

FOR **MULTIFAMILY**
SALE **IN THE BRONX** ASKING **\$1,445,000** 10.0% CAP 3.6 x Rent **\$57 /SF** **\$50K /Unit**



ELEVATED 29-UNIT PREWAR BRONX MULTIFAMILY WITH DECORATED MODERN LOBBY • UPDATED 2018 BOILER • RECENT EXTERIOR CAPEX

935 Ogden Avenue, The Bronx - Team Lala of RM Friedland is pleased to exclusively present the opportunity to acquire this well-maintained, elevated, prewar multifamily property consisting of twenty-nine residential apartments located along Ogden Avenue in the Highbridge section of The Bronx.

Built in 1928, the six-story, semi-fireproof building totals approximately 25,000 square feet on a 4,750-square-foot R7-1-zoned parcel and features efficient layouts averaging 767 square feet per unit. The property combines sound management, updated building systems, and steady rent performance, making it an attractive long-term investment.

The property features a steel-and-glass entrance leading to a tiled lobby and entranceway with modern decorative finishes that create a welcoming, contemporary feel. The interior common areas include steel-and-marble staircases, and the building's roof is a silver-coated rubber system in good condition. Exterior improvements,

including parapet-wall, stucco, and flashing repairs as well as pointing completed within the past two years, further reflect ongoing care and maintenance.

Mechanical systems include a 2018 dual-fuel boiler operating primarily on natural gas with a heat-timer control system, a 3,000-gallon above-ground #2 fuel-oil tank, and a computerized heat-management setup. Apartments are equipped with circuit breakers throughout, and the basement contains the gas meters.

A laundry room serves residents, and the building's overall infrastructure demonstrates consistent upkeep and operational efficiency.

Located within the Highbridge area, the property benefits from easy access to public transportation, shopping, dining, and neighborhood conveniences. The surrounding community includes nearby parks and healthcare facilities that contribute to its stability and tenant appeal.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS

LALA REALTY GROUP
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PROPERTY & FINANCIAL OVERVIEW

935 Ogden Ave, Bronx, NY 10452 (BBL – 2025240018)



25,264 Total SF	ASKING \$1,445,000
29 Total Units	\$57 /SF
\$402,561 Gross Rent	\$50K /Unit
\$143,881 Net Operating Income	3.6 x Rent
Average Apartment Rents:	9.96% CAP
\$1,198/unit, \$412/room	16.4% - 21.9% C/C Return

BUILDING DETAILS

- 29 Total Units
- 29 Residential Apartments
- No Commercial Units
- 1 Building, 6 Stories, Built 1928
- Elevator Apartment - Semi-fireproof without Stores (D1)

BUILDING SIZE/SF

- 50.83 ft x 82.83 ft
- 25,264 Gross SF
- No SF With Non-Residential Use
- Avg. Apartment Size = 767 SF
- Est. 12% Common Area

PARCEL SIZE & ZONING

- 4,750 Square Feet
- 50 ft x 95 ft
- R7-1 Zone
- Max FAR: 3.44 - 4.80 (CF)

FINANCING ILLUSTRATION

Interest Rate	6.000%
Amortization	30 Years
30.0% Down	\$434K
70.0% LTV	\$1.012M
Annual Debt Service	-\$72,773
DSCR & Debt Yield	1.98 & 14.2%
Cash Flow: Cautious	\$71,108
Cash Flow: Optimistic	\$94,899

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

ANNUAL INCOME PROJECTIONS

Gross Scheduled Income (GSI)	\$402,561
3.0% Vacancy & Collection Allowance	(\$12,077)
Gross Operating Income (GOI)	\$390,484
Estimated Expenses	(\$246,603)
Net Operating Income	\$143,881

ESTIMATED ANNUAL EXPENSES

RE Tax	\$1,935 /unit	(\$56,115)
Water & Sewer	\$1,350 /res. u	(\$39,150)
Insurance	\$1,650 /unit	(\$47,850)
Heat	\$1,275 /unit	(\$36,975)
Utilities	\$0.30 /SF	(\$7,579)
Repairs & Maintenance	\$550 /unit	(\$15,950)
Payroll	\$944 /res. u	Non-Union (\$27,364)
Legal, Reserves & Misc.	1.00% of GOI	(\$3,905)
Management	3.00% of GOI	(\$11,715)
Total Expenses		(\$246,603)

UNIT MIX & MONTHLY INCOME

TYPE	COUNT	/ROOM	/UNIT	MIN	MAX	TOTAL
Studio	11	\$540	\$1,080	\$965	\$1,167	\$11,878
1 Bedroom	17	\$425	\$1,275	\$822	\$1,487	\$21,669
Super's Unit	1	-	-	-	-	-
Total	29	-	-	-	-	\$33,547

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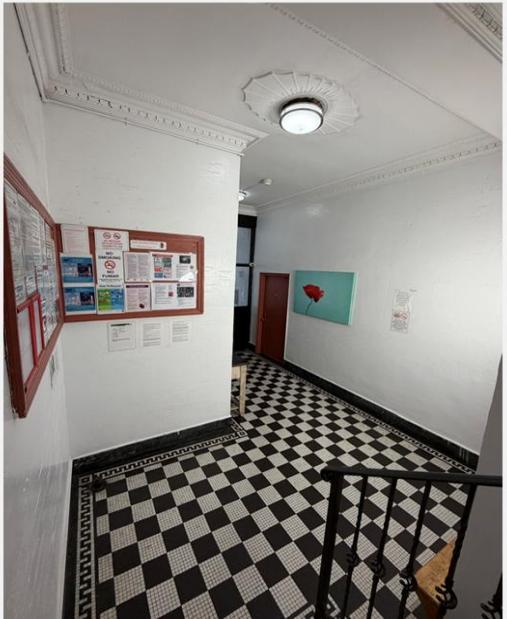
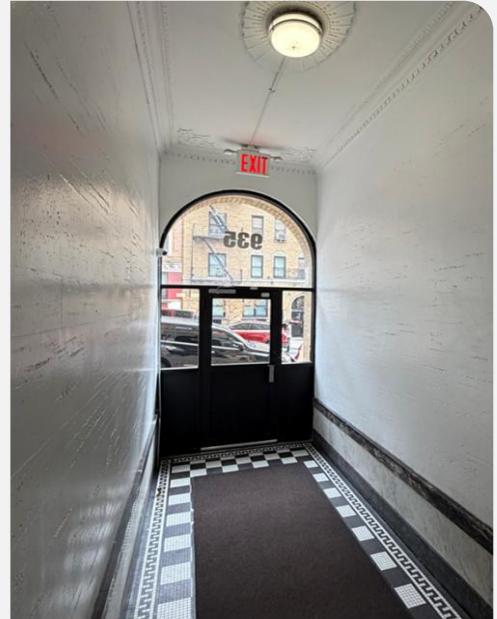


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935 OGDEN AVE



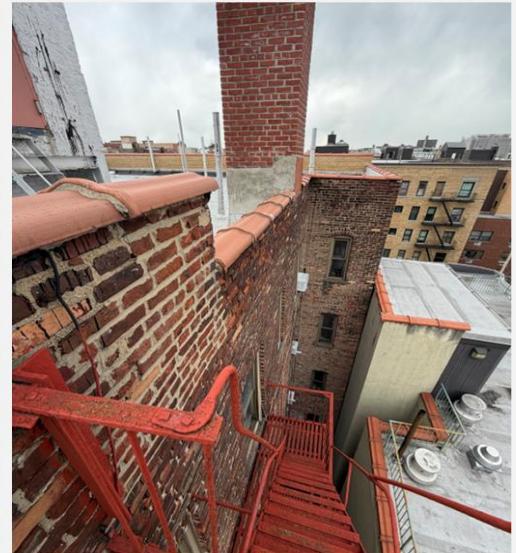
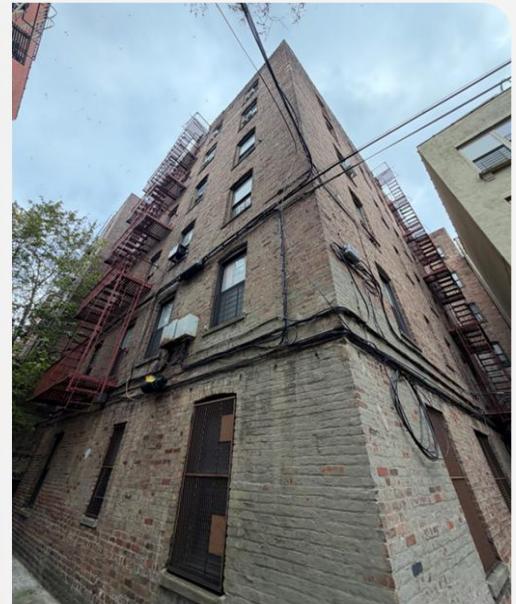
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935 OGDEN AVE



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935 OGDEN AVENUE, 10452

Bronx (Borough 2)
Block 2524
Lot 18

Zoning District

R7-1

Intersecting Map Layers

FRESH Zone
Appendix I

SOURCE

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



RENT ROLL: 935 OGDEN

P = projected or estimated

Unit	Type	Legal Rent	Scheduled Rent	Unit Size	Rent Metrics	Lease Expires	Notes
1	Stabilized	\$1,299.36	\$1,299.36	3.5 rm	\$371/rm/mo	11/30/2027	
2	Stabilized	\$1,148.99	\$1,148.99	3.5 rm	\$328/rm/mo	6/30/2026	
3	Super			4.0 rm			
4	Stabilized	\$1,143.54	\$1,143.54	2.0 rm	\$572/rm/mo	9/30/2026	
21	Stabilized	\$1,153.63	\$1,153.63	3.5 rm	\$330/rm/mo	10/31/2027	
22	Stabilized	\$1,450.37	\$1,450.37	3.5 rm	\$414/rm/mo	11/30/2027	
23	Stabilized	\$1,100.74	\$1,100.74	2.0 rm	\$550/rm/mo	7/31/2027	
24	Stabilized	\$1,487.34	\$1,487.34	3.5 rm	\$425/rm/mo	11/30/2027	
25	Stabilized	\$1,017.98	\$1,017.98	2.0 rm	\$509/rm/mo	9/30/2026	
31	Stabilized	\$1,477.89	\$1,477.89	3.5 rm	\$422/rm/mo	7/31/2026	
32	Stabilized	\$1,308.56	\$1,308.56	3.5 rm	\$374/rm/mo	1/31/2026	
33	Stabilized	\$1,167.42	\$1,167.42	2.0 rm	\$584/rm/mo	12/31/2026	
34	Stabilized	\$982.65	\$982.65	3.5 rm	\$281/rm/mo	11/30/2026	
35	Stabilized	\$1,003.96	\$1,003.96	2.0 rm	\$502/rm/mo	4/30/2026	
41	Stabilized	\$822.10	\$822.10	3.5 rm	\$235/rm/mo	1/31/2026	
42	Stabilized	\$1,401.83	\$1,401.83	3.5 rm	\$401/rm/mo	8/31/2026	
43	Stabilized	\$1,150.20	\$1,150.20	2.5 rm	\$460/rm/mo	1/31/2026	
44	Stabilized	\$1,462.59	\$1,462.59	3.0 rm	\$488/rm/mo	5/31/2026	
45	Stabilized	\$1,110.23	\$1,110.23	2.0 rm	\$555/rm/mo	8/31/2027	
51	Stabilized	\$1,277.77	\$1,277.77	3.5 rm	\$365/rm/mo	8/31/2026	
52	Stabilized	\$1,379.23	\$1,379.23	3.5 rm	\$394/rm/mo	7/31/2027	
53	Stabilized	\$965.08	\$965.08	2.0 rm	\$483/rm/mo	4/30/2026	
54	Stabilized	\$903.61	\$903.61	3.5 rm	\$258/rm/mo	12/31/2027	▪ Includes SCRIE
55	Stabilized	\$1,167.42	\$1,167.42	2.0 rm	\$584/rm/mo	11/30/2026	
61	Stabilized	\$1,400.90	\$1,400.90	3.5 rm	\$400/rm/mo	11/30/2026	
62	Stabilized	\$1,277.65	\$1,277.65	3.5 rm	\$365/rm/mo	11/30/2027	
63	Stabilized	\$969.52	\$969.52	2.0 rm	\$485/rm/mo	5/31/2026	
64	Stabilized	\$1,434.15	\$1,434.15	3.5 rm	\$410/rm/mo	5/31/2026	
65	Stabilized	\$1,082.01	\$1,082.01	2.0 rm	\$541/rm/mo	6/30/2026	
MISC	Other						▪ MCI Pending \$2,286.46/mo

TOTALS

Monthly	\$33,547	\$33,547	29 Units	Building	Average Apartment Rents:
Annual	\$402,561	\$402,561	85.5 Rooms	Averages:	\$1,198/unit, \$412/room

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Marco Lala



Jack Lala



Dave Raciti



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