

**FOR
SALE**

**MULTIFAMILY
IN THE BRONX**

**ASKING
\$11,075,000**

**7.5%
CAP**

**6.4
x Rent**

**\$120K
/Unit**

CAN BE SOLD SEPARATELY

**TWO-BUILDING MULTIFAMILY PACKAGE WITH 92 RESIDENTIAL UNITS ,
TWO COMMERCIAL SPACES, AND STRONG IN-PLACE RENTS ALL CENTRALLY
LOCATED NEAR THE GRAND CONCOURSE AND FORDHAM ROAD**

1665 Morris & 60 West 190th, The Bronx - Presenting a two-building multifamily package in the Bronx, featuring 1665 Morris Avenue and 60 West 190th Street. Together, these prewar properties comprise 92 residential units and two commercial spaces, offering a prime investment opportunity.

Both buildings benefit from their proximity to essential services and transit options. The properties are well-connected to the 4, B, and D subway lines, multiple bus routes, and major thoroughfares. Fordham Road offers a diverse mix of retail, grocery stores, pharmacies, and dining options within walking distance. Claremont Park, Devoe Park, and St. James Park provide convenient recreational spaces. Rental demand is driven by proximity to BronxCare Hospital and the VA Hospital on Kingsbridge Road, attracting professionals seeking convenient housing near their workplaces.

\$1,724,062	\$831,873
Gross Income	Net Operating Income
92	Average Rents @
Units	\$1,531/U, \$422/RM
82,751	Two Building
Total SF	Package

This well-maintained package presents a compelling investment opportunity with strong cash flow, recent capital improvements, and great locations. The area's continued residential demand, fueled by its accessibility and strong employment centers, further enhances its long-term value. See individual building details and descriptions in this document.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS

LALA REALTY GROUP

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES



Marco Lala • (914) 380-3806
mlala@rmfriedland.com



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



David Raciti • (914) 775-7322
draciti@rmfriedland.com



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

1665 Morris & 60 West 190th

Table of Contents

Package

Individual Property Summaries	Page	3
Two Building Package Overview	Page	4
Spreadsheet: Property Information	Page	5
Spreadsheet: Income, Expense & Pricing	Page	6

1665 Morris Avenue

Property Snapshot	Page	7
Images & Maps	Pages	8-10
Rent Roll	Page	11

60 West 190th Street

Property Snapshot	Page	12
Images & Maps	Pages	13-15
Rent Roll	Page	16

INDIVIDUAL PROPERTY SUMMARIES



1665 Morris Avenue, The Bronx - Presenting a six-story, elevator-serviced multifamily building in the Mount Eden neighborhood of the Bronx. This prewar property comprises 45 residential units and two lower-level commercial spaces rented to the neighboring hospital.

A steel and glass entrance opens to a spacious terrazzo-floored lobby, with the same flooring extending throughout all common areas. Security includes a multi-camera surveillance system and an intercom-controlled front gate. The roof features a silver-coated rubber membrane, and parapet walls were renovated on or about 2023.

All meters are in the basement, with circuit breakers in each unit. Heating comes from a gas boiler with a heat timer and a dual-fuel burner, though the oil tank is inactive.

The property is well-connected to transit, with easy access to the 4, B, and D subway lines and multiple bus routes. Essential retail, grocery stores, pharmacies, and dining options are within walking distance. Claremont Park is just one block away, providing convenient recreational space. BronxCare Hospital is next door, offering strong rental demand from professionally employed tenants and immediate access to healthcare services.



60 West 190th Street, The Bronx - Presenting a five-story, walk-up multifamily building in the Fordham neighborhood of the Bronx. This prewar property comprises 47 residential units.

A steel and glass entrance leads into a stonework foyer and an original tiled lobby with marble walls, maintaining the building's historic charm. An extra-wide steel and marble stairwell extends to the upper floors, enhancing durability and accessibility. Security is reinforced by a multi-camera surveillance system and an intercom-controlled entry. The roof features a silver-coated rubber membrane, and the parapet walls have been recently refurbished.

All meters are located in the basement, with circuit breakers in each unit. Heating is provided by a gas boiler with a heat timer and a dual-fuel burner, though the oil tank is inactive.

Fordham Road offers a wide range of essential retail, grocery stores, pharmacies, and diverse dining options, all within walking distance. Devoe Park and St. James Park are both nearby, offering convenient recreational spaces. The VA Hospital on Kingsbridge Road is also in close proximity, driving strong rental demand from healthcare professionals and hospital staff seeking convenient housing options near their workplace.

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

TWO BUILDING PACKAGE OVERVIEW

1665 Morris Avenue & 60 West 190th Street, Bronx, NY (Parcel #: 2824-15 & 3213-63)



82,751 Total SF
92 Total Units
\$1,724,062 Gross
\$831,873 NOI

ASKING \$11,075,000

\$134 /SF
\$120K /Unit

6.4 x Rent

7.5% CAP

Average Apartment Rents:
\$1,531/unit, \$422/room

6.88% - 9.94% C/C Return

ANNUAL INCOME PROJECTIONS

Gross Scheduled Income (GSI)	\$1,724,062
3.0% Vacancy & Collection Allowance	(\$51,722)
Gross Operating Income (GOI)	\$1,672,340
Estimated Expenses	(\$840,467)
Net Operating Income	\$831,873

ESTIMATED ANNUAL EXPENSES

	<i>49% of GSI ◦ \$10.16/SF ◦ \$9.5k</i>	
RE Tax	\$3,243 /unit	(\$298,331)
Water & Sewer	\$1,250 /res. u	(\$112,500)
Insurance	\$1,450 /unit	(\$133,400)
Heat	\$1,250 /res. u	(\$112,500)
Utilities	\$0.27 /SF	(\$22,343)
Repairs & Maintenance	\$500 /res. u	(\$45,000)
Payroll	\$550 /res. u	(\$49,500)
Legal, Reserves & Misc.	1.00% of GOI	(\$16,723)
Management	3.00% of GOI	(\$50,170)
Total Expenses	<i>49% of GSI ◦ \$10.16/SF ◦ \$9,136/u</i>	(\$840,467)

PACKAGE: UNIT MIX & MONTHLY INCOME

TYPE	COUNT	/ROOM	/UNIT	MIN	MAX	TOTAL
1 Bedroom	49	\$467	\$1,401	\$799	\$1,895	\$68,658
2 Bedroom	28	\$405	\$1,619	\$1,014	\$2,187	\$45,331
3 Bedroom	8	\$378	\$1,889	\$1,225	\$2,231	\$15,112
4 Bedroom	4	\$298	\$1,786	\$1,324	\$2,172	\$7,144
Super's Unit	1	-	-	-	-	-
Retail/Office	2	-	\$3,714	\$3,327	\$4,100	\$7,427
Total	92	-	-	-	-	\$143,672

BUILDING DETAILS

- 92 Total Units
- 90 Residential Apartments
- 2 Commercial Units
- 2 Buildings

BUILDING SIZE/SF

- 82,751 Gross SF
- 3,000 SF Bsmt. Office (Est.)
- Avg. Apartment Size = 809 SF
- Est. 12% Common Area

PARCEL SIZE & ZONING

- 21,147 Square Feet

FINANCING ILLUSTRATION

Interest Rate	6.750%
Amortization	30 Years
30.0% Down	\$3.323M
70.0% LTV	\$7.753M
Annual Debt Service	-\$603K
DSCR & Debt Yield	1.38 & 10.7%
Cash Flow: Cautious	\$228,482
Cash Flow: Optimistic	\$330,374

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

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

PACKAGE: PROPERTY INFORMATION


1665 Morris Avenue

60 West 190th Street
Package
• LOCATION

Address	1665 Morris Avenue	60 West 190th Street	
Municipality	Bronx	Bronx	Bronx
State	NY	NY	NY
Zip Code	10457	10468	
Parcel Number	02824-0015	03213-0063	2824-15 & 3213-63
Area	Mount Eden	Fordham	-
Alternate Address	n/a	2481 Aqueduct Ave W	-

• PARCEL & ZONING

Parcel Count	1	1	2
Dimensions	96.58 ft x 85 ft	93.67 ft x 139.25 ft	-
SF (Approx.)	8,220	12,927	21,147
Zoning	R8 Wide	R6	
Floor Area Ratio	7.20	2.43 - 4.80 (CF)	
Maximum Buildable SF	59,184	31,413 - 62,050	90,597 - 121,234
Air Rights	21,468	Over-built - 17,015	21,468 - 38,483

• RE TAX 2025/2026

	<i>Class: 2</i>	<i>Class: 2</i>	<i>Class: 2</i>
Tentative Assessed Value	\$1,104,930	\$1,281,720	\$2,386,650
Estimated Rate	12.500%	12.500%	12.500%
True/Full Tax	\$138,116	\$160,215	\$298,331
Abatements/Fees	\$0	\$0	\$0
Estimated Tax Expense	\$138,116	\$160,215	\$298,331

• BUILDING INFORMATION

# of Buildings	1	1	2
Dimensions	96 ft x 75 ft	93 ft x 139 ft	
Stories	6	5	
Year Built	1931	1922	
Building Class	Elevator (D1)	Walk-up (C1)	

• EFFECTIVE UNIT MIX

	<i>Owner</i>	<i>Owner</i>	
Total Units	45	47	92
Res.+ Comm.	43+2	47+0	90+2

• SQUARE FEET (EST.)

Gross Building Area (Above Grade)	37,716	45,035	82,751
Estimated Basement Commercial	3,000	0	3,000
Est. Common Area	4,526	5,404	9,930
<i>Loss Factor</i>	<i>12.00%</i>	<i>12.00%</i>	<i>12.00%</i>
Residential SF	33,190	39,631	72,821
Est. Avg. Res. Unit SF	772	843	809

PACKAGE: INCOME & EXPENSE SUMMARY



1665 Morris Avenue



60 West 190th Street

Package

Effective Expenses

RE Tax	(\$138,116)	(\$160,215)	(\$298,331)
Water / Sewer	(\$53,750)	(\$58,750)	(\$112,500)
Insurance	(\$65,250)	(\$68,150)	(\$133,400)
Heating Fuel	(\$53,750)	(\$58,750)	(\$112,500)
Utility (Gas / Electric)	(\$10,183)	(\$12,159)	(\$22,343)
Repairs / Maintenance	(\$21,500)	(\$23,500)	(\$45,000)
Payroll/Janitorial	(\$23,650)	(\$25,850)	(\$49,500)
Legal, Accounting & Misc.	(\$8,386)	(\$8,337)	(\$16,723)
Management	(\$25,159)	(\$25,011)	(\$50,170)
Total Effective Expenses	(\$399,745)	(\$440,722)	(\$840,467)
/unit	\$8,883	\$9,377	\$9,136
/SF	\$10.60	\$9.79	\$10.16
% of GSI	46.24%	51.28%	48.75%

Net Operating Income (NOI)

Gross Scheduled Income	\$864,579	\$859,483	\$1,724,062
Collection And Vacancy Loss	(\$25,937)	(\$25,784)	(\$51,722)
	3.00%	3.00%	3.00%
Gross Operating Income	\$838,642	\$833,698	\$1,672,340
less Expenses	(\$399,745)	(\$440,722)	(\$840,467)
Investor's NOI	\$438,897	\$392,976	\$831,873

CAN BE SOLD SEPARATELY

ASKING PRICE

	\$5,425,000	\$5,650,000	\$11,075,000
Target CAP Rate	8.09%	6.96%	7.51%
x Rent Roll (GRM)	6.27	6.57	6.42
/unit	\$120,556	\$120,213	\$120,380
/SF	\$144	\$125	\$134

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

1665 MORRIS - PROPERTY & FINANCIAL OVERVIEW

1665 Morris Avenue, Bronx, NY 10457 (Parcel #: 02824-0015)



37,716 Total SF

45 Total Units

\$864,579 Gross

\$438,897 NOI

Monthly Apartment Rent:

\$1,539/unit, \$455/room

ASKING \$5,425,000

\$144 /SF

\$121K /Unit

6.3 x Rent

8.09% CAP

8.81% - 11.95% C/C Return

BUILDING DETAILS

- 45 Total Units
- 43 Residential Apartments
- 2 Commercial Units
- 1 Building, 6 Stories, Built 1931
- Elevator Apartment - Semi-fireproof without Stores (D1)

BUILDING SIZE/SF

- 96 ft x 75 ft
- 37,716 Gross SF
- 3,000 SF Bsmt. Office (Est.)
- Avg. Apartment Size = 772 SF
- Est. 12% Common Area

PARCEL SIZE & ZONING

- 8,220 Square Feet
- 96.58 ft x 85 ft
- R8 Wide Zone
- Max FAR: 7.20

FINANCING ILLUSTRATION

Interest Rate	6.750%
Amortization	30 Years
30.0% Down	\$1.628M
70.0% LTV	\$3.798M
Annual Debt Service	-\$296K
DSCR & Debt Yield	1.48 & 11.6%
Cash Flow: Cautious	\$143,331
Cash Flow: Optimistic	\$194,427

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

ANNUAL INCOME PROJECTIONS

Gross Scheduled Income (GSI)	\$864,579
3.0% Vacancy & Collection Allowance	(\$25,937)
Gross Operating Income (GOI)	\$838,642
Estimated Expenses	(\$399,745)
Net Operating Income	\$438,897

ESTIMATED ANNUAL EXPENSES

	<i>46% of GSI ◦ \$10.60/SF ◦ \$9.5k</i>	
RE Tax	\$3,069 /unit	(\$138,116)
Water & Sewer	\$1,250 /res. u	(\$53,750)
Insurance	\$1,450 /unit	(\$65,250)
Heat	\$1,250 /res. u	(\$53,750)
Utilities	\$0.27 /SF	(\$10,183)
Repairs & Maintenance	\$500 /res. u	(\$21,500)
Payroll	\$550 /res. u	(\$23,650)
Legal, Reserves & Misc.	1.00% of GOI	(\$8,386)
Management	3.00% of GOI	(\$25,159)
Total Expenses	<i>46% of GSI ◦ \$10.60/SF ◦ \$8,883/u</i>	(\$399,745)

UNIT MIX & MONTHLY INCOME

TYPE	COUNT	/ROOM	/UNIT	MIN	MAX	TOTAL
1 Bedroom	27	\$482	\$1,447	\$1,005	\$1,895	\$39,058
2 Bedroom	14	\$417	\$1,668	\$1,198	\$2,187	\$23,352
3 Bedroom	1	\$442	\$2,211	-	-	\$2,211
Super's Unit	1	-	-	-	-	-
Retail/Office	2	-	\$3,714	\$3,327	\$4,100	\$7,427
Total	45	-	-	-	-	\$72,048

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

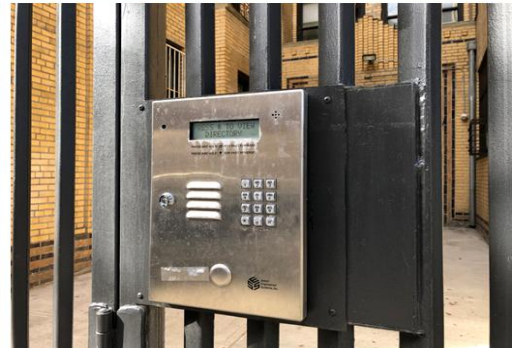


Jack Lala ◦ (914) 363-7903
jlala@rmfriedland.com



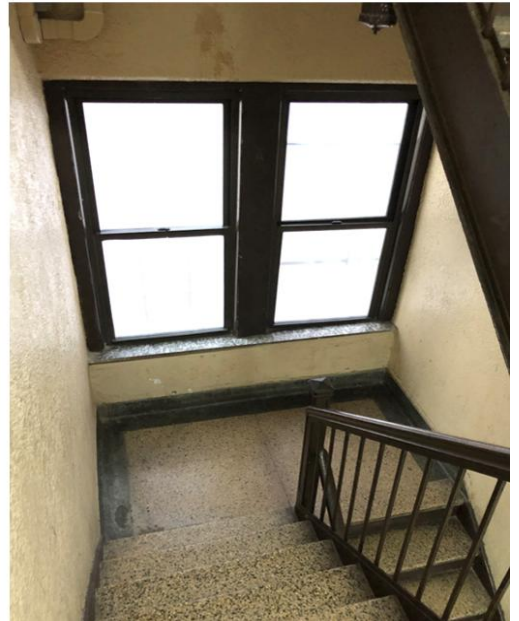
Michelle Lala ◦ (914) 861-3183
mplala@rmfriedland.com

1665 MORRIS AVENUE



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.

1665 MORRIS AVENUE



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.



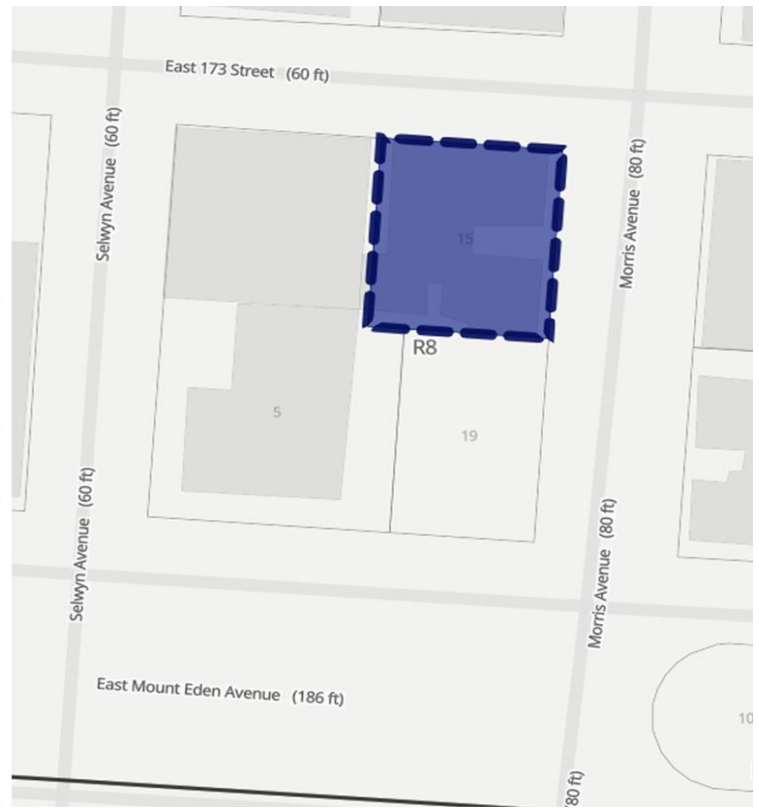
1665 MORRIS AVENUE

1665 MORRIS AVENUE, 10457
Bronx (Borough 2)
Block 2824 | Lot 15

Zoning District
R8

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.



1665 MORRIS - RENT ROLL

P = projected or estimated

Unit	Type	Legal Rent	Scheduled Rent	Unit Size	Rent Metrics	Lease Expires	Notes	
1665 MORRIS AVENUE	1A	BronxCare	\$1,652.33	\$1,652.33	3.0 rms	\$551/rm/mo	11/30/2026	
	1B	BronxCare	\$2,044.29	\$2,044.29	4.0 rms	\$511/rm/mo	7/31/2026	
	1C	Stabilized	\$1,099.69	\$1,099.69	3.0 rms	\$367/rm/mo		
	1D	BronxCare	\$1,737.50	\$1,737.50	3.0 rms	\$579/rm/mo	11/30/2026	
	1E	BronxCare	\$1,782.56	\$1,782.56	3.0 rms	\$594/rm/mo	1/31/2027	
	1F	BronxCare	\$2,210.53	\$2,210.53	5.0 rms	\$442/rm/mo	9/30/2026	
	1G	Stabilized	\$1,166.51	\$1,166.51	3.0 rms	\$389/rm/mo	9/30/2025	
	2A	BronxCare	\$2,187.34	\$2,187.34	4.0 rms	\$547/rm/mo	5/31/2026	
	2B	BronxCare	\$1,929.25	\$1,929.25	4.0 rms	\$482/rm/mo	8/31/2026	
	2C	BronxCare	\$1,478.62	\$1,478.62	3.0 rms	\$493/rm/mo	9/30/2026	
	2D	BronxCare	\$1,525.69	\$1,525.69	3.0 rms	\$509/rm/mo	8/31/2026	
	2E	BronxCare	\$1,894.78	\$1,894.78	3.0 rms	\$632/rm/mo	11/30/2026	
	2F	Stabilized	\$1,197.60	\$1,197.60	4.0 rms	\$299/rm/mo		
	2G	Stabilized	\$1,420.06	\$1,420.06	3.0 rms	\$473/rm/mo	2/28/2027	VOLUNTEERS OF AMERICA
	3A	Stabilized	\$1,178.43	\$1,178.43	3.0 rms	\$393/rm/mo	3/31/2025	Next Rent Up By: \$32.41 - \$61.87
	3B	Stabilized	\$1,565.30	\$1,565.30	4.0 rms	\$391/rm/mo	3/31/2025	Next Rent Up By: \$43.05 - \$82.18
	3C	Stabilized	\$1,255.74	\$1,255.74	3.0 rms	\$419/rm/mo	3/31/2025	Next Rent Up By: \$34.53 - \$65.93
	3D	Stabilized	\$1,180.60	\$1,180.60	3.0 rms	\$394/rm/mo	5/31/2025	Next Rent Up By: \$32.47 - \$61.98
	3E	Stabilized	\$1,355.75	\$1,355.75	3.0 rms	\$452/rm/mo	9/30/2025	VOLUNTEERS OF AMERICA
	3F	Stabilized	\$1,662.05	\$1,662.05	4.0 rms	\$416/rm/mo	7/31/2026	
	3G	Stabilized	\$1,945.57	\$1,382.57	3.0 rms	\$461/rm/mo	4/30/2026	
	4A	Stabilized	\$1,659.68	\$1,659.68	4.0 rms	\$415/rm/mo	8/31/2026	
	4B	Stabilized	\$1,399.84	\$1,399.84	4.0 rms	\$350/rm/mo	8/31/2025	
	4C	Stabilized	\$1,158.10	\$1,158.10	3.0 rms	\$386/rm/mo	9/30/2026	
	4D	Stabilized	\$1,404.95	\$1,404.95	3.0 rms	\$468/rm/mo	1/31/2027	
	4E	Stabilized	\$1,355.75	\$1,355.75	3.0 rms	\$452/rm/mo	9/30/2025	VOLUNTEERS OF AMERICA
	4F	Stabilized	\$1,851.32	\$1,851.32	4.0 rms	\$463/rm/mo	5/31/2025	Next Rent Up By: \$50.91 - \$97.19
	4G	BronxCare	\$1,677.62	\$1,677.62	3.0 rms	\$559/rm/mo	10/31/2025	
	5A	BronxCare	\$2,008.87	\$2,008.87	4.0 rms	\$502/rm/mo	11/30/2025	
	5B	Stabilized	\$1,641.30	\$1,641.30	3.0 rms	\$547/rm/mo	12/31/2026	
	5C	Stabilized	\$1,005.18	\$1,005.18	3.0 rms	\$335/rm/mo	4/30/2025	Next Rent Up By: \$27.64 - \$52.77
	5D	BronxCare	\$1,702.08	\$1,702.08	3.0 rms	\$567/rm/mo	11/30/2025	
5E	BronxCare	\$1,869.16	\$1,869.16	3.0 rms	\$623/rm/mo	11/30/2025		
5F	Stabilized	\$1,471.12	\$1,471.12	4.0 rms	\$368/rm/mo	7/31/2026		
5G	Stabilized	\$1,415.15	\$1,415.15	3.0 rms	\$472/rm/mo			
6A	Stabilized	\$1,659.68	\$1,659.68	4.0 rms	\$415/rm/mo	5/31/2026	Next Rent Up By: \$45.64 - \$87.13	
6B	Stabilized	\$1,217.77	\$1,217.77	4.0 rms	\$304/rm/mo			
6C	Stabilized	\$1,734.21	\$1,434.21	3.0 rms	\$478/rm/mo	5/31/2024	Next Rent Up By: \$39.44 - \$75.30	
6D	BronxCare	\$1,727.50	\$1,727.50	3.0 rms	\$576/rm/mo			
6E	BronxCare	\$1,908.31	\$1,344.29	3.0 rms	\$448/rm/mo	5/31/2026		
6F	Stabilized	\$1,498.27	\$1,498.27	4.0 rms	\$375/rm/mo	8/31/2025		
6G	Stabilized	\$1,211.89	\$1,211.89	3.0 rms	\$404/rm/mo	2/28/2026		
BSMT	Medical	→	\$4,100.00			4/30/2026	X-Ray & Lab on C.O.	
BSMT2	Medical	→	\$3,327.35			4/30/2026	X-Ray & Lab on C.O.	
SUPER	Super			Est. 4.0 rms				
Other							Total Hikes: \$306 - \$584	
TOTALS	Monthly	\$73,475	\$72,048	45 Units	Total Rent:		Monthly Apartment Rent:	
	Annual	\$881,703	\$864,579	146 Rooms	\$22.92/SF		\$1,539/unit, \$455/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.



60 WEST 190TH - PROPERTY & FINANCIAL OVERVIEW

60 West 190th Street, Bronx, NY 10468 (Parcel #: 03213-0063)



45,035 Total SF

47 Total Units

\$859,483 Gross

\$392,976 NOI

Monthly Apartment Rent:

\$1,524/unit, \$396/room

ASKING \$5,650,000

\$125 /SF

\$120K /Unit

6.6 x Rent

6.96% CAP

5.13% - 8.01% C/C Return

BUILDING DETAILS

- 47 Total Units
- 47 Residential Apartments
- No Commercial Units
- 1 Building, 5 Stories, Built 1922
- Over Six Families without Stores (C1)

BUILDING SIZE/SF

- 93 ft x 139 ft
- 45,035 Gross SF
- No SF With Non-Residential Use
- Avg. Apartment Size = 843 SF
- Est. 12% Common Area

PARCEL SIZE & ZONING

- 12,927 Square Feet
- 93.67 ft x 139.25 ft
- R6 Zone
- Max FAR: 2.43 - 4.80 (CF)

FINANCING ILLUSTRATION

Interest Rate	6.750%
Amortization	30 Years
31.3% Down	\$1,766M
68.7% LTV	\$3,884M
Annual Debt Service	-\$302K
DSCR & Debt Yield	1.3 & 10.1%
Cash Flow: Cautious	\$90,687
Cash Flow: Optimistic	\$141,482

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

ANNUAL INCOME PROJECTIONS

Gross Scheduled Income (GSI)	\$859,483
3.0% Vacancy & Collection Allowance	(\$25,784)
Gross Operating Income (GOI)	\$833,698
Estimated Expenses	(\$440,722)
Net Operating Income	\$392,976

ESTIMATED ANNUAL EXPENSES

	<i>51% of GSI ◦ \$9.79/SF ◦ \$9.5K/</i>	
RE Tax	\$3,409 /unit	(\$160,215)
Water & Sewer	\$1,250 /res. u	(\$58,750)
Insurance	\$1,450 /unit	(\$68,150)
Heat	\$1,250 /res. u	(\$58,750)
Utilities	\$0.27 /SF	(\$12,159)
Repairs & Maintenance	\$500 /res. u	(\$23,500)
Payroll	\$550 /res. u	(\$25,850)
Legal, Reserves & Misc.	1.00% of GOI	(\$8,337)
Management	3.00% of GOI	(\$25,011)
Total Expenses	<i>51% of GSI ◦ \$9.79/SF ◦ \$9,377/u</i>	(\$440,722)

UNIT MIX & MONTHLY INCOME

TYPE	COUNT	/ROOM	/UNIT	MIN	MAX	TOTAL
1 Bedroom	22	\$448	\$1,345	\$799	\$1,709	\$29,600
2 Bedroom	14	\$392	\$1,570	\$1,014	\$2,122	\$21,978
3 Bedroom	7	\$369	\$1,843	\$1,225	\$2,231	\$12,901
4 Bedroom	4	\$298	\$1,786	\$1,324	\$2,172	\$7,144
Total	47	-	-	-	-	\$71,624

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

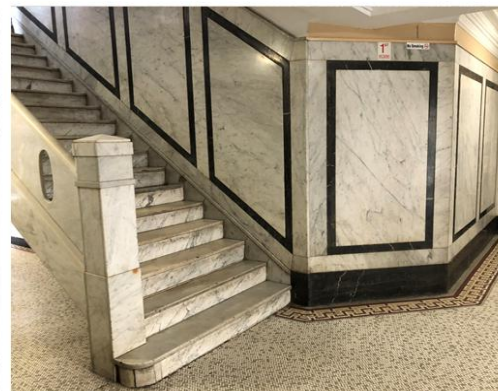
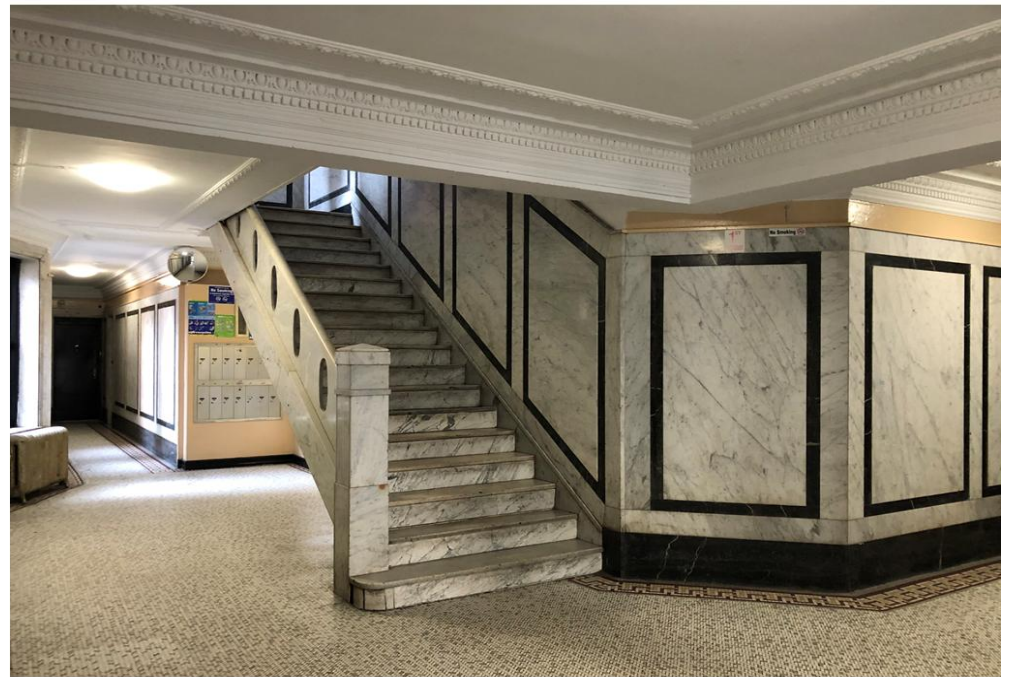


Jack Lala ◦ (914) 363-7903
jlala@rmfriedland.com



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

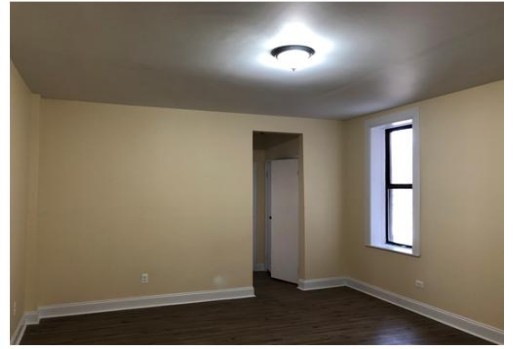
60 WEST 190TH STREET



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.



60 WEST 190TH STREET



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.



60 WEST 190TH STREET

60 WEST 190 STREET, 10468

Bronx (Borough 2)
Block 3213 | Lot 63

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.



60 WEST 190TH - RENT ROLL

P = projected or estimated

60 WEST 190TH STREET

Unit	Type	Legal Rent	Schedule d Rent	Unit Size	Rent Metrics	Lease Expires	Notes
1A	Stabilized	\$1,677.78	\$1,677.78	5.0 rm	\$336/rm/mo	4/30/2025	Next Rent Up By: \$46.14 - \$88.08
1B	Stabilized	\$1,522.24	\$1,522.24	3.0 rm	\$507/rm/mo	10/31/2026	
1C	Stabilized	\$1,688.32	\$1,688.32	3.0 rm	\$563/rm/mo	5/30/2025	Next Rent Up By: \$46.43 - \$88.64
1D	Stabilized	\$1,255.86	\$1,255.86	3.0 rm	\$419/rm/mo	5/31/2025	VOA & Hike: \$34.54 - \$65.93
1E	Stabilized	\$1,567.93	\$1,567.93	5.0 rm	\$314/rm/mo	4/30/2026	
1F	Stabilized	\$1,469.89	\$1,469.89	3.0 rm	\$490/rm/mo	9/30/2025	
1G	Stabilized	\$2,121.80	\$2,121.80	4.0 rm	\$530/rm/mo	3/31/2025	Next Rent Up By: \$58.35 - \$111.39
1H	Stabilized	\$2,076.30	\$1,574.43	4.0 rm	\$394/rm/mo	12/31/2025	
1I	Stabilized	\$849.26	\$849.26	3.0 rm	\$283/rm/mo	Pending	
2A	Stabilized	\$3,047.56	\$1,959.44	6.0 rm	\$327/rm/mo	2/28/2025	Next Rent Up By: \$53.88 - \$102.87
2B	Stabilized	\$1,163.60	\$1,163.60	3.0 rm	\$388/rm/mo		
2C	Stabilized	\$1,468.80	\$1,468.80	3.0 rm	\$490/rm/mo	4/30/2026	
2D	Stabilized	\$1,159.03	\$1,159.03	3.0 rm	\$386/rm/mo	12/31/2026	
2E	Stabilized	\$1,896.97	\$1,896.97	5.0 rm	\$379/rm/mo	12/14/2026	
2F	Stabilized	\$1,709.06	\$1,709.06	3.0 rm	\$570/rm/mo	3/31/2025	Next Rent Up By: \$47.00 - \$89.73
2G	Stabilized	\$1,013.96	\$1,013.96	4.0 rm	\$253/rm/mo	5/31/2026	
2H	Stabilized	\$1,624.74	\$1,624.74	4.0 rm	\$406/rm/mo		
2I	Stabilized	\$1,268.95	\$1,268.95	4.0 rm	\$317/rm/mo	12/31/2025	
3A	Stabilized	\$1,324.37	\$1,324.37	6.0 rm	\$221/rm/mo	8/31/2026	
3B	Stabilized	\$1,915.59	\$1,213.36	3.0 rm	\$404/rm/mo	12/31/2026	
3C	Stabilized	\$2,077.18	\$1,252.34	3.0 rm	\$417/rm/mo	4/30/2025	Next Rent Up By: \$34.44 - \$65.75
3D	Stabilized	\$1,662.16	\$1,662.16	3.0 rm	\$554/rm/mo	10/31/2025	
3E	Stabilized	\$2,108.07	\$2,108.07	5.0 rm	\$422/rm/mo	12/31/2025	
3F	Stabilized	\$1,140.25	\$1,140.25	3.0 rm	\$380/rm/mo	12/31/2025	
3G	Stabilized	\$1,840.43	\$1,840.43	4.0 rm	\$460/rm/mo	3/31/2025	Next Rent Up By: \$50.61 - \$96.62
3H	Stabilized	\$1,752.97	\$1,752.97	4.0 rm	\$438/rm/mo	8/31/2026	
3I	Stabilized	\$1,782.21	\$1,782.21	4.0 rm	\$446/rm/mo	4/30/2025	Next Rent Up By: \$49.01 - \$93.57
4A	Stabilized	\$2,172.21	\$2,172.21	6.0 rm	\$362/rm/mo	10/31/2026	
4B	Stabilized	\$1,640.68	\$1,640.68	3.0 rm	\$547/rm/mo	Vacant	
4C	Stabilized	\$1,519.94	\$1,519.94	3.0 rm	\$507/rm/mo	6/30/2025	
4D	Stabilized	\$1,514.09	\$1,514.09	3.0 rm	\$505/rm/mo	6/30/2026	
4E	Stabilized	\$2,230.64	\$2,230.64	5.0 rm	\$446/rm/mo	9/30/2025	
4F	Stabilized	\$1,356.99	\$1,356.99	3.0 rm	\$452/rm/mo	11/30/2025	
4G	Stabilized	\$1,034.62	\$1,034.62	4.0 rm	\$259/rm/mo	1/31/2026	
4H	Stabilized	\$1,704.40	\$1,704.40	4.0 rm	\$426/rm/mo	2/28/2027	
4I	Stabilized	\$1,904.66	\$1,904.66	4.0 rm	\$476/rm/mo	5/31/2025	Next Rent Up By: \$52.38 - \$99.99
5A	Stabilized	\$1,688.22	\$1,688.22	6.0 rm	\$281/rm/mo	12/31/2026	
5B	Stabilized	\$3,041.84	\$1,343.28	3.0 rm	\$448/rm/mo	9/30/2026	
5C	Stabilized	\$1,404.48	\$1,404.48	3.0 rm	\$468/rm/mo	5/31/2025	Next Rent Up By: \$38.62 - \$73.74
5D	Stabilized	\$1,254.60	\$1,254.60	3.0 rm	\$418/rm/mo	3/31/2025	Next Rent Up By: \$34.50 - \$65.87
5E	Stabilized	\$2,194.99	\$2,194.99	5.0 rm	\$439/rm/mo	3/31/2025	Next Rent Up By: \$60.36 - \$115.24
5F	Stabilized	\$1,410.31	\$1,212.00	3.0 rm	\$404/rm/mo		
5G	Stabilized	\$1,046.40	\$1,046.40	4.0 rm	\$262/rm/mo	1/31/2026	
5H	Stabilized	\$2,220.89	\$1,517.17	4.0 rm	\$379/rm/mo	6/30/2026	
5I	Stabilized	\$1,791.51	\$1,791.51	4.0 rm	\$448/rm/mo	1/31/2026	
MA	Stabilized	\$1,225.00	\$1,225.00	5.0 rm	\$245/rm/mo	12/31/2025	
MC	Stabilized	\$799.47	\$799.47	3.0 rm	\$266/rm/mo	7/31/2026	
BSMT	Extra Unit						Super/Porter - 5 Rooms
B							\$1,500 Value
Other							Total Hikes: \$606 - \$1,157

TOTALS	Monthly	\$77,341	\$71,624	47 Units	Total Rent:	Monthly Apartment Rent:
	Annual	\$928,095	\$859,483	181 Rooms	\$19.08/SF	\$1,524/unit, \$396/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.





MARCO LALA



JACK LALA



DAVE RACITI



MICHELLE LALA

**We Sell Buildings & Land
25+ Year Track Record
\$1.7B+ In Total Sales
New York & New Jersey**

Connect:

team.lala@rmfriedland.com

teamlalacre.com

**OUR TEAM OF ADVISORS PROVIDES
FREE AND CONFIDENTIAL PROPERTY
EVALUATIONS, EQUITY REVIEWS
AND CONSULTATIONS**