

For Sale

BEDFORD PARK
THE BRONXASKING
\$1.5M16.6%
CAP*2.4x
Rent*\$38K
/Unit\$39
/SF

Artist Rendering



40-UNIT CORNER BUILDING ON EAST 196TH AND VALENTINE SIGNIFICANT STABILIZED CASH FLOW UPSIDE ♦ LOW GOING-IN BASIS

235 East 196th Street, The Bronx - Team Lala of RM Friedland is pleased to exclusively present this 40-unit multifamily building located in the Bronx's Bedford Park.

RENT ROLL ON PAGE 8

Built in 1922 and classified as Over Six Families without Stores (C1), the property is a five-story walkup comprising 40 residential apartments across approximately 38,500 gross square feet. It is situated on a 9,100 square foot parcel within an R7B zoning district.

The subject property is constructed of all-brick and features replacement windows throughout, along with steel and marble staircases. Mechanical systems include a boiler installed in 1977 with a dual-fuel burner (operating on 100% gas). All boiler return lines have been replaced and are presently exposed. Additionally, there is a 3,000-gallon above-ground tank housed in a dedicated tank room. The roof is currently being repaired and resurfaced. The electrical system consists of individual meters with circuit breakers, and gas meters are located in each apartment.

Residents benefit from strong transportation access, including nearby subway service about two blocks away at Kingsbridge Road, along with multiple bus lines serving the Bedford Park neighborhood, providing convenient commuter access to Manhattan and surrounding areas.

The surrounding area features established neighborhood retail corridors with grocery stores, pharmacies, dining options, schools, healthcare facilities, parks, and recreational spaces, supporting consistent rental demand.

With 40 units in Bedford Park, this offering may be one of the most competitively priced rent-stabilized assets in the Bronx on a price-per-unit basis. Its scale and strong transit access make it a compelling long-term investment in a consistently in-demand rental market.

****All figures are pro forma. With over 400 violations, the property is being offered as-is, presenting an operational reset opportunity inclusive of any existing collection and compliance matters.***

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS

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RM FRIEDLAND

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PROPERTY & FINANCIAL OVERVIEW

235 E 196th St, Bronx, NY 10458 (Parcel #: 03301-0004)



38,500 Total SF
40 Total Units
\$617,340 Gross Rent
\$248,798 Net Operating Income

ASKING \$1,500,000

\$38K /Unit ♦ \$39 /SF

2.4 x Rent* ♦ 16.6% CAP*

38.0% - 46.2% C/C Return*

Average Apartment Rents:
\$1,319/unit, \$387/room

*Pro Forma

BUILDING DETAILS

- 40 Total Units
- 40 Residential Apartments
- No Commercial Units
- 1 Building, 5 Stories, Built 1922
- Over Six Families without Stores (C1)

BUILDING SIZE/SF

- 89 ft x 90 ft
- 38,500 Gross SF
- No SF With Non-Residential Use
- Avg. Apartment Size = 847 SF
- Est. 12% Common Area

PARCEL SIZE & ZONING

- 9,100 Square Feet
- 89.33 ft x 100 ft
- R7B Zone
- Max FAR: 3.00

FINANCING ILLUSTRATION

Interest Rate 6.250%
Amortization 30 Years
30.0% Down \$450K
70.0% LTV \$1.05M
Annual Debt Service -\$77,580
DSCR & Debt Yield 3.21 & 23.7%
Cash Flow: Cautious \$171,218
Cash Flow: Optimistic \$207,702

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

ANNUAL INCOME PROJECTIONS

	Pro Forma
Gross Scheduled Income (GSI)	\$617,340
3.0% Vacancy & Collection Allowance	(\$18,520)
Gross Operating Income (GOI)	\$598,820
Estimated Expenses	(\$350,022)
Net Operating Income	\$248,798

ESTIMATED ANNUAL EXPENSES

		Pro Forma
	<i>57% of GSI ◦ \$9.09/SF ◦ \$8.8K/u</i>	
RE Tax	\$2,138 /unit	(\$85,519)
Water & Sewer	\$1,350 /res. u	(\$54,000)
Insurance	\$2,000 /unit	(\$80,000)
Heat	\$1,275 /res. u	(\$51,000)
Utilities	\$0.30 /SF	(\$11,550)
Repairs & Maintenance	\$800 /res. u	(\$32,000)
NON-UNION Payroll	\$300 /res. u	(\$12,000)
	<i>Plus Free Unit</i>	
Legal, Reserves & Misc.	1.00% of GOI	(\$5,988)
Management	3.00% of GOI	(\$17,965)
Total Expenses		(\$350,022)

UNIT MIX & MONTHLY INCOME

						Pro Forma
TYPE	COUNT	/ROOM	/UNIT	MIN	MAX	TOTAL
1 Bedroom	23	\$404	\$1,213	\$946	\$1,740	\$27,908
2 Bedroom	16	\$368	\$1,471	\$1,000	\$1,834	\$23,537
Super's Unit	1	-	-	-	-	-
Total	40	-	-	-	-	\$51,445

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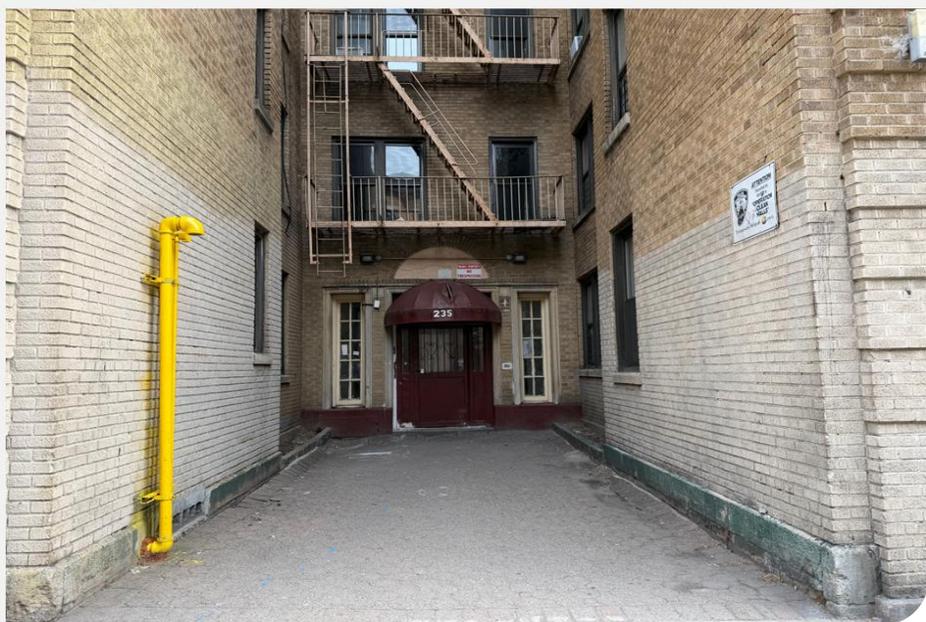


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235 EAST 196TH STREET



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235 EAST 196TH STREET



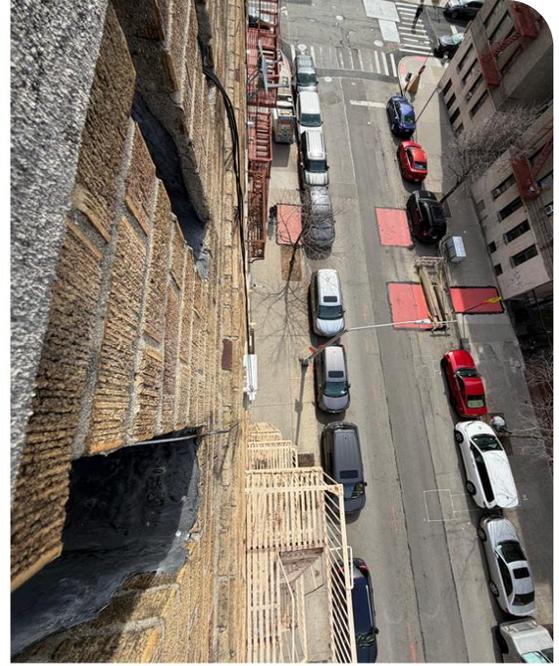
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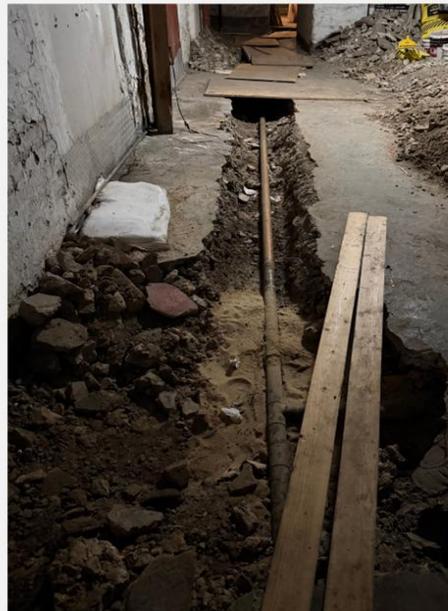
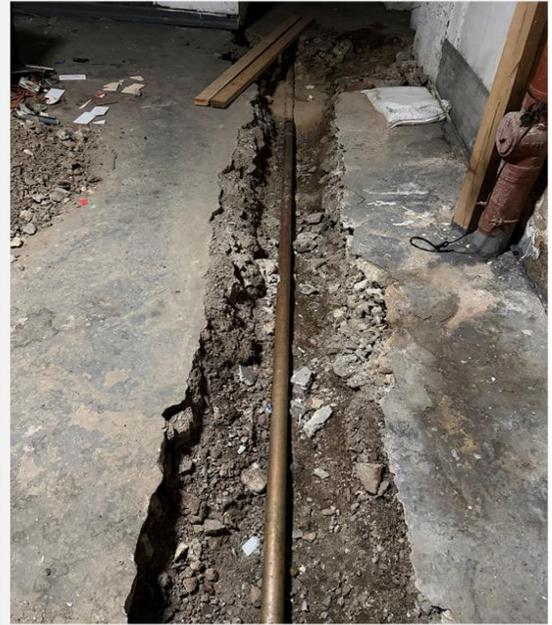


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235 EAST 196TH STREET

235 EAST 196 STREET, 10458

Bronx (Borough 2)
Block 3301 | Lot 4

ZONING DISTRICT
R7B

INTERSECTING MAP LAYERS
FRESH Zone
Appendix I

SOURCE

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



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RENT ROLL

P = projected or estimated

235 EAST 196TH

Unit	Type	Legal Rent	Scheduled Rent	Unit Size	Rent Metrics	Lease Expires	Notes
1B	Stabilized	\$1,059.94	\$1,059.94	3 rm	\$353/rm/mo	12/31/2026	
1C	Stabilized	\$1,106.13	\$1,106.13	3 rm	\$369/rm/mo	12/31/2027	
1D	Stabilized	\$1,569.38	\$1,569.38	3 rm	\$523/rm/mo	2/28/2027	
1E	Stabilized	\$1,117.99	\$1,117.99	3 rm	\$373/rm/mo	3/31/2026	S8
1F	Stabilized	\$1,150.00	\$1,150.00 P	3 rm	\$383/rm/mo	Vacant	
1G	Stabilized	\$1,036.09	\$1,036.09	3 rm	\$345/rm/mo	11/30/2026	
1H	Stabilized	\$1,578.75	\$1,578.75	3 rm	\$526/rm/mo	12/31/2026	
2A	Stabilized	\$1,150.00	\$1,150.00 P	3 rm	\$383/rm/mo	Vacant	
2B	Stabilized	\$1,416.40	\$1,416.40	4 rm	\$354/rm/mo	12/31/2026	
2C	Stabilized	\$952.49	\$952.49	3 rm	\$317/rm/mo	12/31/2026	
2D	Stabilized	\$999.85	\$999.85	4 rm	\$250/rm/mo	5/31/2026	S8
2E	Stabilized	\$1,429.18	\$1,429.18	4 rm	\$357/rm/mo	10/31/2026	S8
2F	Stabilized	\$1,740.29	\$1,740.29	3 rm	\$580/rm/mo	11/30/2027	SRVS. FOR THE UNDERSERVED
2G	Stabilized	\$1,162.37	\$1,162.37	3 rm	\$387/rm/mo	12/31/2026	
2H	Stabilized	\$1,833.54	\$1,833.54	4 rm	\$458/rm/mo	2/28/2027	SRVS. FOR THE UNDERSERVED
3A	Stabilized	\$945.87	\$945.87	3 rm	\$315/rm/mo	4/30/2027	
3B	Stabilized	\$1,703.54	\$1,703.54	4 rm	\$426/rm/mo	9/30/2026	
3C	Stabilized	\$1,473.08	\$1,473.08	3 rm	\$491/rm/mo	1/31/2027	
3D	Stabilized	\$1,102.91	\$1,102.91	4 rm	\$276/rm/mo	4/30/2026	
3E	Stabilized	\$1,349.82	\$1,349.82	4 rm	\$337/rm/mo	4/30/2027	
3F	Stabilized	\$1,153.81	\$1,153.81	3 rm	\$385/rm/mo	12/31/2026	
3G	Stabilized	\$1,013.23	\$1,013.23	3 rm	\$338/rm/mo	4/30/2026	
3H	Stabilized	\$1,791.01	\$1,791.01 P	4 rm	\$448/rm/mo	Vacant	
4A	Stabilized	\$1,210.01	\$1,210.01	3 rm	\$403/rm/mo	12/31/2026	
4B	Stabilized	\$1,567.18	\$1,567.18	4 rm	\$392/rm/mo	9/30/2026	
4C	Stabilized	\$1,123.47	\$1,123.47	3 rm	\$374/rm/mo	1/31/2028	
4D	Stabilized	\$1,177.33	\$1,177.33	4 rm	\$294/rm/mo	12/31/2026	
4E	Stabilized	\$1,534.75	\$1,534.75	4 rm	\$384/rm/mo	4/30/2026	
4F	Stabilized	\$1,174.34	\$1,174.34	3 rm	\$391/rm/mo	12/31/2026	
4G	Stabilized	\$2,376.06	\$1,345.61	3 rm	\$449/rm/mo	8/31/2026	S8
4H	Stabilized	\$1,397.03	\$1,397.03	4 rm	\$349/rm/mo	11/30/2026	S8
5A	Stabilized	\$1,406.99	\$1,406.99	3 rm	\$469/rm/mo	12/31/2026	
5B	Stabilized	\$1,448.96	\$1,448.96	4 rm	\$362/rm/mo	12/31/2026	
5C	Stabilized	\$1,150.00	\$1,150.00 P	3 rm	\$383/rm/mo	Vacant	
5D	Stabilized	\$1,688.64	\$1,688.64	4 rm	\$422/rm/mo	12/31/2026	
5E	Stabilized	\$1,420.23	\$1,420.23	4 rm	\$355/rm/mo	12/14/2027	
5F	Stabilized	\$1,140.53	\$1,140.53	3 rm	\$380/rm/mo	6/30/2026	
5G	Stabilized	\$1,147.72	\$1,147.72	3 rm	\$383/rm/mo	1/31/2027	
5H	Stabilized	\$1,676.54	\$1,676.54	4 rm	\$419/rm/mo	1/31/2027	S8
BSMT	Super	-		3 rm			

TOTALS

Monthly	\$52,475	\$51,445	40 Units	Building Averages:	Average Apartment Rents:
Annual	\$629,705	\$617,340	136 Rooms	\$16.03/SF, \$1,286.13/unit	\$1,319/unit, \$387/room

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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

Our Team Of Advisors
Provides Free and Confidential
Property Evaluations, Equity
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