

20-Asset Bronx & Manhattan Portfolio

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

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

◆ **First Asset Closed on 2/27/26**
Totaling 67 Units

◆ **17 Assets Are Now In Contract**
Including 866 Units & A Development Site

◆ **The Remaining 2 Assets Totaling 51 Units**
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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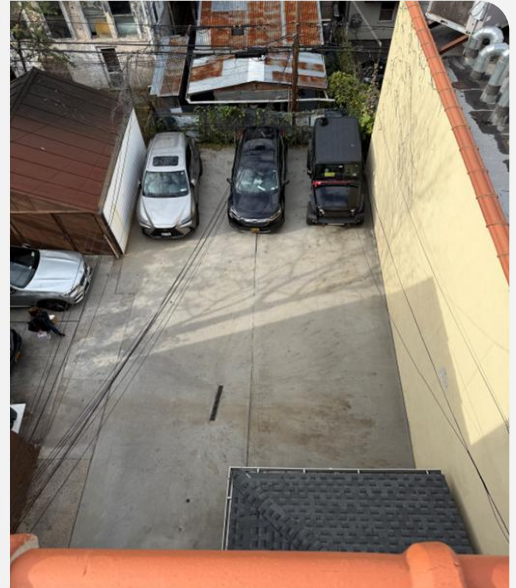


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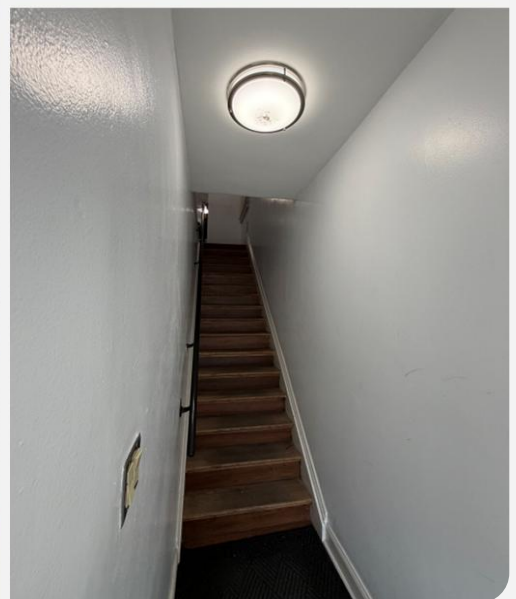
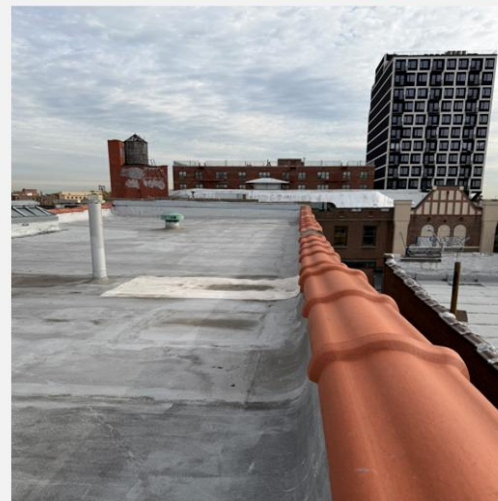
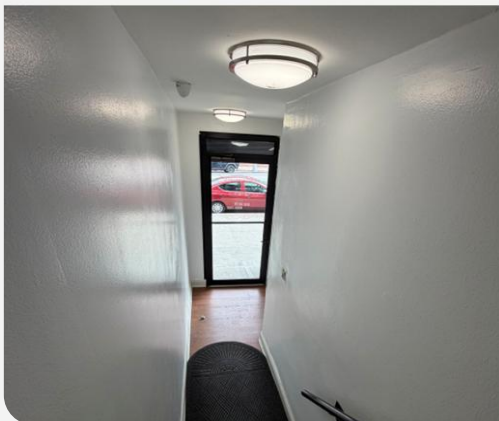
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1325 Castle Hill Ave, The Bronx



ACCEPTED OFFER

♦ **Mixed-Use** ♦ **Castle Hill Avenue** ♦ **2,730 SF**
♦ **\$110,400 Gross** ♦ **\$74,679 NOI**



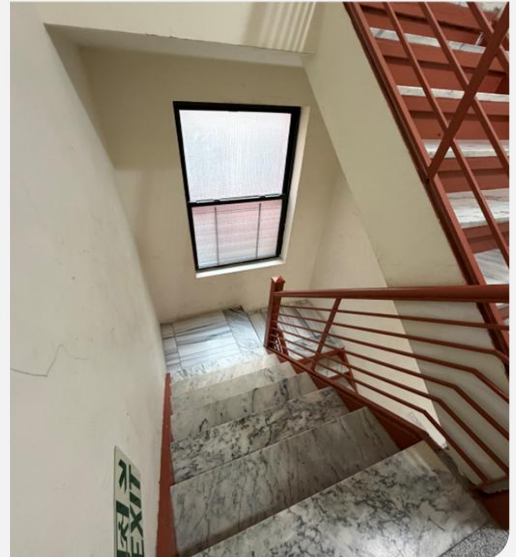
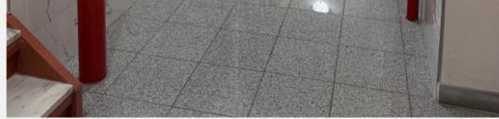
2363 Prospect Ave, The Bronx



NOW IN CONTRACT

◆ 26 Units ◆ 20,034 SF

◆ \$474,977 Gross ◆ \$143,140 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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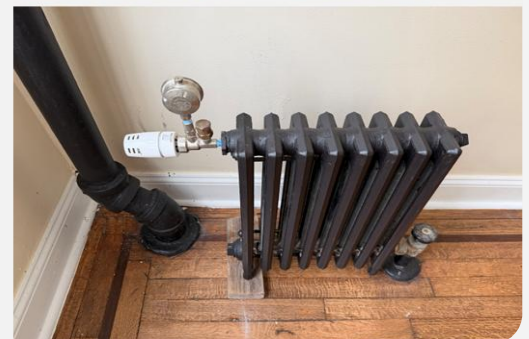
2355-7 Prospect Ave, The Bronx



NOW IN CONTRACT

◆ 61 Units ◆ 40,548 SF

◆ \$891,366 Gross ◆ \$286,784 NOI



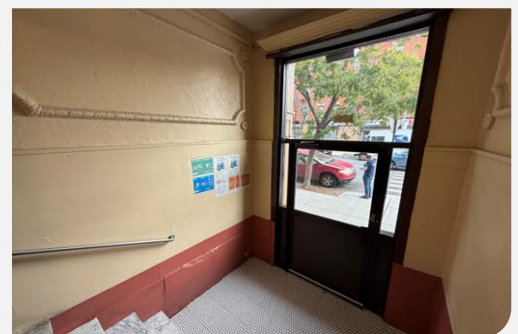
651 Crescent Ave, The Bronx



NOW IN CONTRACT

◆ 27 Units ◆ 18,350 SF

◆ \$444,771 Gross ◆ \$185,187 NOI



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2805 Pond Pl, The Bronx



NOW IN CONTRACT

◆ 60 Units ◆ 66,860 SF

◆ \$1,008,240 Gross ◆ \$427,713 NOI



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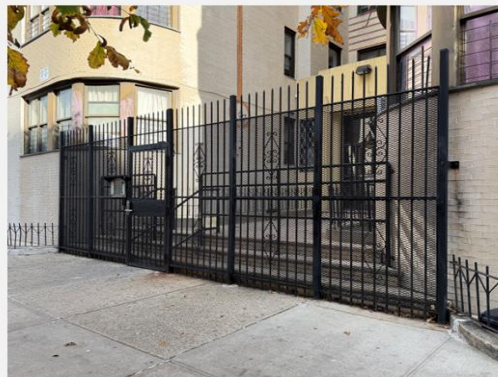
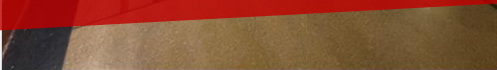
2388 Tiebout Ave, The Bronx



NOW IN CONTRACT

◆ 55 Units ◆ 56,448 SF

◆ \$868,093 Gross ◆ \$362,671 NOI



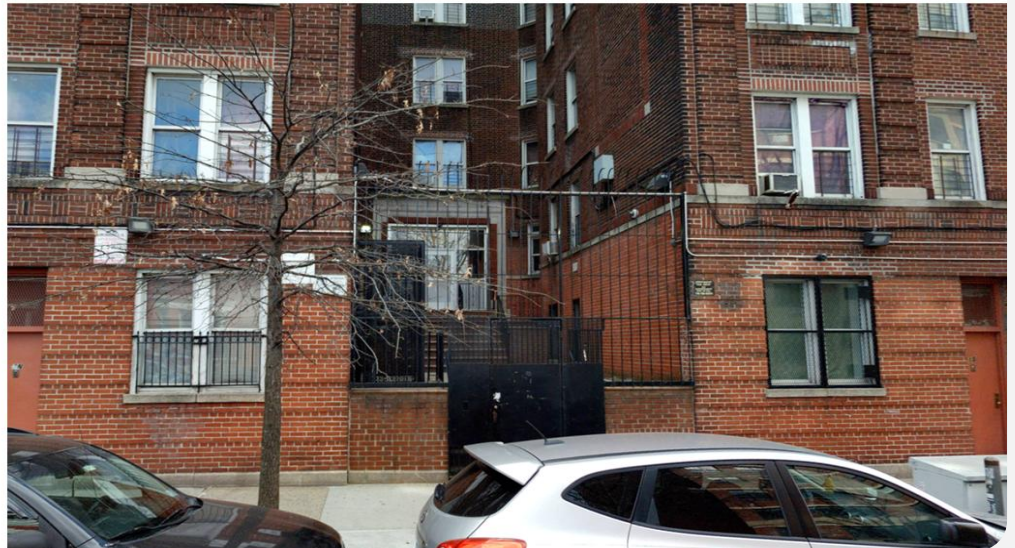
2256 Walton Ave, The Bronx



NOW IN CONTRACT

◆ 43 Units ◆ 37,056 SF

◆ \$655,211 Gross ◆ \$249,455 NOI



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2180 Anthony Ave, The Bronx



NOW IN CONTRACT

◆ 39 Units ◆ 33,600 SF

◆ \$579,112 Gross ◆ \$233,589 NOI



1818 Anthony Ave, The Bronx



NOW IN CONTRACT

◆ 73 Units ◆ 64,032 SF

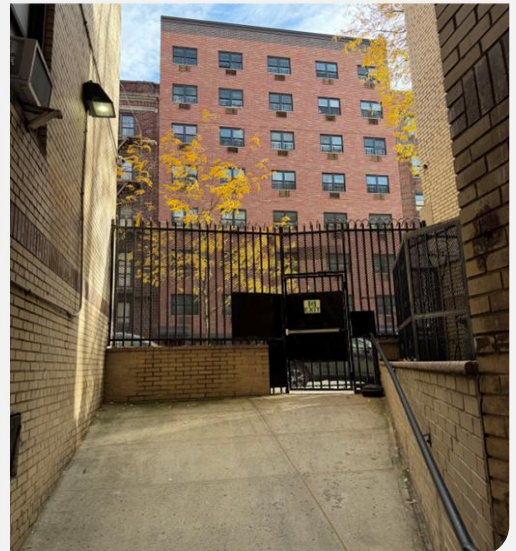
◆ \$1,204,388 Gross ◆ \$524,747 NOI



2025 Walton Ave, The Bronx



NOW IN CONTRACT
 ♦ 60 Units ♦ 57,000 SF
 ♦ \$888,615 Gross ♦ \$347,139 NOI



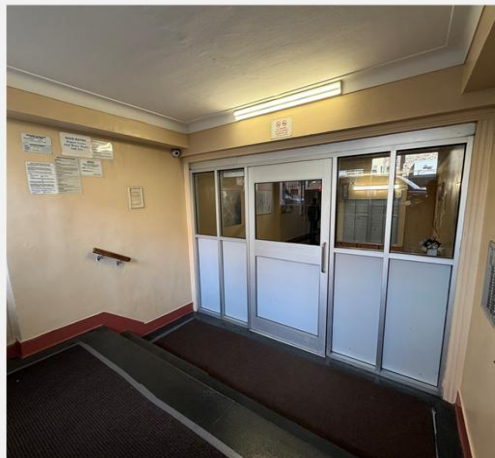
214 E 178th St, The Bronx



NOW IN CONTRACT

◆ 31 Units ◆ 29,000 SF

◆ \$501,407 Gross ◆ \$183,807 NOI



1915 Morris Ave, The Bronx



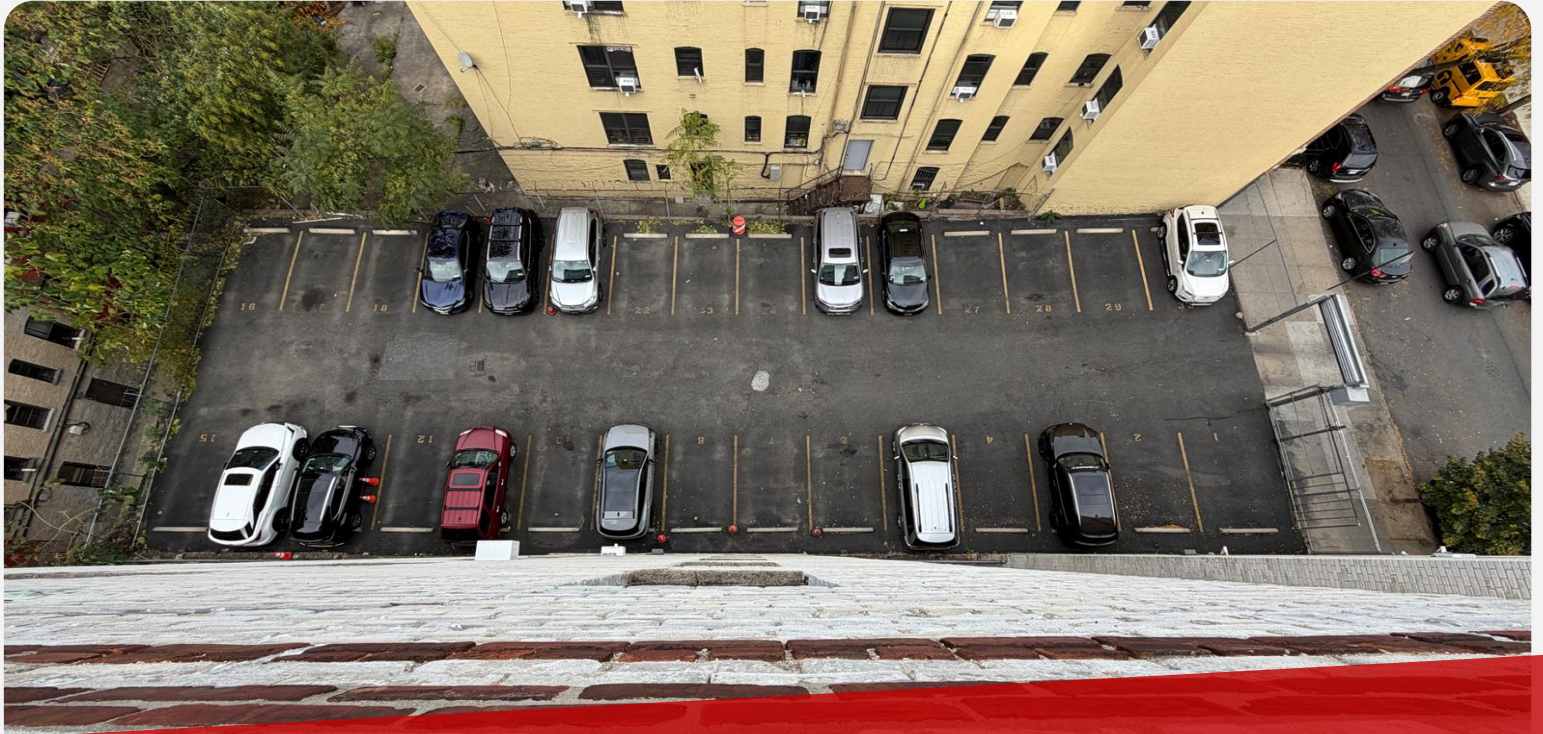
NOW IN CONTRACT

◆ 54 Units ◆ 57,000 SF

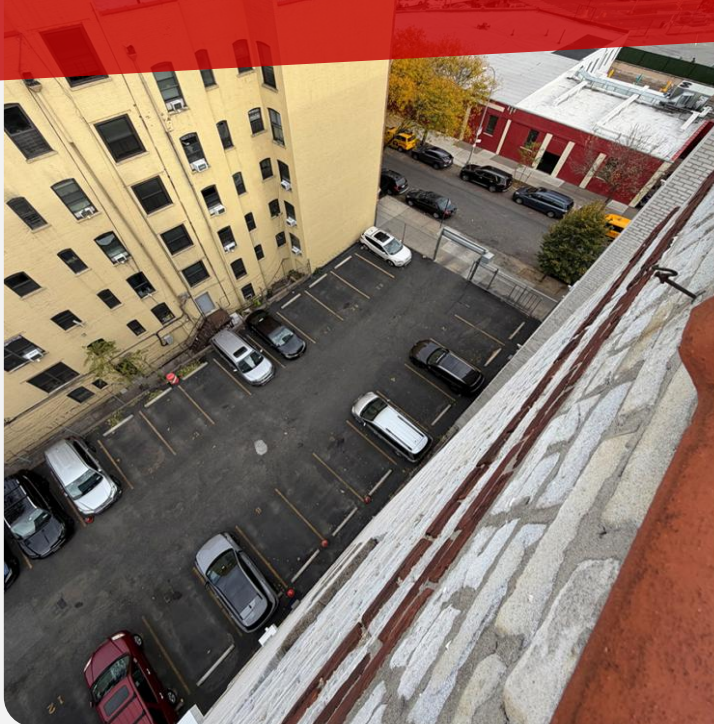
◆ \$912,936 Gross ◆ \$316,835 NOI



1917 Morris Ave, The Bronx



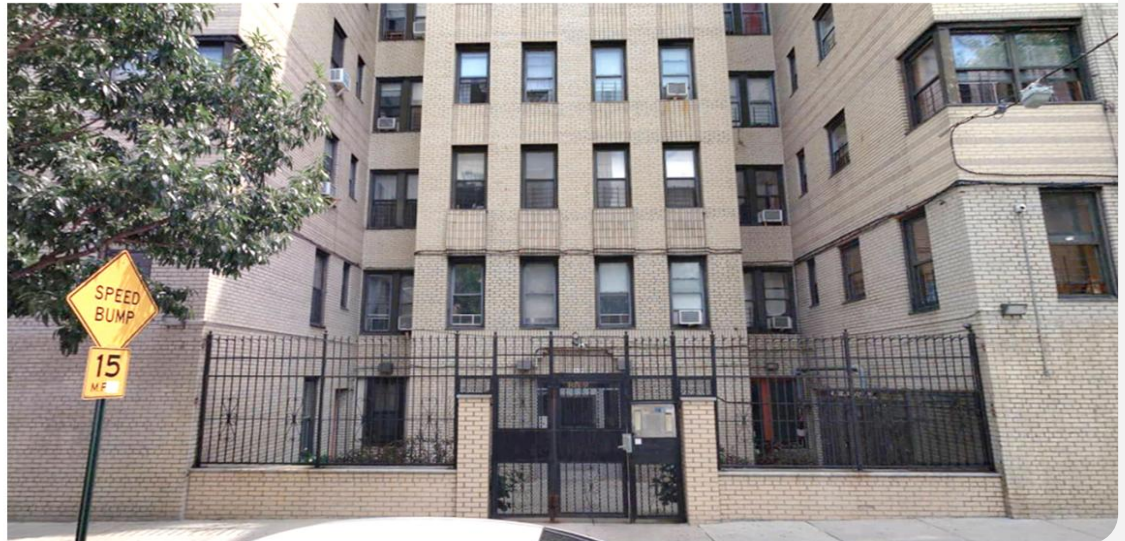
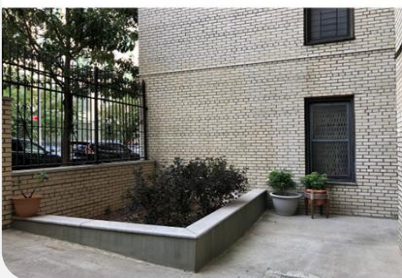
DEVELOPMENT SITE IN CONTRACT
◆ **R8-ZONED** ◆ **50' x 135'**
FROM 40K TO 48K+ BUILDABLE SF



1860 Morris Ave, The Bronx



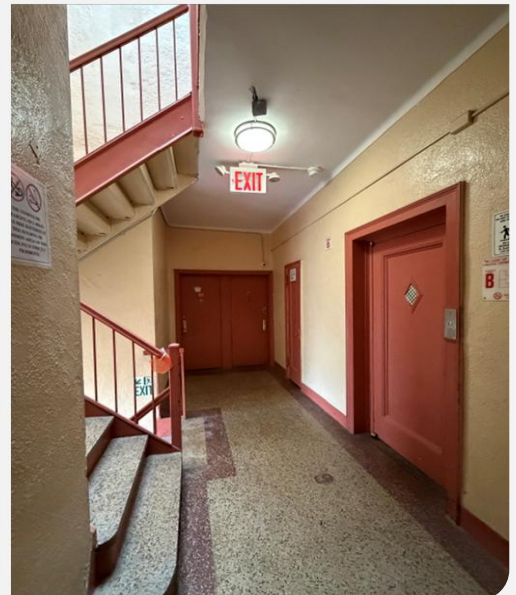
CLOSED 2/27/26 FOR \$4,300,000
10.5% CAP ♦ 4.2 GRM ♦ \$64K / UNIT ♦ \$65 / SF
♦ 67 Units ♦ 66,550 SF
♦ \$1,030,216 Gross ♦ \$449,444 NOI



1181 Sheridan Ave, The Bronx



NOW IN CONTRACT
 ♦ 67 Units ♦ 72,276 SF
 ♦ \$1,038,539 Gross ♦ \$411,500 NOI



185 McClellan St, The Bronx



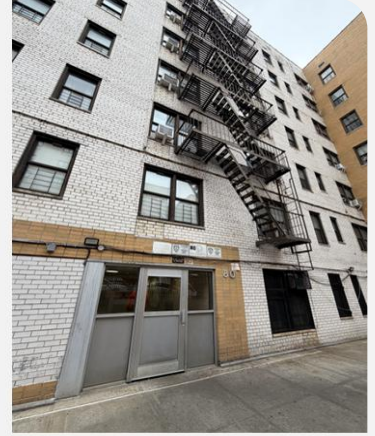
NOW IN CONTRACT

◆ 118 Units ◆ 123,000 SF

◆ \$2,051,940 Gross ◆ \$862,661 NOI



80 McClellan St, The Bronx



NOW IN CONTRACT

◆ 103 Units ◆ 124,805 SF

◆ \$1,810,944 Gross ◆ \$792,539 NOI



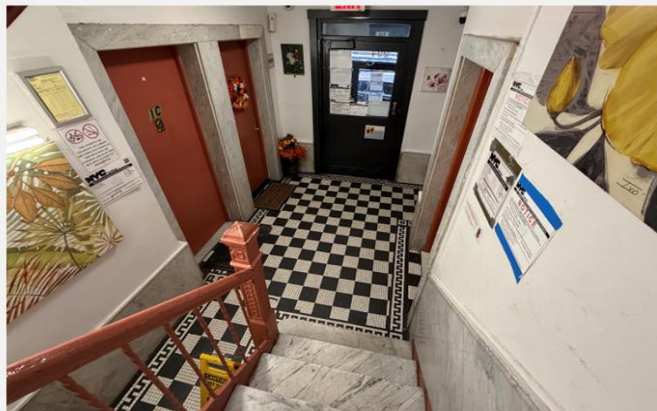
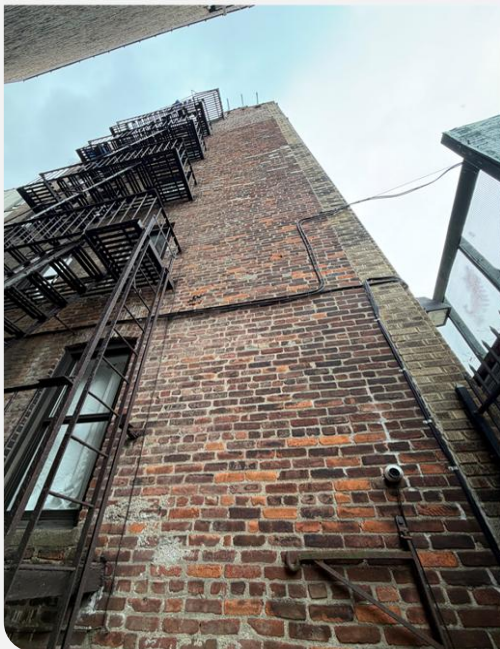
224 E 164th St, The Bronx



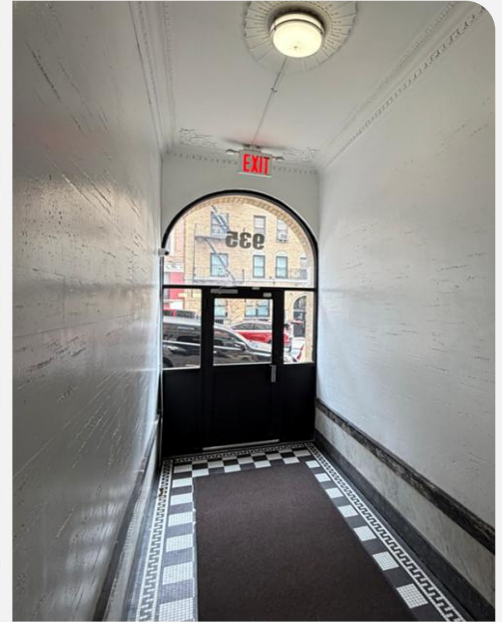
NOW IN CONTRACT

◆ 20 Units ◆ 16,350 SF

◆ \$293,835 Gross ◆ \$102,643 NOI



935 Ogden Ave, The Bronx



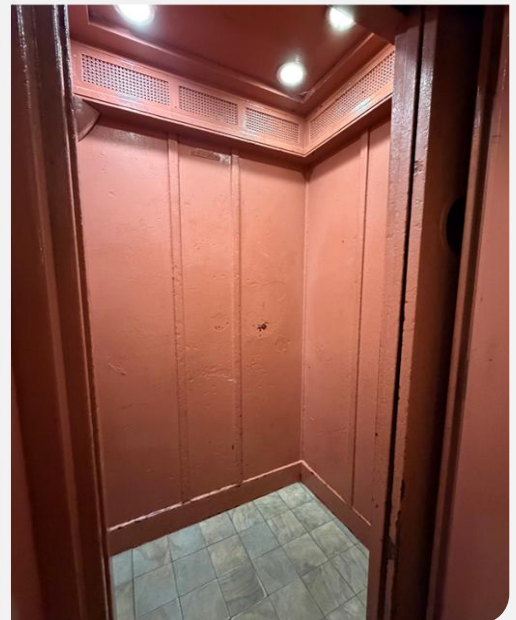
NOW IN CONTRACT

◆ 29 Units

◆ 25,264 SF

◆ \$404,125 Gross

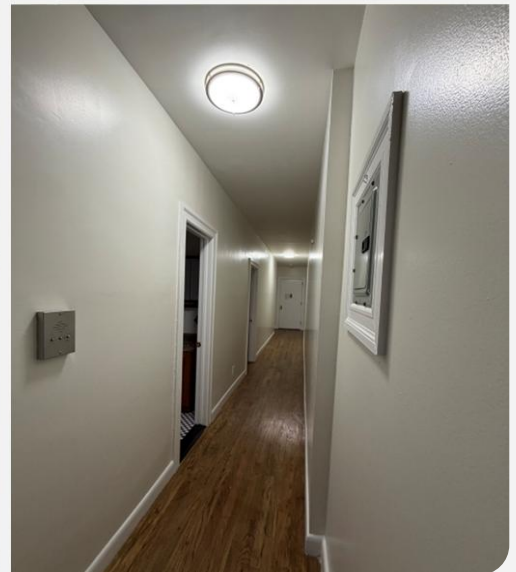
◆ \$141,861 NOI



281 Edgecombe Ave, New York



ACCEPTED OFFER
 ♦ 49 Units ♦ 58,596 SF
 ♦ \$1,105,769 Gross ♦ \$572,107 NOI



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of

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**We Sell Buildings & Land
28 Year Track Record
\$2 Billion In Gross Sales
New York & New Jersey**



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Dave Raciti



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