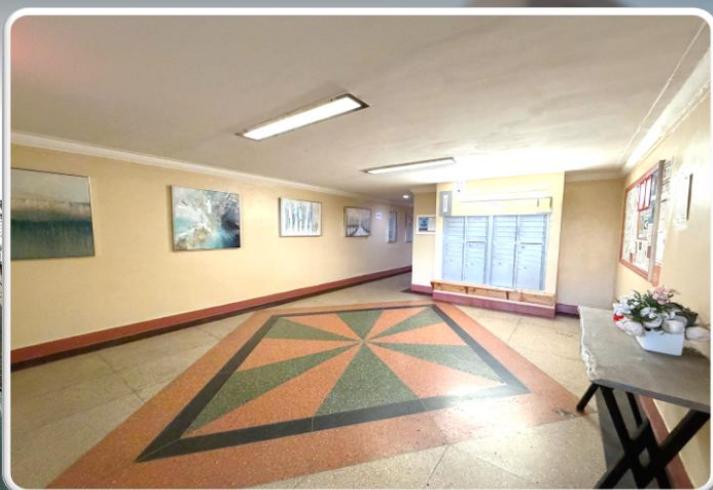


FOR SALE	MULTIFAMILY IN THE BRONX	ASKING \$1,995,000	9.2% CAP	4.0 x Rent	\$69 /SF	\$64K /Unit
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1951-BUILT ALL-BRICK 31-UNIT ELEVATED MULTIFAMILY IN THE BRONX OFFERING STABILITY AND CONSISTENT PERFORMANCE

214 East 178th Street, The Bronx - Team Lala of RM Friedland is pleased to exclusively present the opportunity to acquire this well-maintained 31-unit elevated multifamily building, a solid income-producing asset demonstrating long-term ownership care and operational stability.

Built in 1951, this six-story, all-brick, semi-fireproof property totals approximately 29,000 square feet and is comprised entirely of residential apartments.

The building's strong architectural character, recent exterior improvements, and art-embellished common areas reflect the owner's ongoing commitment to upkeep and presentation, positioning it as a reliable long-term investment in one of the Bronx's most established multifamily submarkets.

A glass and steel entranceway opens into a tiled lobby with steel and marble staircases, complemented by an intercom system and a network of security cameras for enhanced safety. The property features a well-maintained passenger

elevator, a laundry room, and a compactor room that add to tenant convenience and efficient building operations.

The roof is finished with a durable rubber membrane, and recent pointing on the parapet walls, coping stones, windowsills, and lintels further enhances the building's masonry integrity and curb appeal.

Mechanical systems are in excellent condition, highlighted by a 2018 dual-fuel boiler and burner currently operating on gas, supported by a 5,000-gallon above-ground #2 oil tank raised for easy servicing.

The property exemplifies pride of ownership, with clean common areas, modernized systems, and attentive management visible throughout.

Residents benefit from close access to public transportation, shopping, dining, healthcare, and community services, all within walking distance in this well-connected Bronx location.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS

LALA REALTY GROUP

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES



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PROPERTY & FINANCIAL OVERVIEW

214 E 178th St, Bronx, NY 10457 (BBL– 2028100013)



29,000 Total SF	ASKING \$1,995,000
31 Total Units	\$69 /SF
\$497,326 Gross Rent	\$64K /Unit
\$183,988 Net Operating Income	4.0 x Rent
Average Apartment Rents:	9.22% CAP
\$1,381/unit, \$354/room	14.0% - 18.9% C/C Return

BUILDING DETAILS

- 31 Total Units
- 31 Residential Apartments
- No Commercial Units
- 1 Building, 6 Stories, Built 1951
- Elevator Apartment - Semi-fireproof without Stores (D1)

BUILDING SIZE/SF

- 75 ft x 80 ft
- 29,000 Gross SF
- No SF With Non-Residential Use
- Avg. Apartment Size = 823 SF
- Est. 12% Common Area

PARCEL SIZE & ZONING

- 7,500 Square Feet
- 75 ft x 100 ft
- R8 Zone
- Max FAR: 6.02 - 7.20 (UAP)

FINANCING ILLUSTRATION

Interest Rate	6.000%
Amortization	30 Years
30.0% Down	\$599K
70.0% LTV	\$1.397M
Annual Debt Service	-\$100K
DSCR & Debt Yield	1.83 & 13.2%
Cash Flow: Cautious	\$83,516
Cash Flow: Optimistic	\$112,908

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

ANNUAL INCOME PROJECTIONS

Gross Scheduled Income (GSI)	\$497,326
3.0% Vacancy & Collection Allowance	(\$14,920)
Gross Operating Income (GOI)	\$482,407
Estimated Expenses	(\$298,418)
Net Operating Income	\$183,988

ESTIMATED ANNUAL EXPENSES

RE Tax	\$2,245 /unit	(\$69,604)
Water & Sewer	\$1,350 /res. u	(\$41,850)
Insurance	\$1,650 /unit	(\$51,150)
Heat	\$1,275 /unit	(\$39,525)
Utilities	\$0.30 /SF	(\$8,700)
Repairs & Maintenance	\$550 /unit	(\$17,050)
Payroll	\$1,653 /res. u	Union (\$51,243)
Legal, Reserves & Misc.	1.00% of GOI	(\$4,824)
Management	3.00% of GOI	(\$14,472)
Total Expenses		(\$298,418)

UNIT MIX & MONTHLY INCOME

TYPE	COUNT	/ROOM	/UNIT	MIN	MAX	TOTAL
1 Bedroom	12	\$425	\$1,275	\$959	\$1,565	\$15,299
2 Bedroom	18	\$363	\$1,453	\$874	\$1,865	\$26,145
Super's Unit	1	-	-	-	-	-
Total	31	-	-	-	-	\$41,444

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214 E 178TH ST



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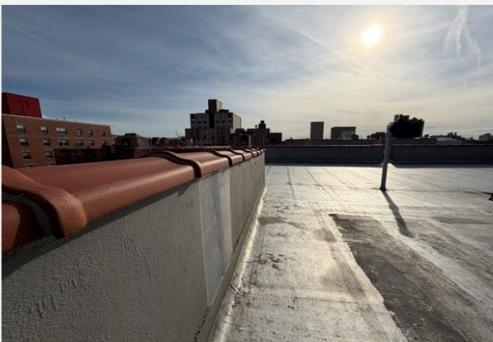
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214 E 178TH ST



214 E 178TH ST

214 EAST 178 STREET, 10457

Bronx (Borough 2)
Block 2810
Lot 13

Zoning District
R8

Intersecting Map Layers
FRESH Zone
Appendix I

SOURCE

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



RENT ROLL: 214 E178

Unit	Type	Legal Rent	Scheduled Rent	Unit Size	Rent Metrics	Lease Expires	P = projected or estimated
1A	Stabilized	\$1,107.02	\$1,107.02	4.5 rm	\$246/rm/mo	8/31/2026	
1B	Stabilized	\$958.89	\$958.89	3.0 rm	\$320/rm/mo	5/31/2026	
1C	Stabilized	\$1,479.76	\$1,479.76	3.0 rm	\$493/rm/mo	11/30/2026	
1D	Stabilized	\$938.12	\$938.12	4.5 rm	\$208/rm/mo	9/30/2026	
1E	Stabilized	\$1,738.61	\$1,738.61	4.5 rm	\$386/rm/mo	1/31/2026	
2A	Stabilized	\$939.85	\$939.85	4.5 rm	\$209/rm/mo	7/31/2026	
2B	Stabilized	\$1,263.90	\$1,263.90	3.0 rm	\$421/rm/mo	6/30/2026	
2C	Stabilized	\$1,366.84	\$1,366.84	3.0 rm	\$456/rm/mo	9/30/2027	
2D	Stabilized	\$1,613.26	\$1,613.26	4.5 rm	\$359/rm/mo	10/31/2026	
2E	Stabilized	\$1,414.91	\$1,414.91	4.5 rm	\$314/rm/mo	3/31/2027	
3A	Stabilized	\$1,481.08	\$1,481.08	4.5 rm	\$329/rm/mo	11/30/2026	
3B	Stabilized	\$1,427.91	\$1,427.91	3.0 rm	\$476/rm/mo	1/31/2026	
3C	Stabilized	\$1,111.50	\$1,111.50	3.0 rm	\$371/rm/mo	2/28/2026	
3D	Stabilized	\$1,721.11	\$1,721.11	4.5 rm	\$382/rm/mo	3/31/2027	
3E	Stabilized	\$1,807.66	\$1,807.66	4.5 rm	\$402/rm/mo	10/31/2027	
4A	Stabilized	\$1,528.18	\$1,528.18	4.5 rm	\$340/rm/mo	9/30/2026	
4B	Stabilized	\$1,229.16	\$1,229.16	3.0 rm	\$410/rm/mo	9/30/2026	
4C	Stabilized	\$1,256.49	\$1,256.49	3.0 rm	\$419/rm/mo	12/31/2026	
4D	Stabilized	\$1,689.17	\$1,689.17	4.5 rm	\$375/rm/mo	11/30/2025	
4E	Stabilized	\$1,855.32	\$1,855.32	4.5 rm	\$412/rm/mo	2/28/2026	
5A	Stabilized	\$1,785.11	\$1,785.11	4.5 rm	\$397/rm/mo	6/30/2027	
5B	Stabilized	\$1,148.62	\$1,148.62	3.0 rm	\$383/rm/mo	1/31/2026	
5C	Stabilized	\$1,564.72	\$1,564.72	3.0 rm	\$522/rm/mo	7/31/2027	
5D	Stabilized	\$1,300.55	\$1,300.55	4.5 rm	\$289/rm/mo	5/31/2026	
5E	Stabilized	\$1,092.41	\$1,092.41	4.5 rm	\$243/rm/mo	7/31/2026	
6A	Stabilized	\$1,865.20	\$1,865.20	4.5 rm	\$414/rm/mo	3/31/2027	
6B	Stabilized	\$1,385.65	\$1,385.65	3.0 rm	\$462/rm/mo	11/30/2025	
6C	Stabilized	\$1,105.43	\$1,105.43	3.0 rm	\$368/rm/mo	1/31/2026	
6D	Stabilized	\$1,393.19	\$1,393.19	4.5 rm	\$310/rm/mo	5/31/2026	▪ Tenant \$500.00 ▪ HAP \$849.99
6E	Stabilized	\$874.25	\$874.25	4.5 rm	\$194/rm/mo	1/31/2027	
C	Super			4.0 rm			
MISC	Other						

TOTALS

Monthly	\$41,444	\$41,444	31 Units	Building Averages:	Average Apartment Rents:
Annual	\$497,326	\$497,326	121.0 Rooms 29,000 SF	\$17.15/SF, \$1,337/unit	\$1,381/unit, \$354/room



**We Sell Buildings & Land
28 Year Track Record
\$2 Billion In Gross Sales
New York & New Jersey**



Marco Lala



Jack Lala



Dave Raciti



Michelle Lala

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