

# 20-Asset Bronx & Manhattan Portfolio

18 Apartment Buildings • 1 Retail/Office • 1 Development Site

984 Units • Over \$16.3 Million Gross • Extremely Low Violations

**11 Assets Are Now Under Hard Contract  
6 More Have Accepted Offers**

ARTISTIC RENDERING / VISUALIZATION

Exclusively Listed By The Investment Sales Team @  
RMFriedland LLC of Harrison, NY & Lala Realty Group of Lodi, NJ



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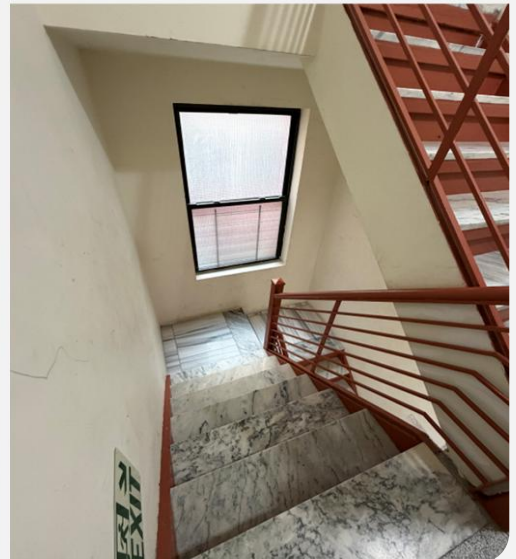
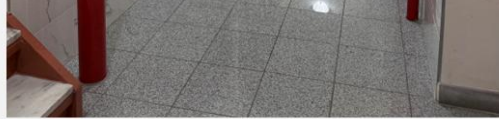
# 2363 PROSPECT AVE, THE BRONX



**NOW IN CONTRACT**

◆ 26 Units ◆ 20,034 SF

◆ \$474,977 Gross ◆ \$143,140 NOI



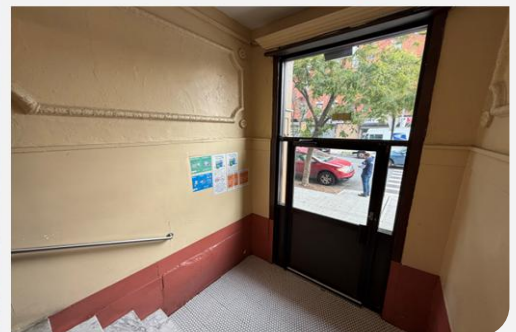
# 651 CRESCENT AVE, THE BRONX



**NOW IN CONTRACT**

◆ 27 Units ◆ 18,350 SF

◆ \$444,771 Gross ◆ \$171,657 NOI



All information herein is derived from what we consider reliable third party sources and is provided without warranties of any kind, either express or implied. We do not represent that said information is accurate or complete, and it should not be relied upon as such. Offerings are subject to errors, omissions, revisions, price changes, or withdrawal without notice.

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REALTY GROUP

**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES

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# 2805 POND PL, THE BRONX



**NOW IN CONTRACT**

◆ 60 Units ◆ 66,860 SF

◆ \$1,008,240 Gross ◆ \$411,255 NOI



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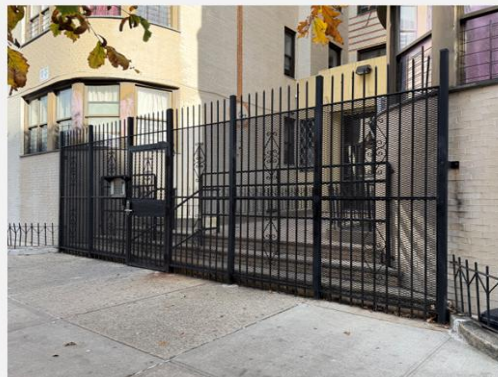
# 2388 TIEBOUT AVE, THE BRONX



**NOW IN CONTRACT**

◆ 55 Units ◆ 56,448 SF

◆ \$868,093 Gross ◆ \$339,462 NOI



# 2180 ANTHONY AVE, THE BRONX



**NOW IN CONTRACT**

◆ 39 Units ◆ 33,600 SF

◆ \$579,112 Gross ◆ \$204,264 NOI



# 1818 ANTHONY AVE, THE BRONX



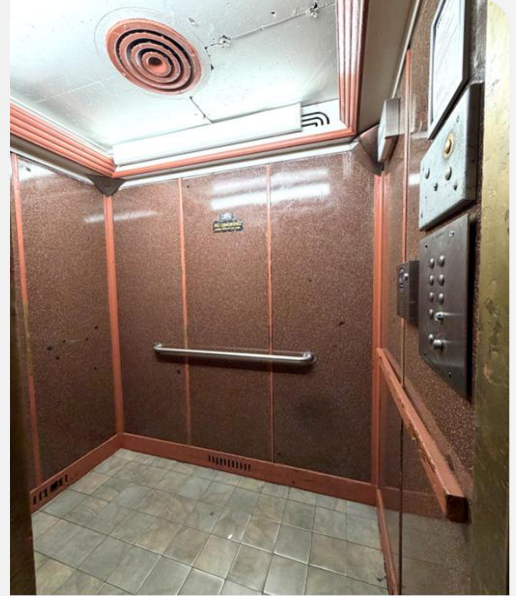
**NOW IN CONTRACT**

◆ 73 Units ◆ 64,032 SF

◆ \$1,204,388 Gross ◆ \$472,453 NOI



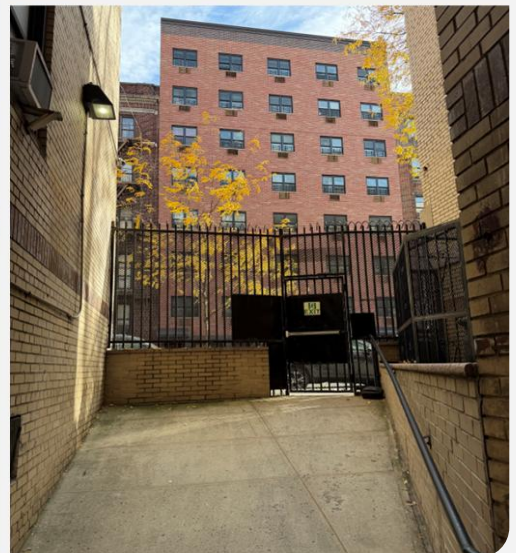
# 2025 WALTON AVE, THE BRONX



**NOW IN CONTRACT**

◆ 60 Units ◆ 57,000 SF

◆ \$888,615 Gross ◆ \$322,514 NOI



# 1915 MORRIS AVE, THE BRONX



**NOW IN CONTRACT**

◆ 54 Units

◆ 57,000 SF

◆ \$912,936 Gross

◆ \$302,535 NOI



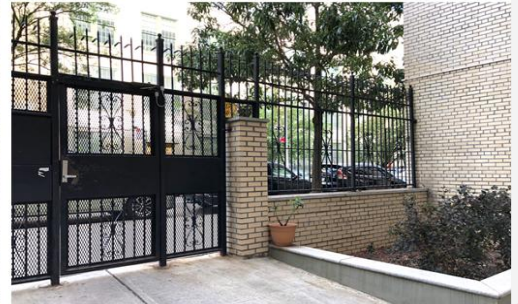
# 1917 MORRIS AVE, THE BRONX



**DEVELOPMENT SITE IN CONTRACT**  
◆ **R8-ZONED** ◆ **50' x 135'**  
**FROM 40K TO 48K+ BUILDABLE SF**



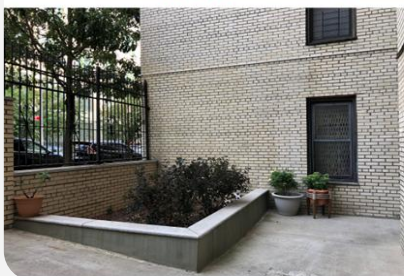
# 1860 MORRIS AVE, THE BRONX



**NOW IN CONTRACT**

◆ 67 Units ◆ 66,550 SF

◆ \$1,030,216 Gross ◆ \$449,444 NOI



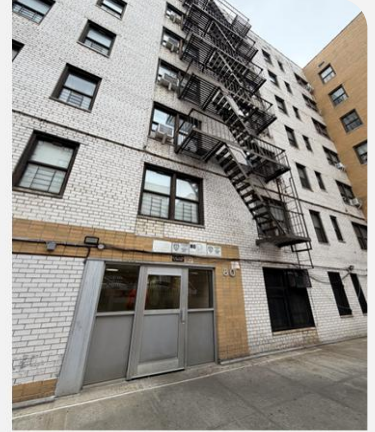
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# 80 MCCLELLAN ST, THE BRONX



**NOW IN CONTRACT**

◆ 103 Units ◆ 124,805 SF

◆ \$1,810,944 Gross ◆ \$753,573 NOI



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*of*

**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES

**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  
Reviews, & Consultations**

**Reach Out Anytime**  
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**[teamlalacre.com](http://teamlalacre.com)**