

**'GOOD CAUSE'
EXEMPT (30 YRS)**

**100 PERCENT
FREE-MARKET**

**2019
BUILT**

**FOUR
3-FAMS**

**LACONIA
THE BRONX**



NOW IN CONTRACT

LAST ASK: \$4,250,000 • 6.7% CAP • 10.9 x Rent • \$342 /SF • \$354K /Unit



**3217-3223 Pearsall Ave
Bronx, NY 10469**

12
Units

12,420
Total SF

\$390,300
Gross Income

\$284,188
Net Operating Income

Scheduled Rents Est. @
86% Of Subsidy Potential &
80% Of Market Potential

12 FREE-MARKET AND 'GOOD CAUSE' EXEMPT APARTMENTS WITH PARKING — FOUR 3-FAMILY HOMES IN THE BRONX'S LACONIA COMMUNITY — 11 OF 12 TENANTS PAY HEAT/HW

Team Lala of RM Friedland is pleased to present the opportunity to acquire these free-market and **'Good Cause Eviction' exempt** (30 years) residential properties located on Pearsall Avenue in the Bronx's Laconia neighborhood.

The subject property comprises four newly built 3-family homes with a total of twelve free-market apartments and on-site parking.

With an estimated 12,420 gross square feet, the property offers spacious units with contemporary finishes.

Each home features modern amenities including high-quality cabinetry, stainless steel appliances, and energy-efficient systems.

The properties are well-maintained, with separate tenant heating and hot water systems, ensuring minimal landlord expenses.

With convenient access to shopping, dining, and transportation options, this location is attractive for those seeking a 'value-add' opportunity in a strong location.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS



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EXTERIOR PHOTOS



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MARCO LALA



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DAVE RACITI



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

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