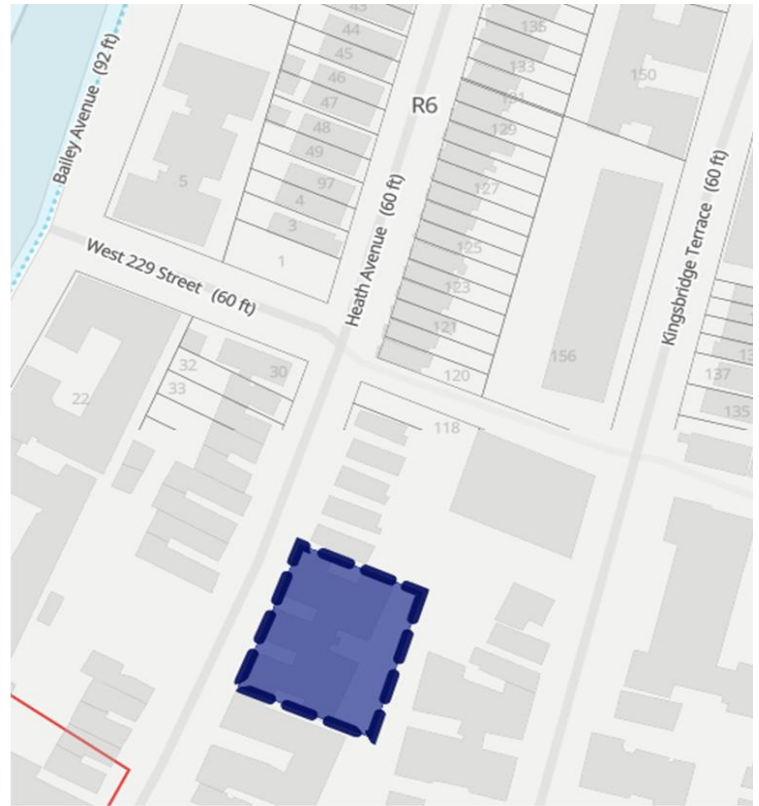
Bronx (Borough 2)
Block 3256 | Lot 64

Zoning District
R6

Intersecting Map Layers
FRESH Zone
Appendix I (Transit)

SOURCE

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



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. 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.

LALA
REALTY GROUP

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

RENT ROLL

P = projected or estimated

	Unit	Type	Monthly Rent		Size	Metrics	LXP or Status	Note
			Legal	Scheduled				
HEATH	1A	Stabilized	\$1,348.59	\$1,348.59	3 rms	\$450/rm/mo	1/31/2026	
	1B	Stabilized	\$1,188.49	\$1,188.49	3 rms	\$396/rm/mo	4/30/2027	
	1C	Stabilized	\$1,103.41	\$1,103.41	3 rms	\$368/rm/mo	10/31/2025	
	1D	Stabilized	\$1,432.49	\$1,432.49	3 rms	\$477/rm/mo	11/30/2025	
	1E	Stabilized	\$1,430.21	\$1,430.21	3 rms	\$477/rm/mo	10/31/2025	
	1F	Stabilized	\$1,216.68	\$1,216.68	3 rms	\$406/rm/mo	1/31/2026	
	2A	Stabilized	\$2,008.84	\$2,008.84	5 rms	\$402/rm/mo	9/30/2025	
	2B	Stabilized	\$1,176.31	\$1,176.31	4 rms	\$294/rm/mo	11/30/2025	
	2C	Stabilized	\$1,264.77	\$1,264.77	4 rms	\$316/rm/mo	3/31/2027	
	2D	Stabilized	\$1,142.25	\$1,142.25	4 rms	\$286/rm/mo	12/31/2026	
	2E	Stabilized	\$1,182.37	\$1,182.37	4 rms	\$296/rm/mo	11/30/2025	
	2F	Stabilized	\$1,903.74	\$1,903.74	4 rms	\$476/rm/mo	7/31/2026	
	3A	Stabilized	\$725.00	\$725.00	2 rms	\$363/rm/mo	1/31/2027	
	3B	Stabilized	\$1,201.13	\$1,201.13	2 rms	\$601/rm/mo	5/31/2026	
	3C	Stabilized	\$1,335.73	\$1,335.73	2 rms	\$668/rm/mo	9/30/2025	HARLEM UNITED
	3D	Stabilized	\$1,330.20	\$1,330.20	2 rms	\$665/rm/mo	10/31/2025	HARLEM UNITED
	3E	Stabilized	\$924.51	\$924.51	2 rms	\$462/rm/mo	11/30/2025	
	3F	Stabilized	\$1,411.80	\$1,411.80	2 rms	\$706/rm/mo	7/31/2027	
	4A	Stabilized	\$1,828.20	\$1,828.20	4 rms	\$457/rm/mo	4/30/2027	
TOTALS	4B	Stabilized	\$1,129.03	\$1,129.03	5 rms	\$226/rm/mo	12/31/2025	
	4C	Stabilized	\$2,136.11	\$2,136.11	5 rms	\$427/rm/mo		
	4D	Stabilized	\$1,749.44	\$1,749.44	5 rms	\$350/rm/mo	3/31/2026	
	4E	Stabilized	\$1,410.01	\$1,410.01	5 rms	\$282/rm/mo	1/31/2027	
	4F	Stabilized	\$1,367.19	\$1,367.19	5 rms	\$273/rm/mo	2/28/2026	
	5A	Stabilized	\$843.08	\$843.08 P	2 rms	\$422/rm/mo	Vacant	
	5B	Stabilized	\$1,343.69	\$1,343.69	4 rms	\$336/rm/mo	5/31/2026	
	5C	Stabilized	\$1,674.54	\$1,674.54	4 rms	\$419/rm/mo	6/30/2026	
	5D	Stabilized	\$1,253.32	\$1,253.32	4 rms	\$313/rm/mo	4/30/2026	
	5E	Stabilized	\$1,227.77	\$1,227.77	4 rms	\$307/rm/mo	2/28/2027	
	5F	Stabilized	\$1,946.53	\$1,946.53	4 rms	\$487/rm/mo	10/31/2026	
	6A	Stabilized	\$901.15	\$901.15	2 rms	\$451/rm/mo	1/31/2026	
	6B	Stabilized	\$1,221.87	\$1,221.87	4 rms	\$305/rm/mo	12/31/2026	
	6C	Stabilized	\$1,923.79	\$1,923.79	4 rms	\$481/rm/mo	12/31/2026	
	6D	Stabilized	\$1,169.90	\$1,169.90	4 rms	\$292/rm/mo		
	6E	Stabilized	\$992.28	\$992.28	4 rms	\$248/rm/mo	7/31/2026	
	6F	Stabilized	\$1,273.52	\$1,273.52	4 rms	\$318/rm/mo	12/31/2025	
	7A	Stabilized	\$1,144.91	\$1,144.91	3 rms	\$382/rm/mo	11/30/2025	
	7B	Stabilized	\$987.55	\$987.55	3 rms	\$329/rm/mo	12/31/2026	
	7C	Stabilized	\$938.37	\$938.37	3 rms	\$313/rm/mo	5/31/2027	
	7D	Stabilized	\$1,136.04	\$1,136.04	3 rms	\$379/rm/mo	8/31/2027	
	7E	Stabilized	\$1,476.32	\$1,476.32	3 rms	\$492/rm/mo	6/30/2026	
	7F	Stabilized	\$1,423.13	\$1,423.13	3 rms	\$474/rm/mo	5/31/2027	
	8A	Stabilized	\$1,511.97	\$1,511.97	3 rms	\$504/rm/mo	6/30/2027	
	8B	Stabilized	\$1,191.36	\$1,191.36	5 rms	\$238/rm/mo	7/31/2026	
	8C	Stabilized	\$1,399.61	\$1,399.61	5 rms	\$280/rm/mo	9/30/2026	
	8D	Stabilized	\$1,251.21	\$1,251.21	5 rms	\$250/rm/mo		
	8E	Stabilized	\$1,264.77	\$1,264.77	5 rms	\$253/rm/mo	11/30/2025	
	8F	Stabilized	\$1,863.27	\$1,863.27	5 rms	\$373/rm/mo	1/31/2027	
	9A	Stabilized	\$1,381.79	\$1,381.79 P	3 rms	\$461/rm/mo		
	9B	Stabilized	\$1,404.45	\$1,404.45 P	3 rms	\$468/rm/mo	Vacant	
	9C	Stabilized	\$1,402.21	\$1,402.21	3 rms	\$467/rm/mo	4/30/2027	
	9D	Stabilized	\$1,316.41	\$1,316.41	3 rms	\$439/rm/mo	7/31/2026	
	9E	Stabilized	\$1,347.51	\$1,347.51	3 rms	\$449/rm/mo	3/31/2026	
	9F	Stabilized	\$1,360.12	\$1,360.12	3 rms	\$453/rm/mo		
	10A	Super			4 rms			
	10B	Stabilized	\$1,371.08	\$1,371.08	3 rms	\$457/rm/mo	9/30/2026	VOA, GNY INC
	10C	Stabilized	\$1,158.66	\$1,158.66	3 rms	\$386/rm/mo		
	10D	Stabilized	\$1,028.37	\$1,028.37	3 rms	\$343/rm/mo	11/30/2026	
	10E	Stabilized	\$1,222.78	\$1,222.78	3 rms	\$408/rm/mo	12/31/2026	
	10F	Stabilized	\$1,484.73	\$1,484.73	3 rms	\$495/rm/mo	4/30/2026	
	11B	Stabilized	\$1,420.15	\$1,420.15	3 rms	\$473/rm/mo	12/31/2026	
	11C	Stabilized	\$1,091.20	\$1,091.20	3 rms	\$364/rm/mo	2/28/2026	
	11D	Stabilized	\$1,355.87	\$1,355.87	3 rms	\$452/rm/mo	7/31/2026	
	11E	Stabilized	\$1,506.10	\$1,506.10	3 rms	\$502/rm/mo	3/31/2027	
	11F	Stabilized	\$1,382.53	\$1,382.53	3 rms	\$461/rm/mo	4/30/2026	
	YARD							
Monthly \$85,540 \$85,540 Annual \$1,026,485 \$1,026,485			65 Units	Total Rent:	Monthly Apartment Rent:			
			226 Rooms	\$15.00/SF	\$1,337/unit, \$385/room			

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. 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.



LALA
REALTY GROUP

of

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

**We Sell Buildings & Land
30 Year Track Record
\$1,800,000,000+ Gross Sales
New York & New Jersey**



Maro 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