



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.

> LALA REALTY GROUP OF LODI, NJ TEAMLALACRE.com

RM FRIEDLAND OF HARRISON, NY RMFRIEDLAND.COM

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EXTERIOR PHOTOS













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APARTMENTS/FINISHES

















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APARTMENTS/FINISHES









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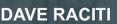




MARCO LALA



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MICHELLE LALA

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

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