

**FOR  
SALE**

**MULTIFAMILY  
IN THE BRONX**

**PRICE REDUCED  
\$2,475,000**

**11.2%  
CAP**

**4.7  
x Rent**

**\$116  
/SF**

**\$103K  
/Unit**



## MULTIFAMILY BUILDING WITH TWENTY FOUR APARTMENTS LOCATED IN THE BRONX'S FORDHAM SECTION ♦ NEAR THE GRAND CONCOURSE

**2512 University Avenue, The Bronx** – Presenting this five-story, all-brick multifamily building located in the Fordham section of the Bronx. Constructed in 1914, the property comprises 24 residential apartments across approximately 21,385 gross square feet, delivering a solid and balanced unit mix in one of the borough's most active rental corridors. With its central location, large units, and strong in-place rents, the building represents a strong investment opportunity.

The property is enhanced with modern building systems and security features, including a steel and glass entry door, a full intercom system, and cameras strategically installed throughout for resident safety.

The lobby is accented by marble finishes extending halfway up the walls, creating a polished, welcoming aesthetic. Steel and marble staircases rise through the building, combining durability with character, while common areas are outfitted with efficient LED lighting.

The silver-coated rubber roof is in good condition, and flashing has been updated.

There is a 2015 dual-fuel boiler currently running on gas, and fed by a 3,000-gallon above-ground #2 oil tank. Electric and gas meters are located in the basement, and apartments are serviced by breakers.

The apartments themselves are generally well maintained, with several featuring modern upgrades, including stainless steel appliances and clean finishes.

The location provides exceptional access to both community amenities and transit. Just off the Grand Concourse, residents benefit from extensive shopping and services along Fordham Road, and cultural anchors such as the Bronx Library Center. Outdoor and recreational amenities include St. James Park and Poe Park, both a short walk away. Healthcare needs are well served by nearby Montefiore Medical Center and BronxCare Hospital Center.

Connectivity is excellent, with the multiple nearby subway lines at Kingsbridge Road and Fordham Road, multiple bus routes, and Metro-North's Fordham Station providing a direct link to Midtown Manhattan.

### FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS



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# PROPERTY & FINANCIAL OVERVIEW

2512 University Avenue, Bronx, NY 10468 (Parcel #: 03214-0005)



|                                       |                                  |
|---------------------------------------|----------------------------------|
| <b>21,385 Total SF</b>                | <b>PRICE REDUCED \$2,475,000</b> |
| <b>24 Total Units</b>                 | <b>\$116 /SF</b>                 |
| <b>\$525,725 Gross Rent</b>           | <b>\$103K /Unit</b>              |
| <b>\$277,891 Net Operating Income</b> | <b>4.7 x Rent</b>                |
| <b>Residential Rents:</b>             | <b>11.23% CAP</b>                |
| <b>\$1,905 /U, \$443 /RM</b>          | <b>20.6% - 24.8% C/C Return</b>  |

## BUILDING DETAILS

- 24 Total Units
- 24 Residential Apartments
- No Commercial Units
- 1 Building, 5 Stories, Built 1914
- Over Six Families without Stores (C1)

## BUILDING SIZE/SF

- 49.33 ft x 105.17 ft
- 21,385 Gross SF
- No SF With Non-Residential Use
- Avg. Apartment Size = 784 SF
- Est. 12% Common Area

## PARCEL SIZE & ZONING

- 6,238 Square Feet
- 50 ft x 124.75 ft
- R6 Wide Zone
- Max FAR: 3.00 - 4.80 (CF)

## FINANCING ILLUSTRATION

|                       |              |
|-----------------------|--------------|
| Interest Rate         | 6.000%       |
| Amortization          | 30 Years     |
| 30.0% Down            | \$743K       |
| 70.0% LTV             | \$1.733M     |
| Annual Debt Service   | -\$125K      |
| DSCR & Debt Yield     | 2.23 & 16.0% |
| Cash Flow: Cautious   | \$153,244    |
| Cash Flow: Optimistic | \$184,315    |

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

## ANNUAL INCOME PROJECTIONS

|                                     |                  |
|-------------------------------------|------------------|
| Gross Scheduled Income (GSI)        | \$525,725        |
| 3.0% Vacancy & Collection Allowance | (\$15,772)       |
| Gross Operating Income (GOI)        | \$509,953        |
| Estimated Expenses                  | (\$232,063)      |
| <b>Net Operating Income</b>         | <b>\$277,891</b> |

## ESTIMATED ANNUAL EXPENSES

|                         |   |                                     |
|-------------------------|---|-------------------------------------|
|                         | <i>44% of GSI • \$10.85/SF • \$9.7K/u</i> |                                     |
| RE Tax                  | \$3,442 /unit                             | (\$82,609)                          |
| Water & Sewer           | \$1,285 /res. u                           | (\$30,840)                          |
| Insurance               | \$1,750 /unit                             | (\$42,000)                          |
| Gas For Heat            | \$1,275 /res. u                           | <i>Dual Fuel Capable</i> (\$30,600) |
| Utilities               | \$0.30 /SF                                | (\$6,416)                           |
| Repairs & Maintenance   | \$600 /res. u                             | (\$14,400)                          |
| Payroll                 | \$200 /res. u                             | <i>Plus Free Unit</i> (\$4,800)     |
| Legal, Reserves & Misc. | 1.00% of GOI                              | (\$5,100)                           |
| Management              | 3.00% of GOI                              | (\$15,299)                          |
| <b>Total Expenses</b>   |   | <b>(\$232,063)</b>                  |

## UNIT MIX & MONTHLY INCOME

| TYPE         | COUNT     | /ROOM    | /UNIT    | MIN      | MAX      | TOTAL           |
|--------------|-----------|----------|----------|----------|----------|-----------------|
| 1 Bedroom    | 3         | \$603    | \$1,809  | \$1,629  | \$1,981  | \$5,426         |
| 2 Bedroom    | 12        | \$512    | \$2,050  | \$1,047  | \$2,881  | \$24,595        |
| 3 Bedroom    | 6         | \$335    | \$1,674  | \$769    | \$2,603  | \$10,043        |
| 4 Bedroom    | 2         | \$312    | \$1,873  | \$1,342  | \$2,405  | \$3,747         |
| Super's Unit | 1         | -        | -        | -        | -        | -               |
| <b>Total</b> | <b>24</b> | <b>-</b> | <b>-</b> | <b>-</b> | <b>-</b> | <b>\$43,810</b> |

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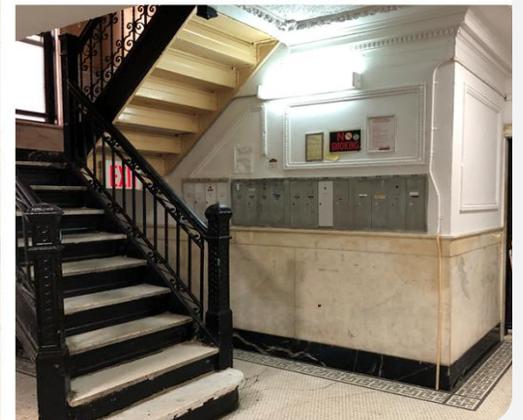
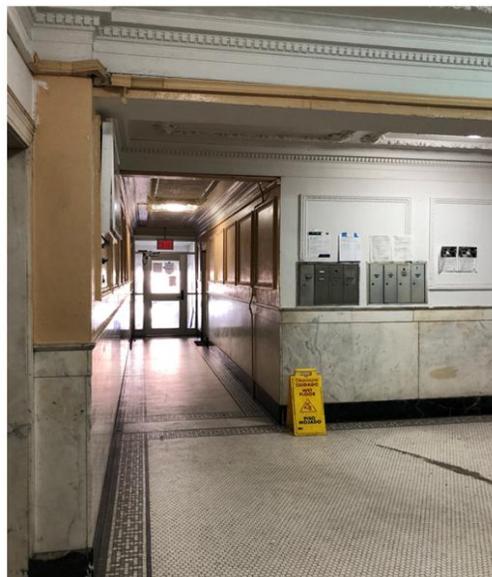
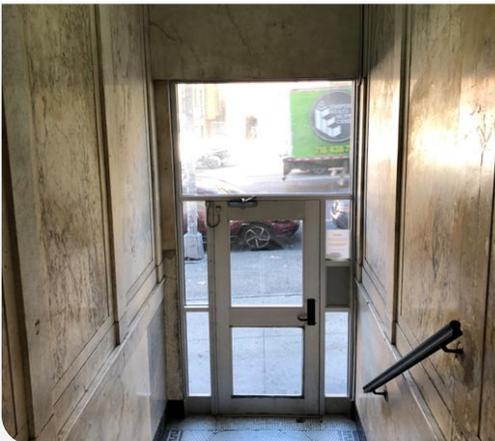


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# 2512 UNIVERSITY AVENUE

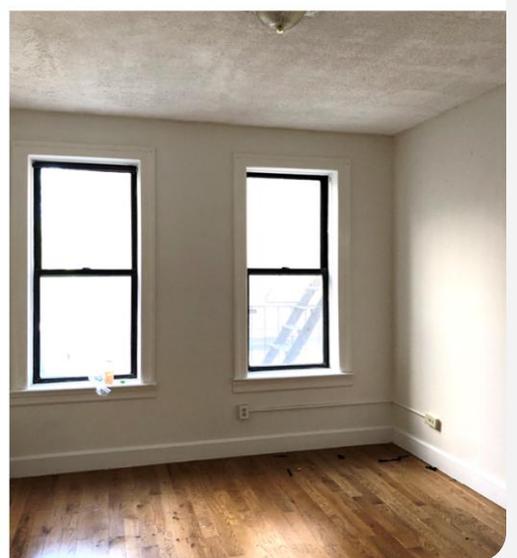
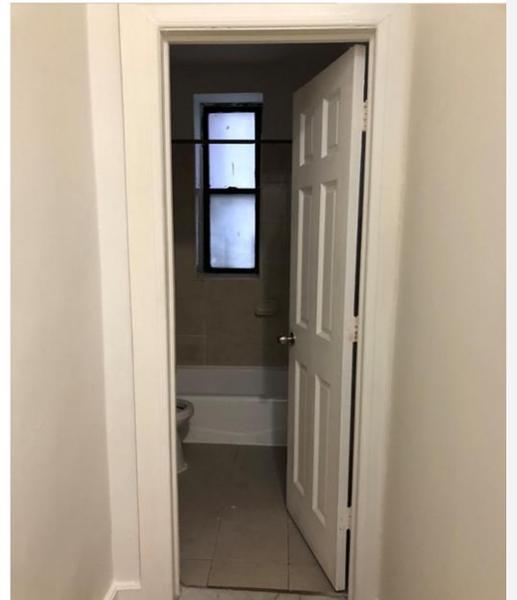


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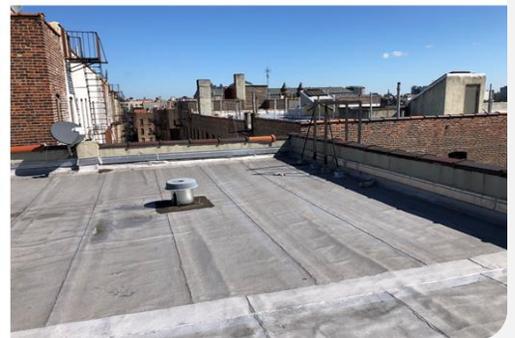
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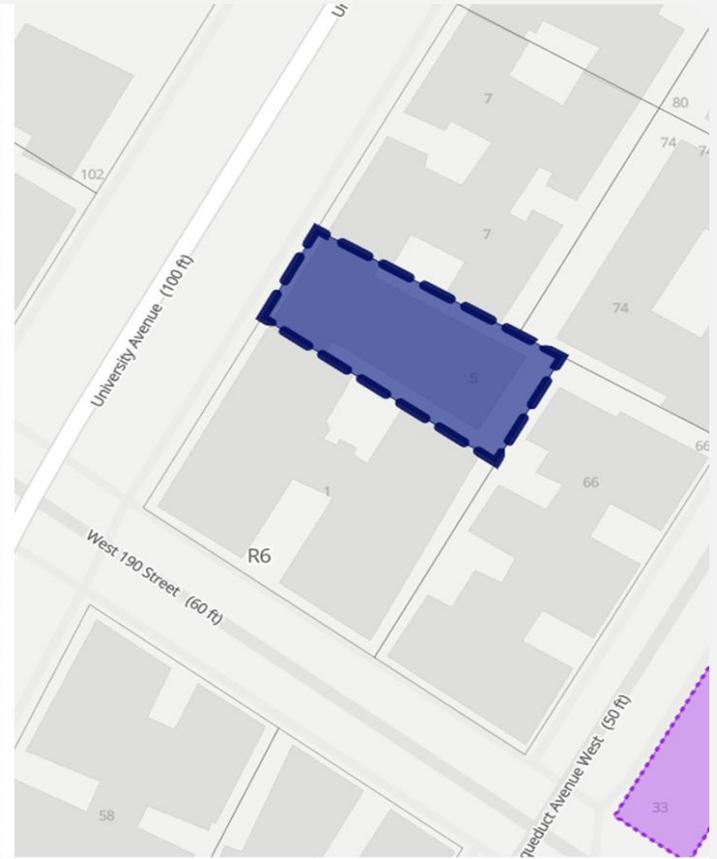
# 2512 UNIVERSITY AVENUE

**2512 UNIVERSITY AVENUE, 10468**  
Bronx (Borough 2)  
Block 3214 | Lot 5

**Zoning District**  
R6, Wide Street

**Intersecting Map Layers**  
FRESH Zone  
Appendix I

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



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# RENT ROLL

*P = projected or estimated*

2512 UNIVERSITY

IVERSITY

| Unit | Type       | Legal Rent | Scheduled Rent | Unit Size | Rent Metrics | Lease Expires    | Notes  |
|------|------------|------------|----------------|-----------|--------------|------------------|--|
| 0A   | Stabilized | \$2,739.75 | \$2,204.72     | 4 rm      | \$551/rm/mo  | 9/30/2026        | <ul style="list-style-type: none"> <li>▪ Base: \$2,739.75</li> <li>▪ PREF: -\$535.03</li> </ul>                      |
| 0B   | Stabilized | \$3,155.61 | \$2,015.10     | 4 rm      | \$504/rm/mo  | 11/29/2026       | <ul style="list-style-type: none"> <li>▪ Base: \$3,155.61</li> <li>▪ PREF: -\$1,140.51</li> </ul>                    |
| 0C   | Stabilized | \$3,102.60 | \$2,881.00     | 4 rm      | \$720/rm/mo  | <b>New Lease</b> | ▪ <b>FHEPS Move-in 2/1/26</b>  |
| 0D   | Stabilized | \$3,188.67 | \$2,322.03     | 4 rm      | \$581/rm/mo  | 7/31/2026        | <ul style="list-style-type: none"> <li>▪ Base: \$3,188.67</li> <li>▪ PREF: -\$866.64</li> <li>▪ Section 8</li> </ul> |
| 0E   | Stabilized | \$1,980.84 | \$1,980.84     | 3 rm      | \$660/rm/mo  | 12/31/2026       | <ul style="list-style-type: none"> <li>▪ Base: \$1,980.84</li> <li>▪ Section 8</li> </ul>                            |
| 1A   | Stabilized | \$2,405.09 | \$2,405.09     | 6 rm      | \$401/rm/mo  | 12/31/2027       | ▪ Base: \$2,405.09   |
| 1B   | Stabilized | \$2,159.71 | \$2,138.49     | 5 rm      | \$428/rm/mo  | 2/28/2027        | <ul style="list-style-type: none"> <li>▪ Base: \$2,138.49</li> <li>▪ Section 8</li> </ul>                            |
| 1C   | Stabilized | \$2,632.98 | \$2,632.98     | 4 rm      | \$658/rm/mo  | 10/31/2026       | <ul style="list-style-type: none"> <li>▪ Base: \$2,618.03</li> <li>▪ Ins.: \$14.95</li> </ul>                        |
| 1D   | Stabilized | \$1,469.61 | \$1,469.61     | 5 rm      | \$294/rm/mo  | 11/30/2027       | ▪ Base: \$1,469.61   |
| 2A   | Stabilized | \$1,341.55 | \$1,341.55     | 6 rm      | \$224/rm/mo  | 11/30/2026       | <ul style="list-style-type: none"> <li>▪ Base: \$1,320.79</li> <li>▪ Appl.: \$20.76</li> </ul>                       |
| 2B   | Stabilized | \$2,022.08 | \$2,022.08     | 5 rm      | \$404/rm/mo  | 9/30/2026        | ▪ Base: \$2,022.08   |
| 2C   | Stabilized | \$1,904.96 | \$1,904.96     | 4 rm      | \$476/rm/mo  | 6/30/2026        | <ul style="list-style-type: none"> <li>▪ Base: \$1,904.96</li> <li>▪ Section 8</li> </ul>                            |
| 2D   | Stabilized | \$1,041.29 | \$1,041.29     | 5 rm      | \$208/rm/mo  | 12/31/2026       | <ul style="list-style-type: none"> <li>▪ Base: \$1,041.29</li> <li>▪ SCRIE: [-\$197.21]</li> </ul>                   |

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# RENT ROLL

*P = projected or estimated*

2512 UN

| Unit | Type         | Legal Rent | Scheduled Rent          | Unit Size | Rent Metrics | Lease Expires    | Notes                                   |
|------|--------------|------------|-------------------------|-----------|--------------|------------------|---|
| 3A   | Stabilized   | \$1,701.51 | \$1,701.51              | 4 rm      | \$425/rm/mo  | 11/30/2025       | ▪ Base: \$1,701.51                      |
| 3B   | Stabilized   | \$2,606.42 | \$2,603.11              | 5 rm      | \$521/rm/mo  | 3/14/2026        | ▪ Base: \$2,606.42<br>▪ PREF: -\$3.31   |
| 3C   | Stabilized   | \$1,799.01 | \$1,799.01              | 4 rm      | \$450/rm/mo  | 11/30/2027       | ▪ Base: \$1,799.01                      |
| 3D   | Stabilized   | \$2,131.73 | \$1,563.75              | 4 rm      | \$391/rm/mo  | 9/30/2026        | ▪ Base: \$2,131.73<br>▪ PREF: -\$567.98 |
| 3E   | Stabilized   | \$1,629.27 | \$1,629.27              | 3 rm      | \$543/rm/mo  | <b>New Lease</b> | ▪ FHEPS Move-in 2/1/26                  |
| 4A   | Stabilized   | \$1,046.75 | \$1,046.75              | 4 rm      | \$262/rm/mo  | 11/30/2026       | ▪ Base: \$1,046.75<br>▪ Section 8       |
| 4B   | Stabilized   | \$768.54   | \$768.54                | 5 rm      | \$154/rm/mo  |                  | ▪ Base: \$768.54                        |
| 4C   | <b>Super</b> | -          |                         | 4 rm      |              |                  |   |
| 4D   | Stabilized   | \$2,421.00 | \$2,421.00 <sup>P</sup> | 4 rm      | \$605/rm/mo  | <b>Vacant</b>    |   |
| 4E   | Stabilized   | \$1,815.98 | \$1,815.98              | 3 rm      | \$605/rm/mo  | 1/31/2026        | ▪ Base: \$1,815.98<br>▪ Section 8       |
| B1   | Stabilized   | \$2,138.93 | \$2,101.77              | 4 rm      | \$525/rm/mo  | 3/31/2026        | ▪ Base: \$2,138.93<br>▪ PREF: -\$37.16  |

TOTALS

|                |                  |                  |           |                         |                       |
|----------------|------------------|------------------|-----------|-------------------------|-----------------------|
| <b>Monthly</b> | <b>\$47,204</b>  | <b>\$43,810</b>  | 24 Units  | Building Averages:      | Residential Rents:    |
| <b>Annual</b>  | <b>\$566,447</b> | <b>\$525,725</b> | 103 Rooms | \$25 /SF,<br>\$1,825 /U | \$1,905 /U, \$443 /RM |

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**Our Team Of Advisors**  
**Provides Free and Confidential**  
**Property Evaluations, Equity**  
**Reviews, & Consultations**

**Reach Out Anytime**  
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