

**PRICE
REDUCED
\$3,500,000**

**MULTIFAMILY
FOR SALE**

**9.8%
CAP**

**5.0
x Rent**

**\$95
/SF**

**\$80K
/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

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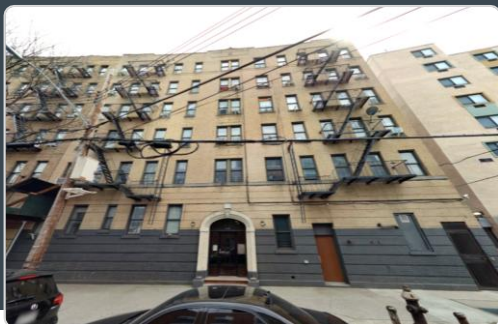
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PROPERTY & FINANCIAL OVERVIEW

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 \$3,500,000
\$95 /SF
\$80K /Unit
5.0 x Rent
9.80% CAP
15.89% - 19.84% 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 \$1.05M
70.0% LTV \$2.45M
Annual Debt Service -\$176K
DSCR & Debt Yield 1.95 & 14.0%
Cash Flow: Cautious \$166,804
Cash Flow: Optimistic \$208,309

☆ 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)
Net Operating Income	\$343,072

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)
Total Expenses		(\$338,154)

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	-	-	-	-	-
Total	44	-	-	-	-	\$58,525

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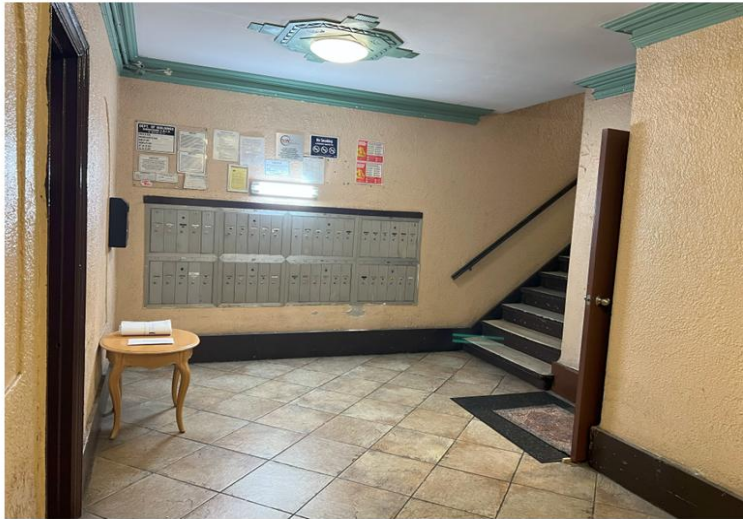


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2700 KINGBRIDGE TERRACE

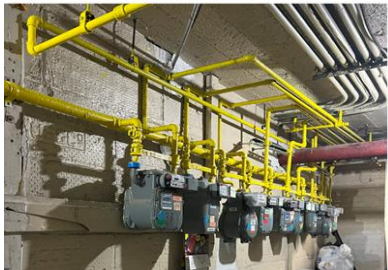


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2700 KINGBRIDGE TERRACE



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Package

2700 KINGSBRIDGE TERRACE, 10463

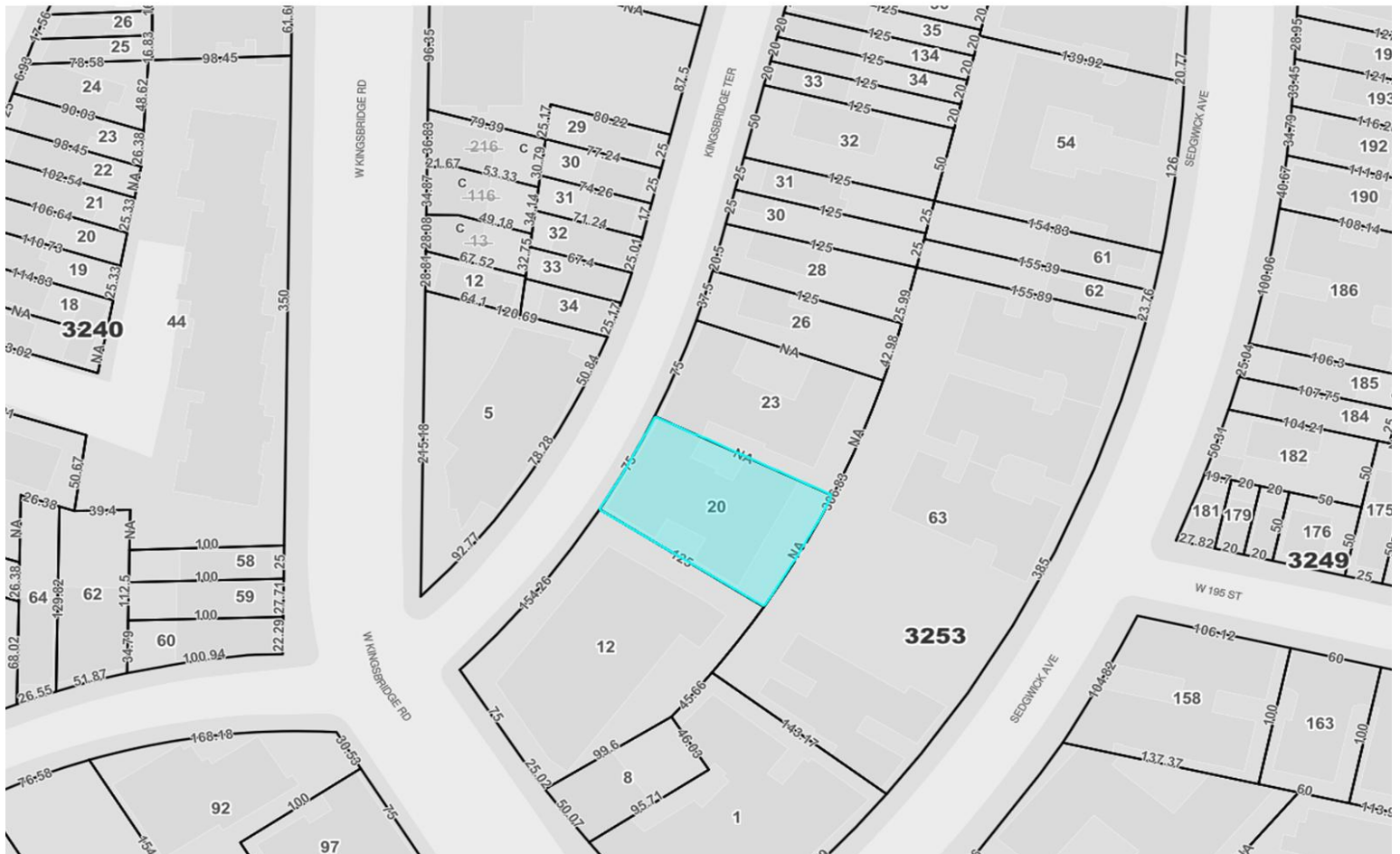
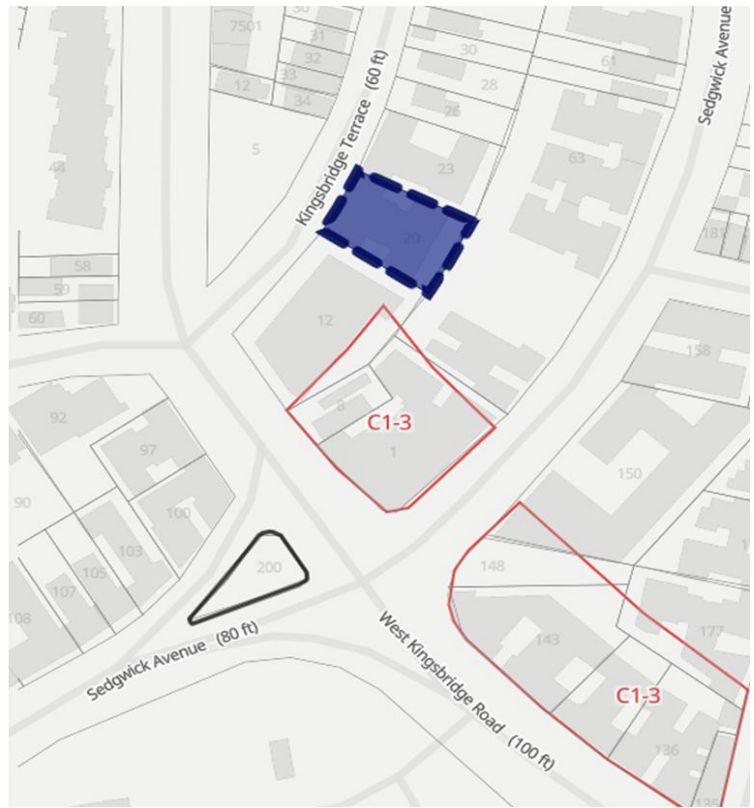
Bronx (Borough 2)
Block 3253 | Lot 20

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 ^P	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 ^P	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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