

**PRICE  
REDUCED  
\$3,995,000**

**MULTIFAMILY  
FOR SALE**

**8.6%  
CAP**

**5.7  
x Rent**

**\$108  
/SF**

**\$91K  
/Unit**

## **OWN THIS SIX-STORY PRE-WAR MULTIFAMILY BUILDING IN THE BRONX'S KINGSBRIDGE HEIGHTS**

**2700 Kingsbridge Terrace, The Bronx** - Presenting this 44-unit, elevator-serviced apartment building located at 2700 Kingsbridge Terrace in the Bronx's Kingsbridge Heights neighborhood. Constructed in 1930 and spanning approximately 37,000 square feet, the five-story, semi-fireproof brick building sits on a 75 ft x 125 ft parcel within an R6 zoning district.

The property features a stately brick arch entrance framing a steel and glass entry door, leading into a spacious lobby with large-format tile flooring. Common areas retain original tilework, while the steel and marble stairwells provide access throughout. The elevator cab is finished in stainless steel. Heating is supplied by a gas-fired boiler with a dual-fuel capable burner and a 5,000-gallon backup oil tank.

The building's efficient unit mix, consisting of studios, one-bedrooms, and two-bedrooms, supports steady tenant demand in this residential pocket of the northwest Bronx.

Residents benefit from proximity to multiple train stations (serving the 1 and 4 trains as well as the Metro-North) as well as numerous local conveniences along Kingsbridge Road and Broadway. Nearby amenities include grocery stores, pharmacies, dining options, and educational and medical institutions.

**\$702,294**

**Gross Income**

**\$343,072**

**Net Operating Income**

**44**

**Units**

**37,000**

**Total SF**

**Monthly Apartment Rent:  
\$1,361/unit, \$440/room**

**FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS**

**LALA REALTY GROUP**

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# PROPERTY & FINANCIAL OVERVIEW

2700 Kingbridge Terrace, Bronx, NY 10463 (Parcel #: 03253-0020)



37,000 Total SF  
44 Total Units  
\$702,294 Gross  
\$343,072 NOI

Monthly Apartment Rent:  
\$1,361/unit, \$440/room

**PRICE REDUCED \$3,995,000**  
\$108 /SF  
\$91K /Unit  
5.7 x Rent  
8.59% CAP  
11.84% - 15.30% C/C Return

## BUILDING DETAILS

- 44 Total Units
- 44 Residential Apartments
- No Commercial Units
- 1 Building, 5 Stories, Built 1930
- Elevator Apartment - Semi-fireproof without Stores (D1)

## BUILDING SIZE/SF

- 75 ft x 105 ft
- 37,000 Gross SF
- No SF With Non-Residential Use
- Avg. Apartment Size = 740 SF
- Est. 12% Common Area

## PARCEL SIZE & ZONING

- 9,375 Square Feet
- 75 ft x 125 ft
- R6 Zone
- Max FAR: 2.43 - 4.80 (CF)

## FINANCING ILLUSTRATION

Interest Rate 6.000%  
Amortization 30 Years  
30.0% Down \$1.199M  
70.0% LTV \$2.797M  
Annual Debt Service -\$201K  
DSCR & Debt Yield 1.71 & 12.3%  
Cash Flow: Cautious \$141,874  
Cash Flow: Optimistic \$183,380

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

## ANNUAL INCOME PROJECTIONS

Gross Scheduled Income (GSI)	\$702,294
3.0% Vacancy & Collection Allowance	(\$21,069)
Gross Operating Income (GOI)	\$681,225
Estimated Expenses	(\$338,154)
<b>Net Operating Income</b>	<b>\$343,072</b>

## ESTIMATED ANNUAL EXPENSES

	48% of GSI ◦ \$9.14/SF ◦ \$7.7K/u	
RE Tax	\$1,840 /unit	(\$80,944)
Water & Sewer	\$1,285 /res. u	(\$56,540)
Insurance	\$1,650 /unit	(\$72,600)
Gas For Heat	\$1,275 /res. u	(\$56,100)
Utilities	\$0.27 /SF	(\$9,990)
Repairs & Maintenance	\$500 /res. u	(\$22,000)
Payroll	\$289 /res. u	(\$12,731)
Legal, Reserves & Misc.	1.00% of GOI	(\$6,812)
Management	3.00% of GOI	(\$20,437)
<b>Total Expenses</b>		<b>(\$338,154)</b>

## UNIT MIX & MONTHLY INCOME

TYPE	COUNT	/ROOM	/UNIT	MIN	MAX	TOTAL
Studio	6	\$555	\$1,110	\$780	\$1,339	\$6,662
1 Bedroom	27	\$437	\$1,310	\$845	\$1,687	\$35,364
2 Bedroom	10	\$412	\$1,650	\$1,275	\$1,881	\$16,499
Super's Unit	1	-	-	-	-	-
<b>Total</b>	<b>44</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$58,525</b>

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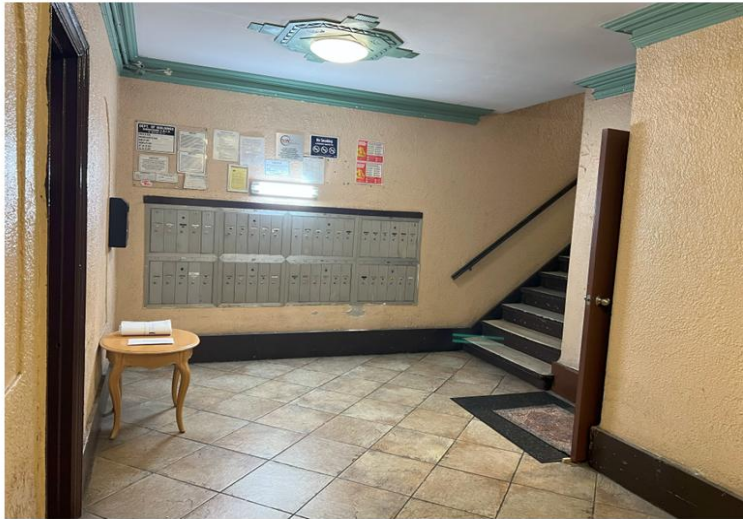
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# 2700 KINGBRIDGE TERRACE



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# Package

**2700 KINGSBRIDGE TERRACE, 10463**

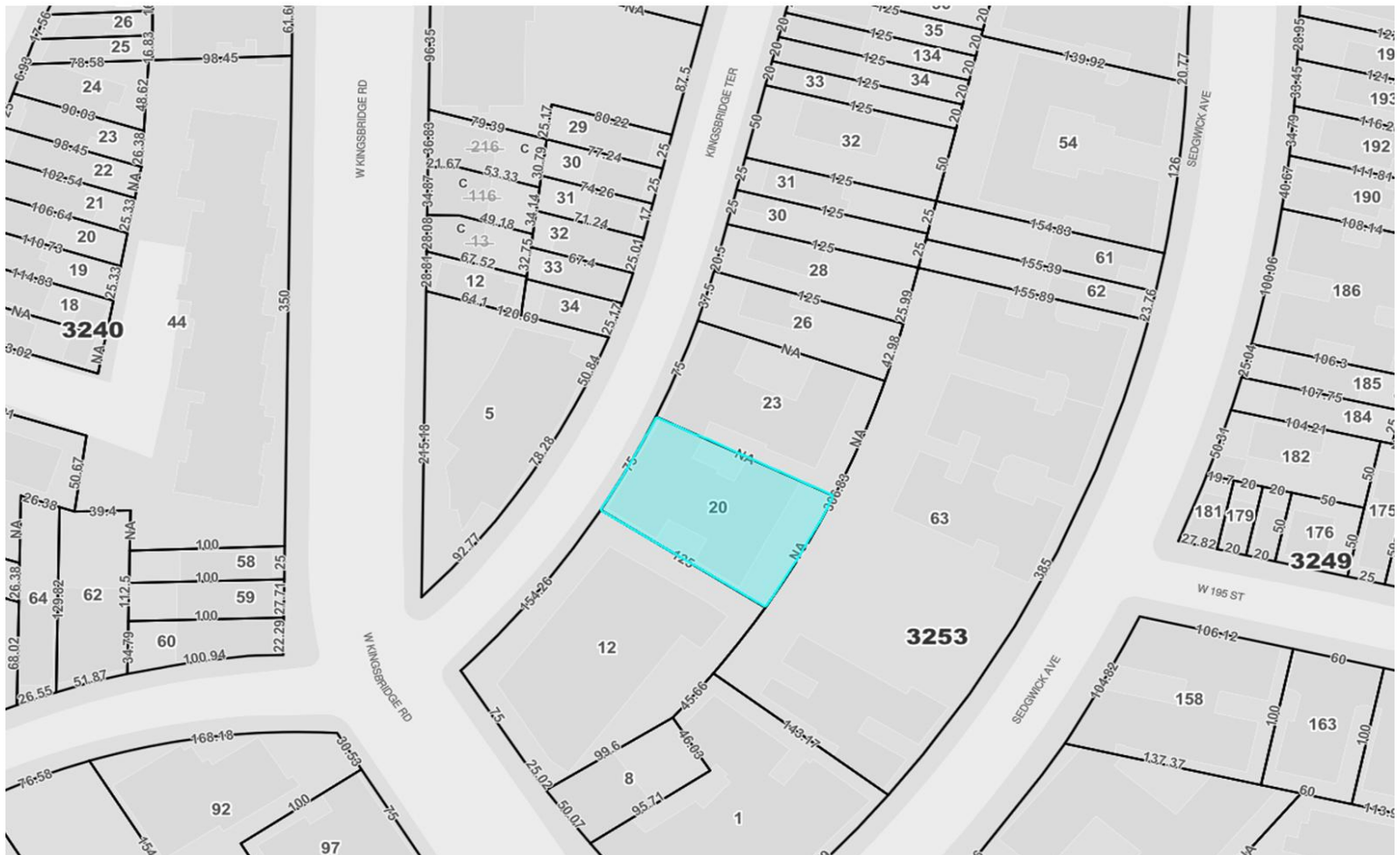
Bronx (Borough 2)  
Block 3253 | Lot 20

**Zoning District**  
R6

**Intersecting Map Layers**  
FRESH Zone  
Appendix I (Transit)

**SOURCE**

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



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# RENT ROLL

P = projected or estimated

KINGSBRI DGE	Unit	Type	Scheduled Rent	Unit Size	Rent Metrics	Lease Expires	Notes
	1A	Stabilized	\$1,120.00	2 rms	\$560/rm/mo	9/30/2025	
	1B	Stabilized	\$1,537.59 <sup>P</sup>	3 rms	\$513/rm/mo	Vacant	
	1C	Super		3 rms		-	
	1D	Stabilized	\$1,077.99	3 rms	\$359/rm/mo	9/30/2025	
	2A	Stabilized	\$1,663.89	4 rms	\$416/rm/mo	5/31/2026	
	2B	Stabilized	\$844.75	3 rms	\$282/rm/mo	6/30/2026	
	2C	Stabilized	\$1,284.24	3 rms	\$428/rm/mo	1/31/2026	
	2D	Stabilized	\$1,290.86	3 rms	\$430/rm/mo	7/31/2025	VOA, GNY, INC
	2E	Stabilized	\$1,275.30	4 rms	\$319/rm/mo	9/30/2025	
	2F	Stabilized	\$900.86	3 rms	\$300/rm/mo	1/31/2027	
	2G	Stabilized	\$1,476.16	3 rms	\$492/rm/mo	4/30/2026	
	2H	Stabilized	\$1,338.52	2 rms	\$669/rm/mo	11/30/2026	
	3A	Stabilized	\$1,685.27	4 rms	\$421/rm/mo	7/31/2027	
	3B	Stabilized	\$1,463.89 <sup>P</sup>	3 rms	\$488/rm/mo	Vacant	
	3C	Stabilized	\$1,467.04	3 rms	\$489/rm/mo	12/31/2025	
	3D	Stabilized	\$1,612.36	3 rms	\$537/rm/mo	5/31/2026	
	3E	Stabilized	\$1,482.67	4 rms	\$371/rm/mo	3/31/2026	
	3F	Stabilized	\$1,432.74	3 rms	\$478/rm/mo	4/30/2026	
	3G	Stabilized	\$1,424.71	3 rms	\$475/rm/mo		
	3H	Stabilized	\$1,017.20	2 rms	\$509/rm/mo	11/30/2025	
	4A	Stabilized	\$1,881.34	4 rms	\$470/rm/mo	9/30/2025	
	4B	Stabilized	\$1,352.52	3 rms	\$451/rm/mo	11/30/2025	
	4C	Stabilized	\$1,417.87	3 rms	\$473/rm/mo	7/14/2025	
	4D	Stabilized	\$1,269.94	3 rms	\$423/rm/mo	4/30/2026	
	4E	Stabilized	\$1,582.17	4 rms	\$396/rm/mo	9/30/2026	
	4F	Stabilized	\$1,050.87	3 rms	\$350/rm/mo	8/31/2025	
	4G	Stabilized	\$1,364.73	3 rms	\$455/rm/mo	10/31/2025	
	4H	Stabilized	\$1,079.56	2 rms	\$540/rm/mo	1/31/2027	VOA, GNY, INC
	5A	Stabilized	\$1,747.81	4 rms	\$437/rm/mo	10/31/2025	
	5B	Stabilized	\$1,687.49	3 rms	\$562/rm/mo	7/31/2027	
	5C	Stabilized	\$855.91	3 rms	\$285/rm/mo		
	5D	Stabilized	\$1,566.17	3 rms	\$522/rm/mo	6/30/2026	
	5E	Stabilized	\$1,741.35	4 rms	\$435/rm/mo	9/30/2025	
	5F	Stabilized	\$1,347.97	3 rms	\$449/rm/mo	5/31/2026	
	5G	Stabilized	\$1,370.77	3 rms	\$457/rm/mo	10/31/2026	
	5H	Stabilized	\$1,326.43	2 rms	\$663/rm/mo	7/31/2026	VOA, GNY, INC
	6A	Stabilized	\$1,648.36	4 rms	\$412/rm/mo	10/31/2026	
	6B	Stabilized	\$1,180.63	3 rms	\$394/rm/mo	12/31/2025	
	6C	Stabilized	\$854.27	3 rms	\$285/rm/mo	10/31/2026	
	6D	Stabilized	\$1,601.07	3 rms	\$534/rm/mo	11/30/2025	
	6E	Stabilized	\$1,790.43	4 rms	\$448/rm/mo	10/31/2025	
	6F	Stabilized	\$1,182.67	3 rms	\$394/rm/mo	10/31/2025	
	6G	Stabilized	\$1,447.86	3 rms	\$483/rm/mo	9/30/2026	
	6H	Stabilized	\$780.29	2 rms	\$390/rm/mo	12/31/2025	
	Other						
TOTALS	Monthly		\$58,525	44 Units	Total Rent:	Monthly Apartment Rent:	
	Annual		\$702,294	136 Rooms	\$18.98/SF	\$1,361/unit, \$440/room	

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