

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

**MULTIFAMILY
FOR SALE**

10.5%	4.7	\$89	\$77K
CAP	x Rent	/SF	/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

PRICE REDUCED \$3,295,000

43 Total Units

\$89 /SF

\$700,257 Gross

\$77K /Unit

\$345,675 NOI

4.7 x Rent

Monthly Apartment Rent:

10.49% CAP

\$1,389/unit, \$449/room

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)
Net Operating Income	\$345,675

ESTIMATED ANNUAL EXPENSES

	48% of GSI ▷ \$9.02/SF ▷ \$7.8K/u
RE Tax	\$1,887/unit
Water & Sewer	\$1,285/res. u
Insurance	\$1,650/unit
Gas For Heat	\$1,275/res. u
Utilities	\$0.27/SF
Repairs & Maintenance	\$500/res. u
Payroll	\$296/res. u
Legal, Reserves & Misc.	1.00% of GOI
Management	3.00% of GOI
Total Expenses	(\$333,574)

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	-	-	-	-	-
Total	43	-	-	-	-	\$58,355

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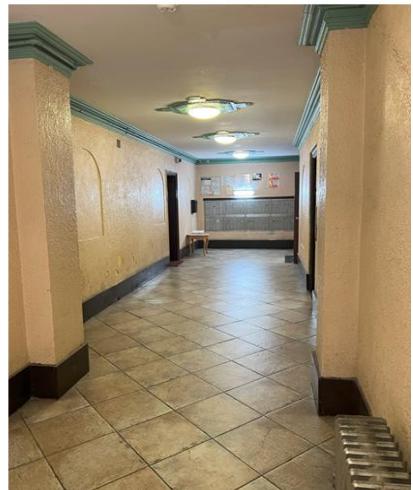
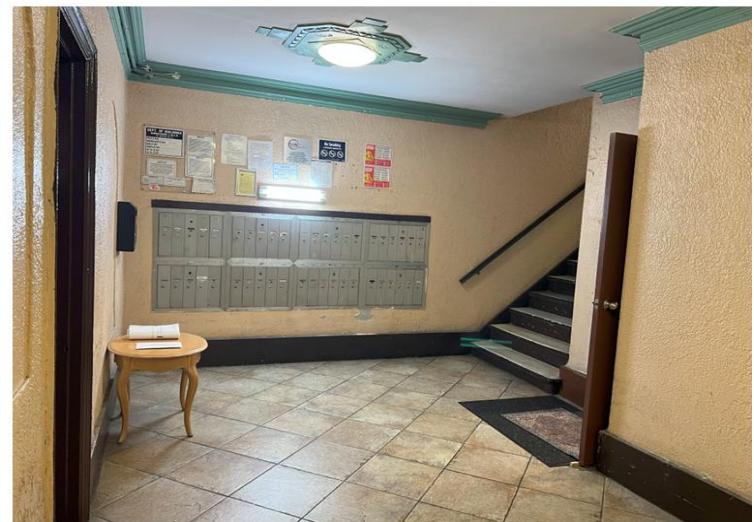


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2700 KINGBRIDGE TERRACE



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Package

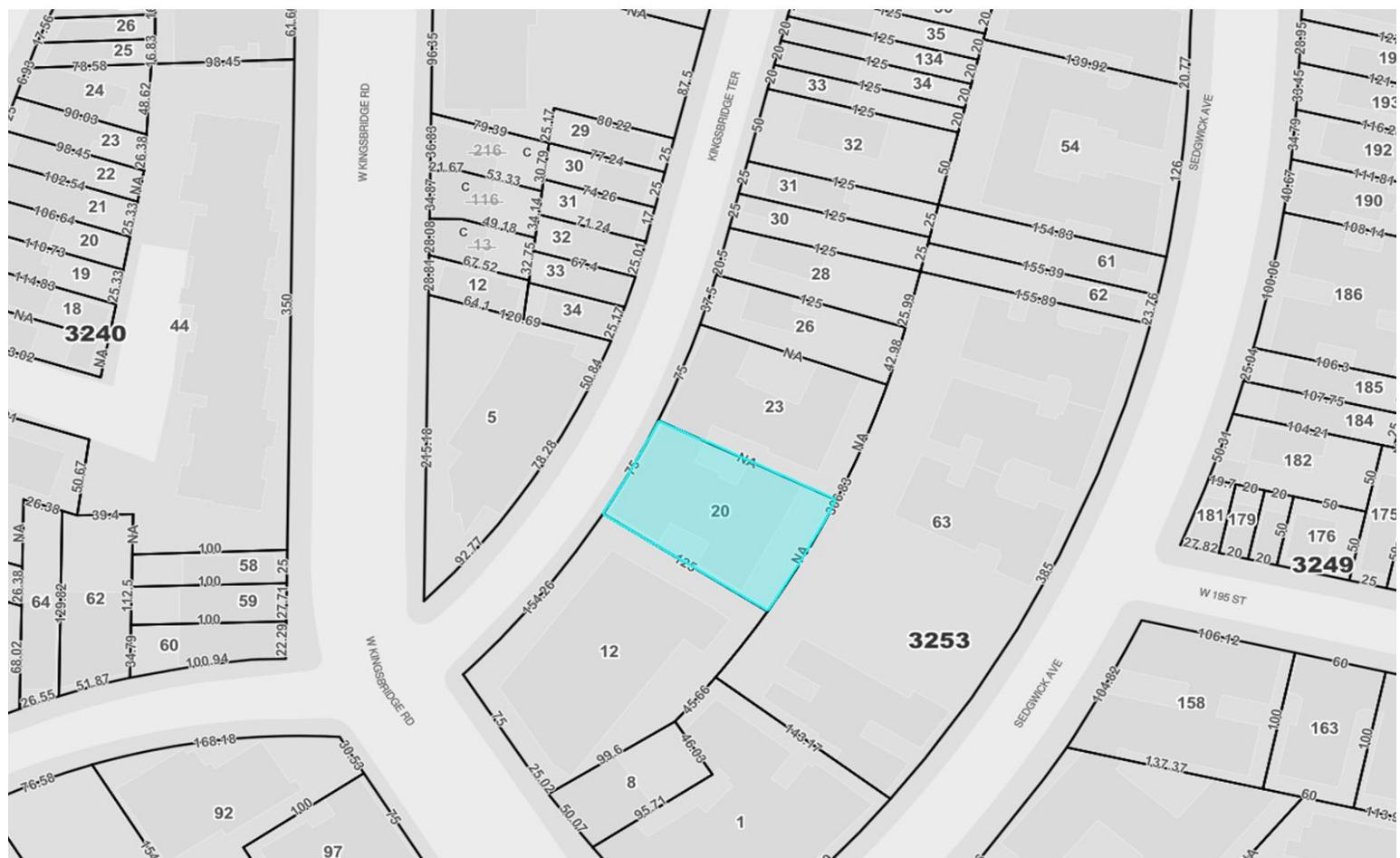
2700 KINGSBRIDGE TERRACE, 10463

Bronx (Borough 2)
Block 3253 | Lot 20

Zoning District
R6

Intersecting Map Layers
FRESH Zone
Appendix I (Transit)

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



RENT ROLL

P = projected or estimated

K I N G S B R I D G E

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	\$58,355	43 Units	Total Rent:	Monthly Apartment Rent:
Annual	\$700,257	133 Rooms	\$18.93/SF	\$1,389/unit, \$449/room

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