

**PRICE  
REDUCED  
\$3,295,000**

**MULTIFAMILY  
FOR SALE**

**10.5%  
CAP**

**4.7  
x Rent**

**\$89  
/SF**

**\$77K  
/Unit**

## **OWN THIS SIX-STORY PRE-WAR MULTIFAMILY BUILDING IN THE BRONX'S KINGSBRIDGE HEIGHTS**

**2700 Kingsbridge Terrace, The Bronx** - Presenting this 43-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.

**\$700,257  
Gross Income**

**\$345,675  
Net Operating Income**

**43  
Units**

**37,000  
Total SF**

**Monthly Apartment Rent:  
\$1,389/unit, \$449/room**

**FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS**

**LALA REALTY GROUP**

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# PROPERTY & FINANCIAL OVERVIEW

2700 Kingbridge Terrace, Bronx, NY 10463 (Parcel #: 03253-0020)



37,000 Total SF  
43 Total Units  
\$700,257 Gross  
\$345,675 NOI

Monthly Apartment Rent:  
\$1,389/unit, \$449/room

**PRICE REDUCED \$3,295,000**  
\$89 /SF  
\$77K /Unit  
4.7 x Rent  
10.49% CAP  
18.18% - 22.37% C/C Return

## BUILDING DETAILS

- 43 Total Units
- 43 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 = 757 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 \$989K  
70.0% LTV \$2.307M  
Annual Debt Service -\$166K  
DSCR & Debt Yield 2.08 & 15.0%  
Cash Flow: Cautious \$179,731  
Cash Flow: Optimistic \$221,117

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

## ANNUAL INCOME PROJECTIONS

Gross Scheduled Income (GSI)	\$700,257
3.0% Vacancy & Collection Allowance	(\$21,008)
Gross Operating Income (GOI)	\$679,249
Estimated Expenses	(\$333,574)
<b>Net Operating Income</b>	<b>\$345,675</b>

## ESTIMATED ANNUAL EXPENSES

	48% of GSI ◦ \$9.02/SF ◦ \$7.8K/u	
RE Tax	\$1,887 /unit	(\$81,153)
Water & Sewer	\$1,285 /res. u	(\$55,255)
Insurance	\$1,650 /unit	(\$70,950)
Gas For Heat	\$1,275 /res. u	(\$54,825)
Utilities	\$0.27 /SF	(\$9,990)
Repairs & Maintenance	\$500 /res. u	(\$21,500)
Payroll	\$296 /res. u	(\$12,731)
Legal, Reserves & Misc.	1.00% of GOI	(\$6,792)
Management	3.00% of GOI	(\$20,377)
<b>Total Expenses</b>		<b>(\$333,574)</b>

## UNIT MIX & MONTHLY INCOME

TYPE	COUNT	/ROOM	/UNIT	MIN	MAX	TOTAL
Studio	6	\$560	\$1,121	\$780	\$1,339	\$6,723
1 Bedroom	26	\$447	\$1,340	\$845	\$1,687	\$34,838
2 Bedroom	10	\$420	\$1,679	\$1,333	\$1,881	\$16,794
Super's Unit	1	-	-	-	-	-
<b>Total</b>	<b>43</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$58,355</b>

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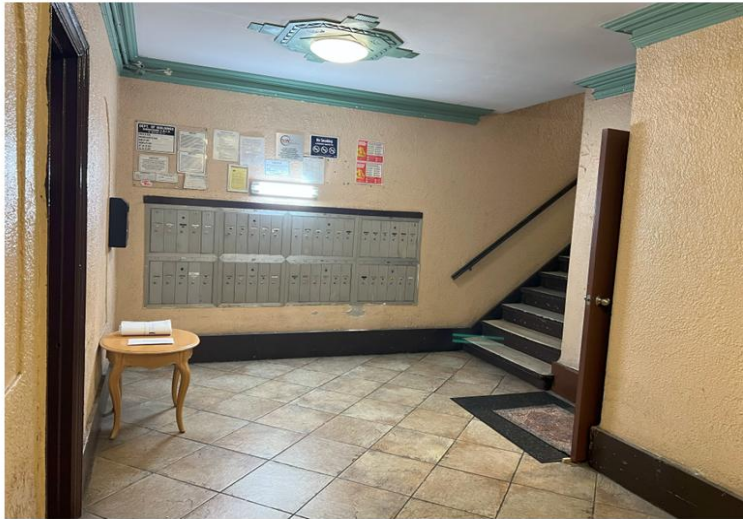
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# 2700 KINGBRIDGE TERRACE



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# Package

**2700 KINGSBRIDGE TERRACE, 10463**

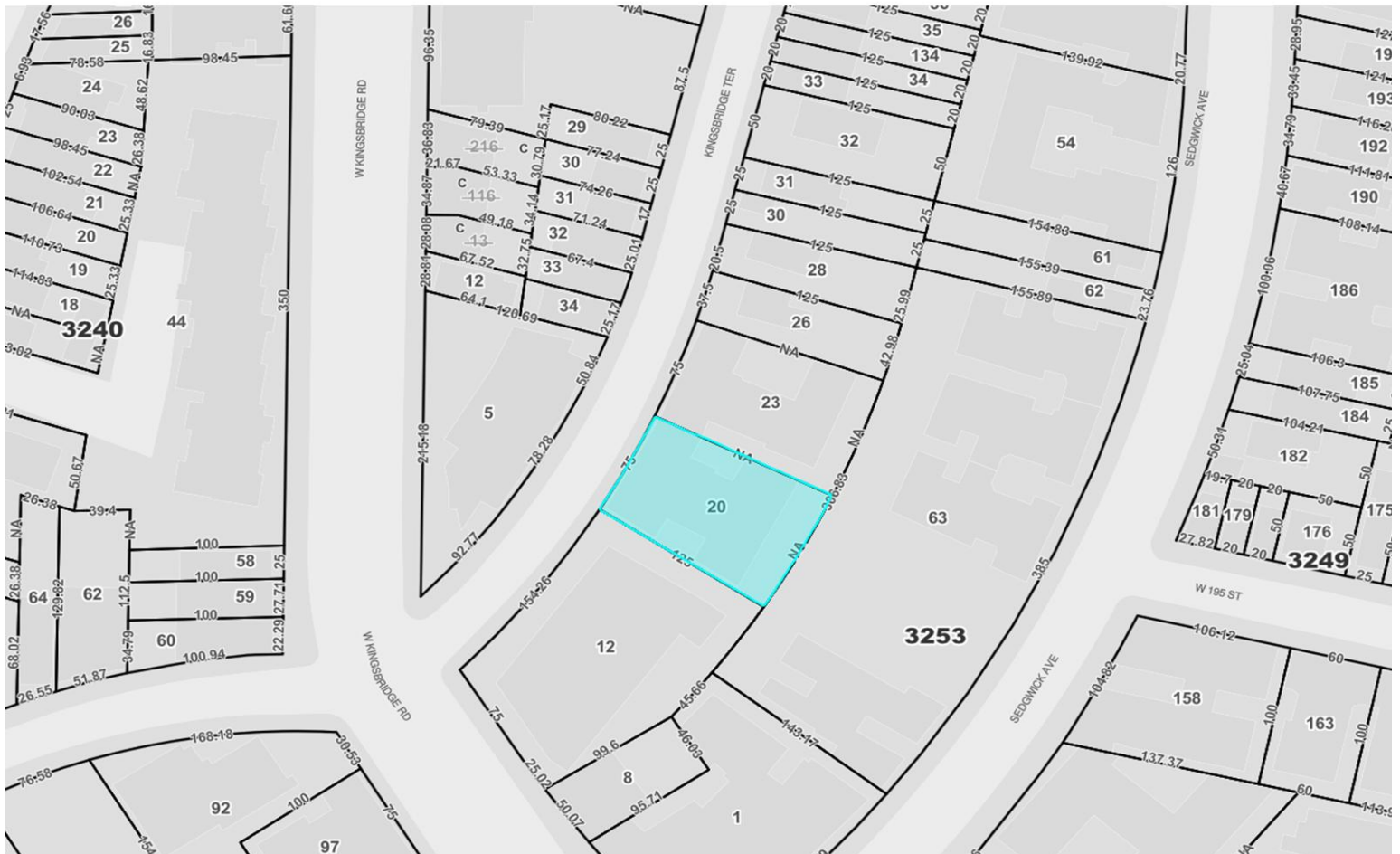
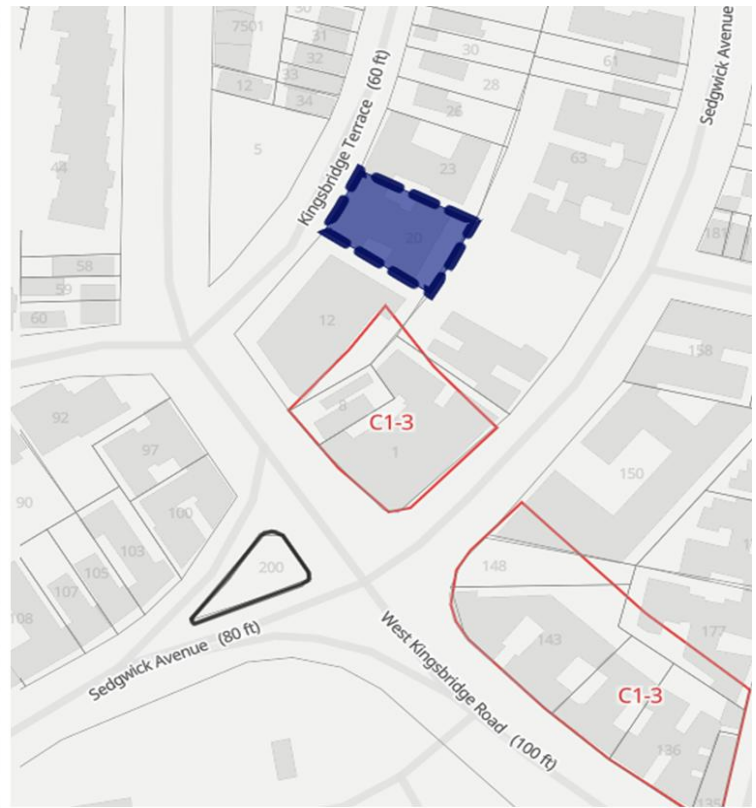
Bronx (Borough 2)  
Block 3253 | Lot 20

**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

KINGSBURY DGE	Unit	Type	Scheduled Rent	Unit Size	Rent Metrics	Lease Expires	Notes
	1A	Stabilized	\$1,150.80	2 rms	\$575/rm/mo	9/30/2026	
	1B	Stabilized	\$1,658.72	3 rms	\$553/rm/mo	7/31/2026	
	1C	Super		3 rms		-	
	1D	Extra Unit				9/30/2027	3 Room, \$1,126.50 Value Owner Pays Electric
	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	\$1,332.69	4 rms	\$333/rm/mo	9/30/2027	
	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	\$1,684.74	3 rms	\$562/rm/mo	11/30/2027	
	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	\$1,047.72	2 rms	\$524/rm/mo	11/30/2026	
	4A	Stabilized	\$1,881.34	4 rms	\$470/rm/mo	9/30/2025	
	4B	Stabilized	\$1,389.72	3 rms	\$463/rm/mo	11/30/2026	
	4C	Stabilized	\$1,456.86	3 rms	\$486/rm/mo	7/14/2026	
	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	\$1,106.04	3 rms	\$369/rm/mo	8/31/2027	
	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	\$1,826.46	4 rms	\$457/rm/mo	10/31/2027	
	5B	Stabilized	\$1,687.49	3 rms	\$562/rm/mo	7/31/2027	
	5C	Stabilized	\$855.91	3 rms	\$285/rm/mo		
	5D	Stabilized	\$1,609.24	3 rms	\$536/rm/mo	6/30/2026	
	5E	Stabilized	\$1,819.71	4 rms	\$455/rm/mo	9/30/2027	
	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	\$1,871.00	4 rms	\$468/rm/mo	10/31/2027	
	6F	Stabilized	\$1,218.15	3 rms	\$406/rm/mo	10/31/2026	
	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 Annual	\$58,355 \$700,257	43 Units 133 Rooms	Total Rent: \$18.93/SF		Monthly Apartment Rent: \$1,389/unit, \$449/room

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