

For Sale

ASKING
\$5,395,00012.1%
CAP4.5
x Rent\$84
/SF\$87K
/Unit

62-UNIT BRONX CORNER ELEVATOR BUILDING ✦ APARTMENTS & RETAIL EAST TREMONT AVENUE ✦ J-51 TAX ABATEMENT ✦ HIGH-VISIBILITY LOCATION

920–928 East Tremont Avenue, Bronx, NY - Also known as 1950 Daly Avenue, Team Lala of RM Friedland is pleased to exclusively present the opportunity to acquire this six-story elevator serviced mixed-use building consisting of 62 total units, including 55 residential apartments, 6 ground-floor storefronts (5 tenants), plus a first floor non-profit space.

RENT ROLL ON PAGES 9–10

Built in 1929, the property contains approximately 64,440 gross square feet, including an estimated 8,000 square feet of retail space. The building sits on a 13,928-square-foot parcel and is located within an R7-1/C1-4 zoning district. The property currently benefits from a J-51 tax abatement.

The retail component provides diversified income and long-term tenancy, with several leases extending into the 2030s. The corner positioning offers strong visibility along a heavily trafficked corridor.

The building features spacious common areas, including a lobby with original details and terrazzo floors, keyfob digital entry, an intercom directory, a classic elevator cab, and two steel and marble stairwells. Systems include new gas lines and meters installed approximately four years ago, circuit breakers throughout with apartment subpanels, a dual-fuel boiler (currently on gas), a 5,000-gallon above-ground oil tank, and a rubber roof with many replaced coping stones and some new metal flashing along the parapet.

Residents benefit from an active commercial corridor with continuous ground-floor retail and heavy pedestrian traffic. The area is served by multiple bus lines along East Tremont Avenue and nearby subway service along the White Plains Road corridor.

This offering presents the opportunity to acquire a sizable corner elevator asset with residential scale, commercial diversification, and long-term upside potential in a well-established Bronx corridor.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS



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PROPERTY & FINANCIAL OVERVIEW

920-928 E Tremont Ave, Bronx, NY 10460 (Parcel #: 2-02992-0043)



64,440 Total SF
62 Total Units
\$1,209,307 Gross Rent
\$650,919 Net Operating Income

ASKING \$5,395,000

\$84 /SF ◦ \$87K /Unit
4.5 x Rent ◦ 12.1% CAP
±23% - 27% C/C Return

Average Apt. Rents: \$1,404/U, \$403/RM
Building-Wide Averages: \$1,625/U, \$19/SF

BUILDING DETAILS

- 62 Total Units
- 55 Residential Apartments
- 6 Storefronts (5 Tenants)
- 1 Non-Profit Space
- 1 Building, 6 Stories, Built 1929
- Elevator Apartment - Semi-Fireproof with Stores (D7)

BUILDING SIZE/SF

- 120 ft x 107 ft
- 64,440 Gross SF
- 8,000 Commercial SF
- Avg. Apartment Size = 903 SF
- Est. 12% Common Area

PARCEL SIZE & ZONING

- 13,928 Square Feet
- 129.2 ft x 109.01 ft
- R7-1 Wide, C1-4 Zone
- Max FAR: 4.00 QH - 5.01 UAP

FINANCING ILLUSTRATION

Interest Rate	6.250%
Amortization	30 Years
30.0% Down	\$1.619M
70.0% LTV	\$3.777M
Annual Debt Service	-\$279K
DSCR & Debt Yield	2.33 & 17.2%
Cash Flow: Cautious	\$371,889
Cash Flow: Optimistic	\$443,359

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

ANNUAL INCOME PROJECTIONS

Gross Scheduled Income (GSI)	\$1,209,307
3.0% Vacancy & Collection Allowance	(\$36,279)
Gross Operating Income (GOI)	\$1,173,028
Estimated Expenses	(\$522,109)
Net Operating Income	\$650,919

ESTIMATED ANNUAL EXPENSES

RE Tax (Full)	\$3,061 /unit		(\$189,768)
Est. Tax Abatement	(\$986) /unit	J-51	\$61,116
Water & Sewer	\$1,350 /res. u		(\$74,250)
Insurance	\$1,755 /unit		(\$108,836)
Gas For Heat	\$1,350 /res. u		(\$74,250)
Utilities	\$0.30 /SF		(\$19,628)
Repairs & Maintenance	\$850 /res. u		(\$46,750)
Payroll	\$415 /res. u		(\$22,821)
Legal, Reserves & Misc. Management	1.00% of GOI		(\$11,730)
	3.00% of GOI		(\$35,191)
Total Expenses	43% of GSI ◦ \$8.10/SF ◦ \$8,421/u		(\$522,109)

UNIT MIX & MONTHLY INCOME

TYPE	COUNT	/ROOM	/UNIT	MIN	MAX	TOTAL
1 Bedroom	33	\$476	\$1,427	\$848	\$2,030	\$47,087
2 Bedroom	16	\$336	\$1,345	\$928	\$2,170	\$21,515
3 Bedroom	5	\$288	\$1,440	\$1,001	\$1,983	\$7,200
Super's Unit	1	-	-	-	-	-
Retail/Office	7	-	\$3,568	\$1,931	\$10,300	\$24,974
Total	62	-	-	-	-	\$100,776

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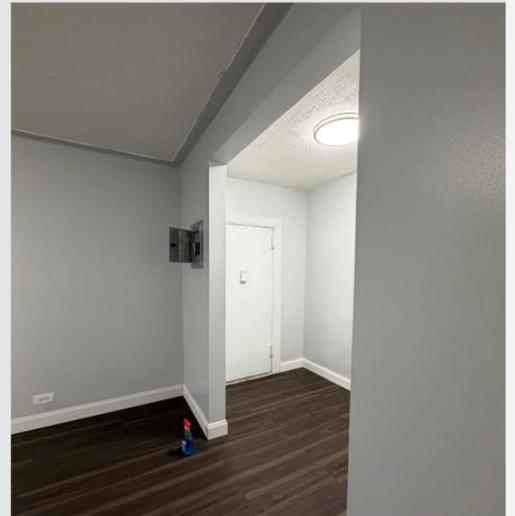


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920-928 E TREMONT (1950 DALY)



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920-928 E TREMONT (1950 DALY)

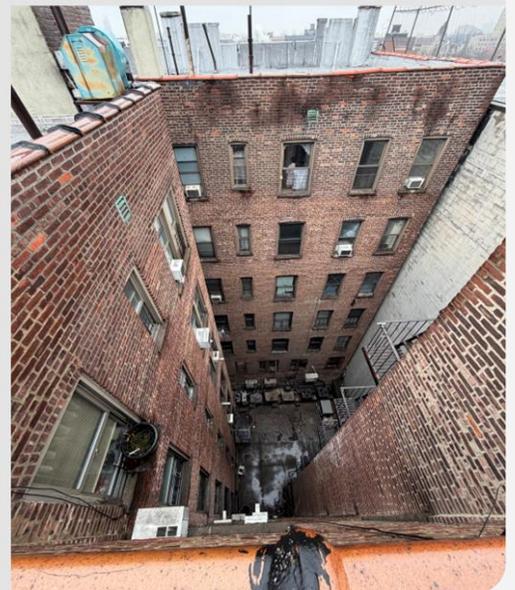


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920-928 E TREMONT (1950 DALY)

1950 DALY AVENUE, 10460

Bronx (Borough 2)

Block 2992

Lot 43

Zoning District

R7-1 C1-4

Intersecting Map Layers :

FRESH Zone

Appendix I

SOURCE

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



RENT ROLL

P = projected ↑ = Higher Legal "Per SF" rents are annual "Per Room" rents are monthly

920 EAST TREMONT

Unit	Type	Legal Rent	Scheduled Rent	Unit Size	Rent Metrics	Status/ Expires	Notes
1A	Stabilized	\$1,502.79	\$1,502.79	3 rm	\$501/rm	8/31/2026	
1B	Non-Profit	→	\$2,315.50			7/31/2027	Basics INC Former 3-Room
1C	Stabilized	\$1,400.33	\$1,400.33	3 rm	\$467/rm	1/31/2027	
1D	Stabilized	\$927.83	\$927.83	4 rm	\$232/rm	2/28/2026	Includes MCI: \$31.02
1E	Stabilized	\$1,864.43	\$1,864.43	3 rm	\$621/rm	3/31/2026	
2A	Stabilized	\$959.25	\$959.25	3 rm	\$320/rm	3/31/2027	
2B	Stabilized	\$1,764.96	\$1,764.96	3 rm	\$588/rm	11/30/2026	
2C	Stabilized	↑\$1,790.08	\$1,769.86	3 rm	\$590/rm	4/30/2026	
2D	Stabilized	\$1,174.94	\$1,174.94	4 rm	\$294/rm	3/31/2026	SCRIE: \$90.22
2E	Stabilized	\$847.88	\$847.88	3 rm	\$283/rm	2/28/2026	Includes MCI: \$5.46 S8: \$649.42
2F	Stabilized	\$1,217.46	\$1,217.46	3 rm	\$406/rm	6/30/2027	Includes MCI: \$27.16 S8: \$877.30
2G	Stabilized	\$1,809.28	\$1,809.28	4 rm	\$452/rm	6/30/2027	
2H	Stabilized	\$1,001.39	\$1,001.39	5 rm	\$200/rm	5/31/2026	Includes MCI: \$17.02 SCRIE: \$536.17
2J	Stabilized	\$894.14	\$894.14	3 rm	\$298/rm	5/31/2027	
2K	Stabilized	\$947.24	\$947.24	4 rm	\$237/rm	12/31/2024	S8: \$779.24
3A	Stabilized	\$1,717.85	\$1,717.85	3 rm	\$573/rm	7/31/2026	
3B	Stabilized	\$1,858.99	\$1,858.99	3 rm	\$620/rm	10/31/2027	
3C	Stabilized	\$1,376.46	\$1,376.46	3 rm	\$459/rm	8/31/2026	
3D	Stabilized	\$961.20	\$961.20	4 rm	\$240/rm	12/31/2026	
3E	Stabilized	\$1,765.10	\$1,765.10	3 rm	\$588/rm		
3F	Stabilized	\$1,281.02	\$1,281.02	3 rm	\$427/rm	5/31/2026	Includes MCI: \$5.03
3G	Stabilized	\$1,866.44	\$1,866.44	4 rm	\$467/rm	1/31/2027	S8: \$1,681.00
3H	Stabilized	\$1,642.64	\$1,642.64	5 rm	\$329/rm	11/30/2026	
3J	Stabilized	\$1,411.30	\$1,411.30	3 rm	\$470/rm	2/28/2026	
3K	Stabilized	\$971.59	\$971.59	4 rm	\$243/rm	3/31/2027	
4A	Stabilized	\$1,380.54	\$1,380.54	3 rm	\$460/rm	6/30/2026	
4B	Stabilized	\$1,412.49	\$1,412.49	3 rm	\$471/rm	2/28/2026	
4C	Stabilized	\$1,273.63	\$1,273.63	3 rm	\$425/rm	3/31/2026	Includes MCI: \$27.89
4D	Stabilized	\$965.83	\$965.83	4 rm	\$241/rm	11/30/2027	
4E	Stabilized	\$1,265.39	\$1,265.39	3 rm	\$422/rm	9/30/2026	
4F	Stabilized	\$2,030.45	\$2,030.45 P	3 rm	\$677/rm	Vacant	

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RENT ROLL

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920 EAST TREMONT

Unit	Type	Legal Rent	Scheduled Rent	Unit Size	Rent Metrics	Status/ Expires	Notes
4G	Stabilized	\$1,809.30	\$1,809.30	4 rm	\$452/rm	9/30/2026	
4H	Stabilized	\$1,982.57	\$1,982.57	5 rm	\$397/rm	5/31/2026	
4J	Stabilized	\$1,401.97	\$1,401.97	3 rm	\$467/rm	6/30/2027	SCRIE: \$276.97
4K	Stabilized	\$1,407.76	\$1,407.76	4 rm	\$352/rm	3/31/2026	
5A	Stabilized	\$1,112.85	\$1,112.85	3 rm	\$371/rm	5/31/2027	
5B	Stabilized	\$1,089.66	\$1,089.66	3 rm	\$363/rm	10/31/2027	
5C	Stabilized	↑\$1,826.95	\$1,727.59	3 rm	\$576/rm	3/31/2027	
5D	Stabilized	\$994.88	\$994.88	4 rm	\$249/rm	11/30/2026	
5E	Stabilized	\$1,397.75	\$1,397.75	3 rm	\$466/rm	8/31/2026	
5F	Stabilized	\$1,627.79	\$1,627.79	3 rm	\$543/rm	7/31/2025	
5G	Stabilized	\$2,169.55	\$2,169.55	4 rm	\$542/rm	5/31/2026	
5H	Stabilized	\$1,502.39	\$1,502.39	5 rm	\$300/rm	7/31/2027	S8: \$824.02
5J	Stabilized	\$1,952.85	\$1,952.85	3 rm	\$651/rm	10/31/2026	
5K	Stabilized	\$1,523.92	\$1,523.92	4 rm	\$381/rm	8/31/2026	
6A	Stabilized	\$993.48	\$993.48	3 rm	\$331/rm	4/30/2026	
6B	Stabilized	\$1,358.87	\$1,358.87	3 rm	\$453/rm	4/30/2026	
6C	Stabilized	↑\$1,683.36	\$1,671.74	3 rm	\$557/rm	10/31/2026	
6D	Stabilized	\$973.53	\$973.53	4 rm	\$243/rm	1/31/2026	Includes MCI: \$32.54
6E	Stabilized	↑\$1,764.12	\$1,667.54	3 rm	\$556/rm	5/31/2026	
6F	Stabilized	\$1,010.71	\$1,010.71	3 rm	\$337/rm	3/31/2027	
6G	Stabilized	\$1,238.89	\$1,238.89	4 rm	\$310/rm	12/31/2027	
6H	Stabilized	\$1,070.69	\$1,070.69^P	5 rm	\$214/rm	Vacant	
6J	Stabilized	\$1,079.76	\$1,079.76	3 rm	\$360/rm	8/31/2026	
6K	Stabilized	\$1,772.87	\$1,772.87	4 rm	\$443/rm	7/31/2027	
920-22 (2 Units)	Retail	→	\$10,300.00			12/31/2033	Food Market
924	Retail	→	\$5,092.32			12/31/2033	Discount Store
926	Retail	→	\$2,214.94			5/31/2026	Salon
926A	Retail	→	\$3,120.00			8/31/2029	Barber
928	Retail	→	\$1,931.25			4/30/2031	Fashion
SUPT	Super	-	-	Est. 3 rm		12/31/2023	

Estimated 8,000
Combined Retail SF
@ \$34 Per SF

TOTALS

Monthly	\$101,003	\$100,776	62 Units	Building-Wide Averages:	Average Apt. Rents:
Annual	\$1,212,041	\$1,209,307	191 Rooms	\$1,625/U, \$19/SF	\$1,404/U, \$403/RM

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