

20-Asset Bronx & Manhattan Portfolio

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

984 Units • \$16.4 Million Gross • Extremely Low Violations

◆ **7 Assets Closed So Far in 2026
Totaling 438 Units**

◆ **11 Assets Are Now In Contract And Set To Close Soon
Including 495 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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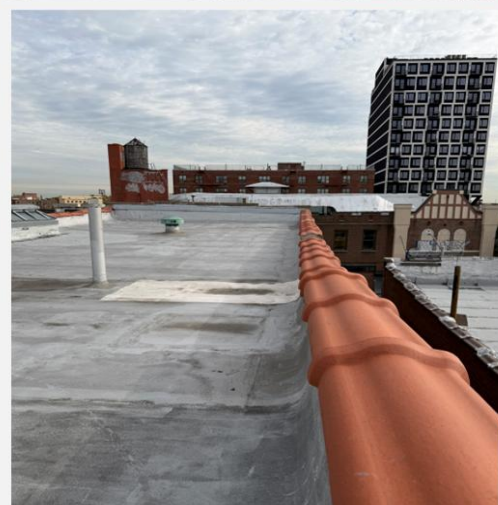
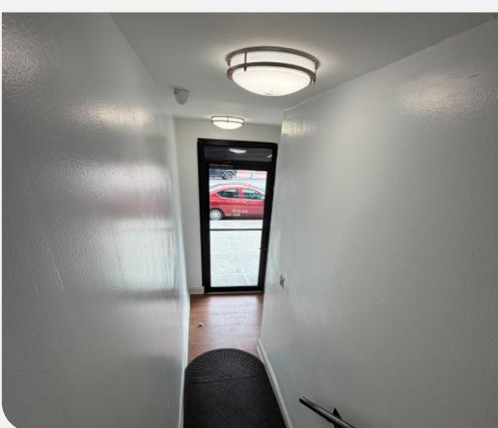
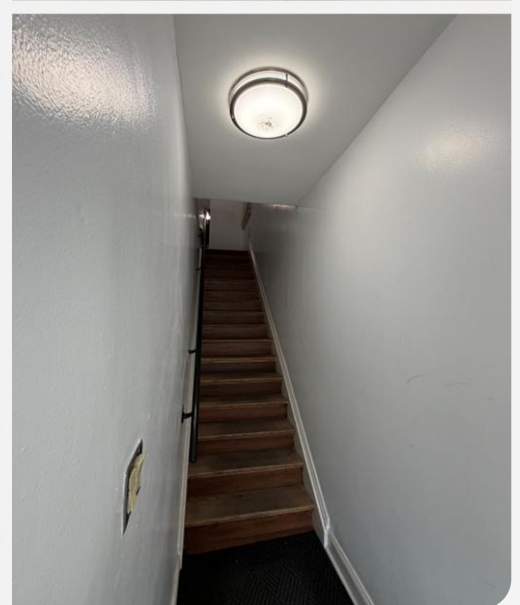
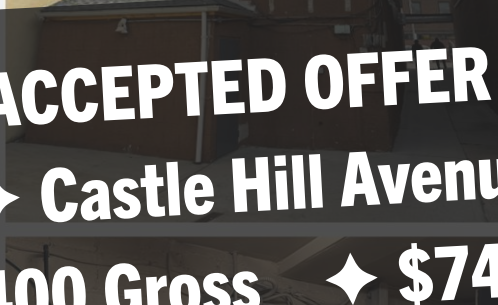
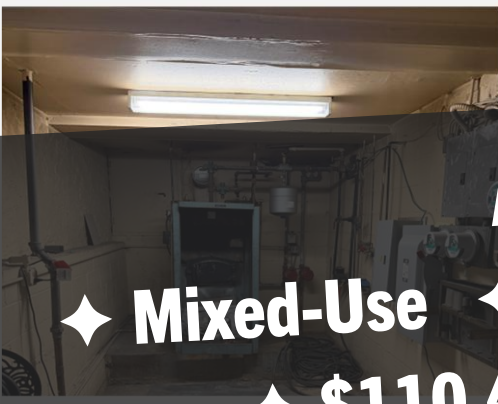
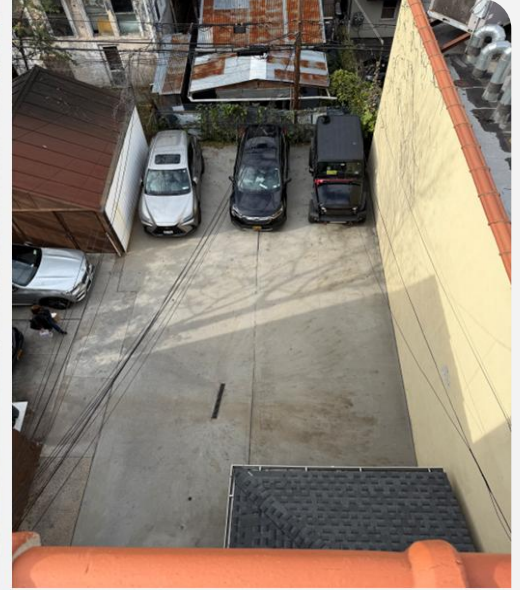


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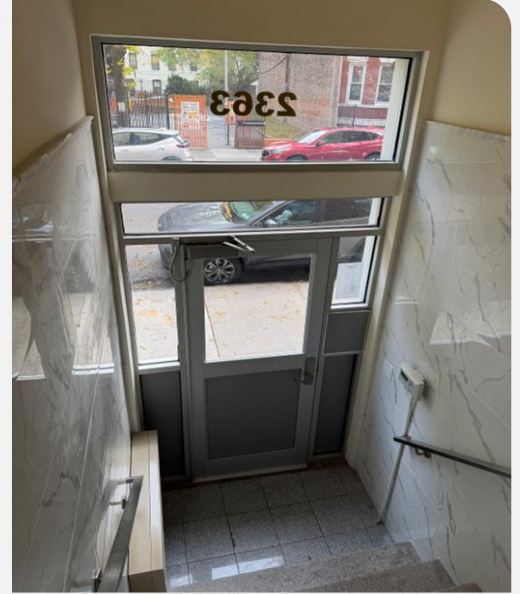
1325 Castle Hill Ave, The Bronx



ACCEPTED OFFER

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

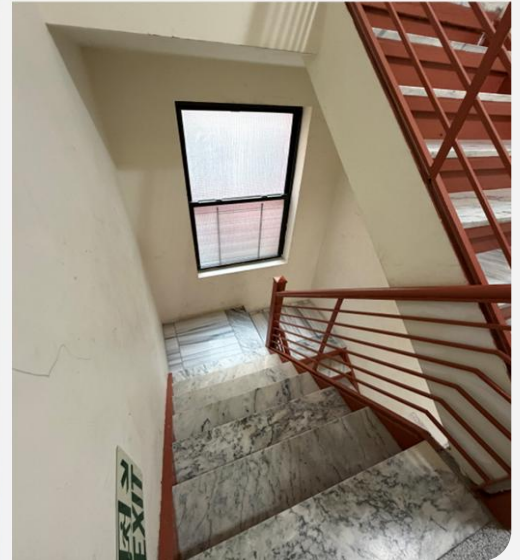
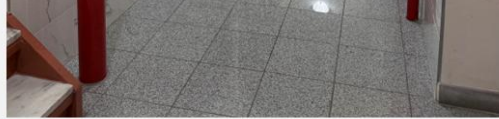
2363 Prospect Ave, The Bronx



NOW IN CONTRACT

◆ 26 Units ◆ 20,034 SF

◆ \$474,977 Gross ◆ \$143,140 NOI



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2355-7 Prospect Ave, The Bronx



NOW IN CONTRACT

◆ 61 Units ◆ 40,548 SF

◆ \$902,469 Gross ◆ \$297,124 NOI



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651 Crescent Ave, The Bronx



NOW IN CONTRACT

◆ 27 Units ◆ 18,350 SF

◆ \$444,771 Gross ◆ \$185,187 NOI



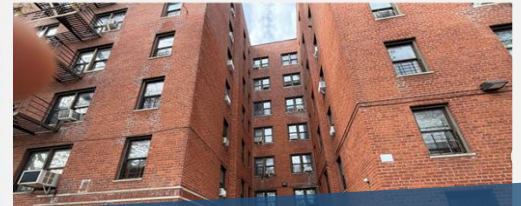
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2805 Pond Pl, The Bronx



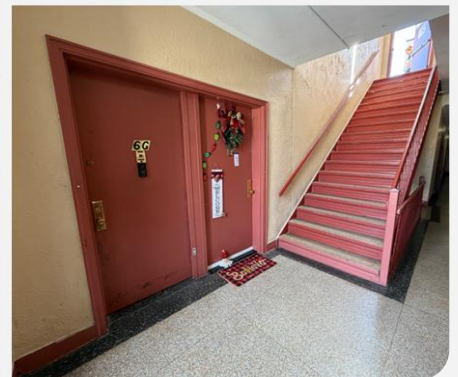
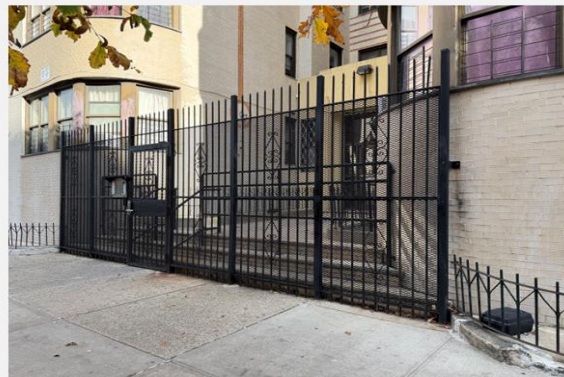
CLOSED 4/17/26 FOR \$4,337,675
10.1% CAP ♦ 4.3 GRM ♦ \$72K / UNIT ♦ \$65 / SF
♦ 60 Units ♦ 66,860 SF
♦ \$1,017,321 Gross ♦ \$436,170 NOI



2388 Tiebout Ave, The Bronx



CLOSED 4/17/26 FOR \$3,474,000
10.5% CAP ♦ 4.0 GRM ♦ \$63K / UNIT ♦ \$62 / SF
♦ 55 Units ♦ 56,448 SF
♦ \$871,597 Gross ♦ \$365,934 NOI



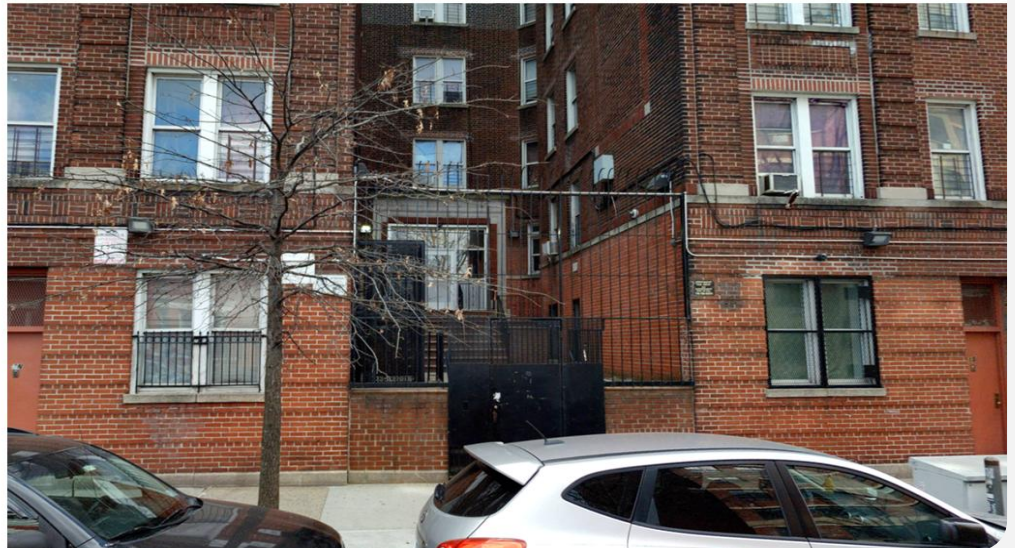
2256 Walton Ave, The Bronx



NOW IN CONTRACT

◆ 43 Units ◆ 37,056 SF

◆ \$655,211 Gross ◆ \$249,455 NOI



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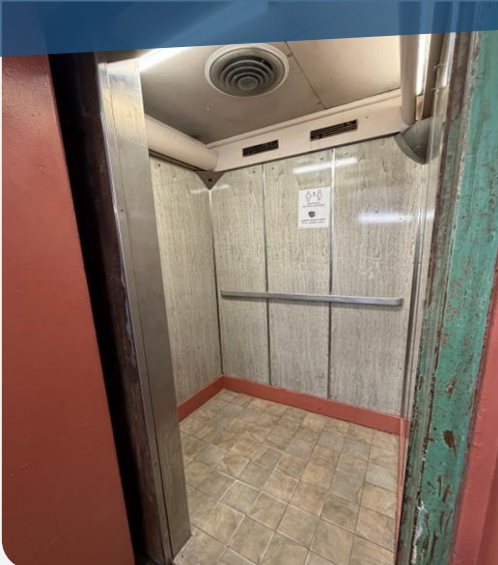
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2180 Anthony Ave, The Bronx



CLOSED 4/21/26 FOR \$2,118,175
11.2% CAP ♦ 3.6 GRM ♦ \$54K / UNIT ♦ \$63 / SF

♦ 39 Units ♦ 33,600 SF
♦ \$584,093 Gross ♦ \$238,227 NOI



1818 Anthony Ave, The Bronx



NOW IN CONTRACT

◆ 73 Units ◆ 64,032 SF

◆ \$1,211,664 Gross ◆ \$531,522 NOI



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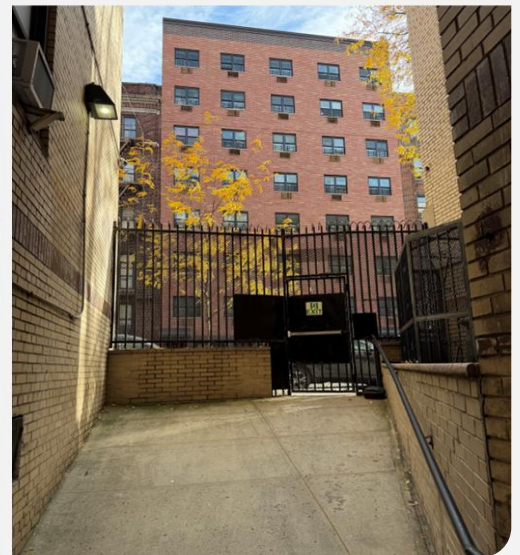
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2025 Walton Ave, The Bronx



CLOSED 4/15/26 FOR \$3,083,175
11.5% CAP ♦ 3.4 GRM ♦ \$51K / UNIT ♦ \$54 / SF

♦ 60 Units ♦ 57,000 SF
♦ \$897,330 Gross ♦ \$355,255 NOI



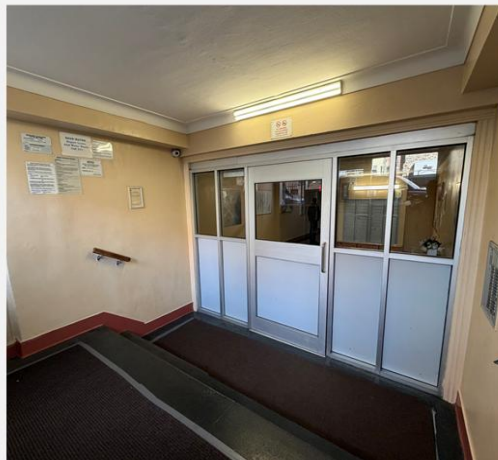
214 E 178th St, The Bronx



NOW IN CONTRACT

◆ 31 Units ◆ 29,000 SF

◆ \$501,407 Gross ◆ \$183,807 NOI



1915 Morris Ave, The Bronx



CLOSED 4/15/26 FOR \$3,420,925

9.4% CAP ♦ 3.7 GRM ♦ \$63K / UNIT ♦ \$60 / SF

♦ 54 Units ♦ 57,000 SF

♦ \$918,951 Gross ♦ \$322,436 NOI

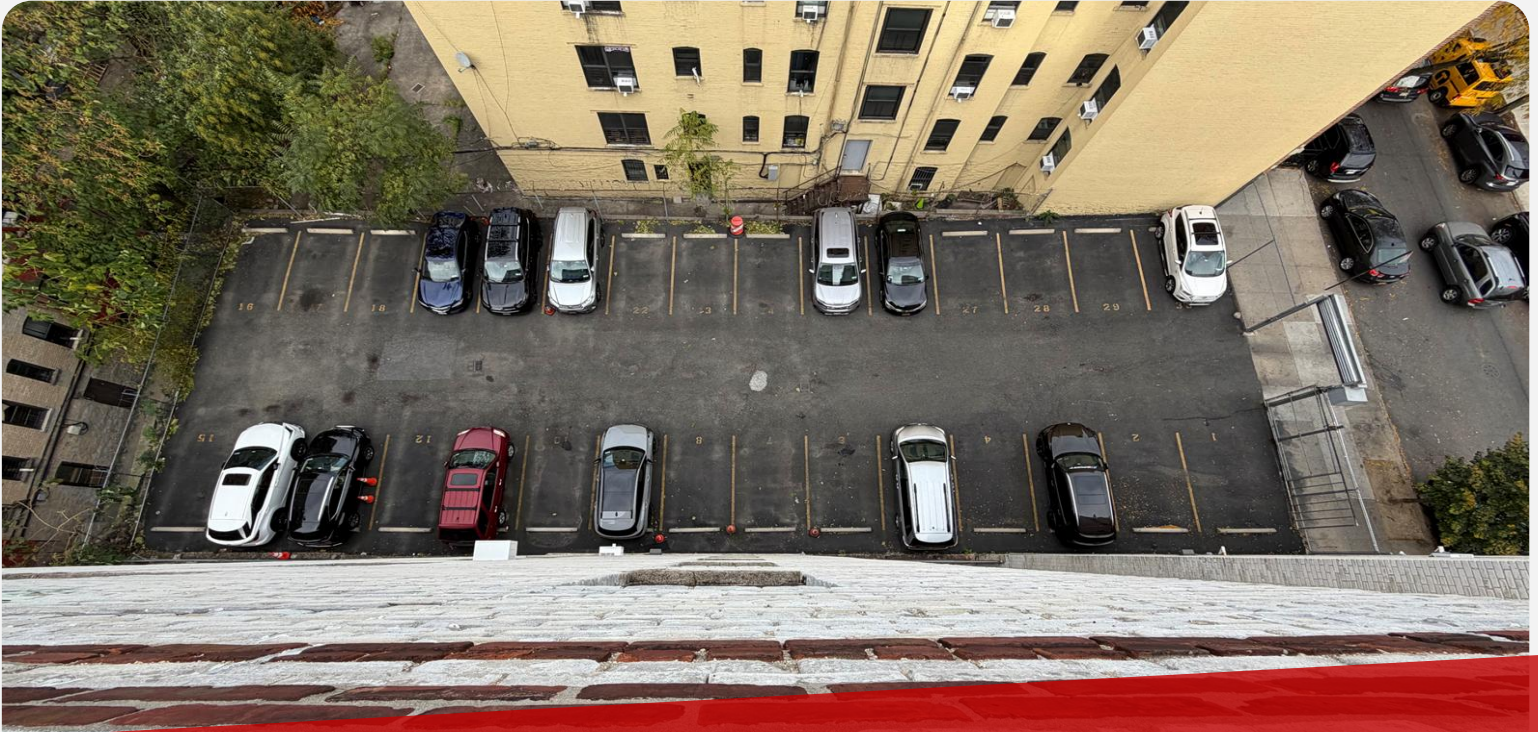


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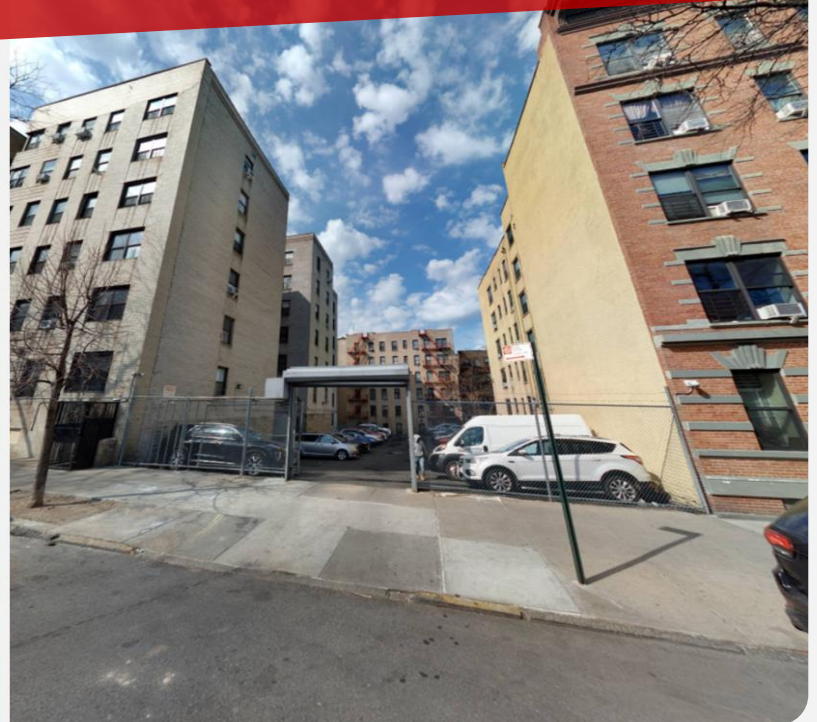
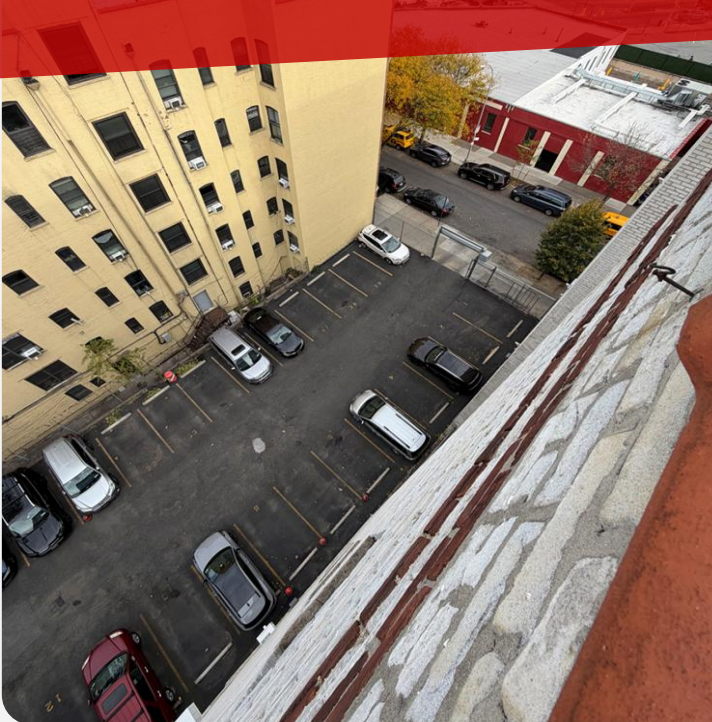


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1917 Morris Ave, The Bronx



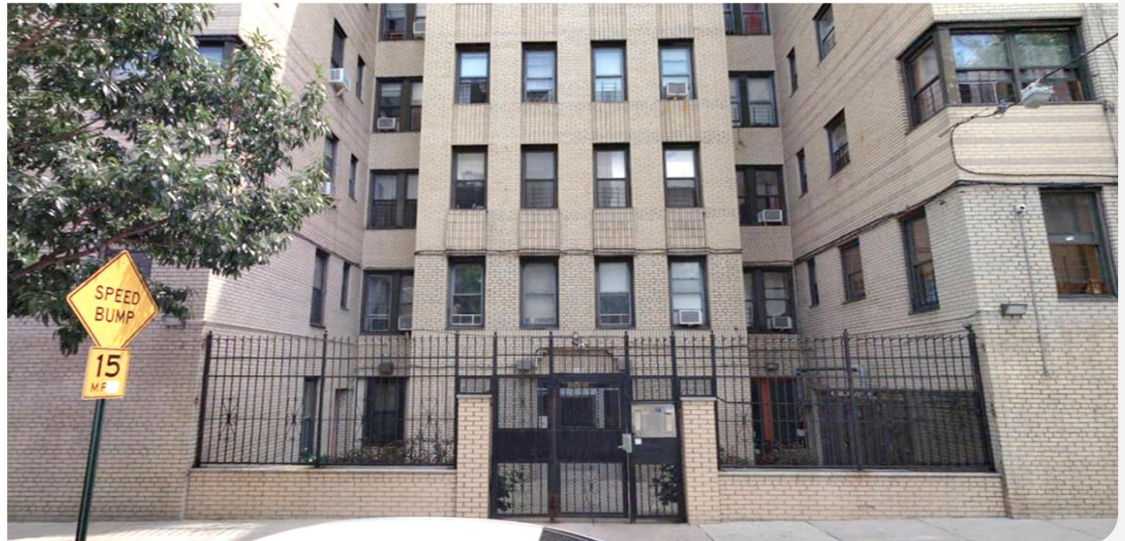
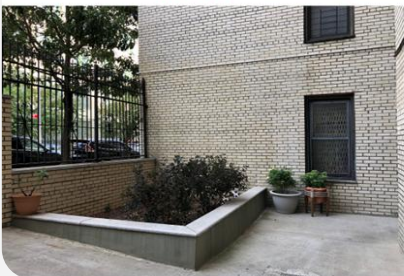
DEVELOPMENT SITE IN CONTRACT
 ♦ **R8-ZONED** ♦ **50' x 135'**
FROM 40K TO 48K+ BUILDABLE SF



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



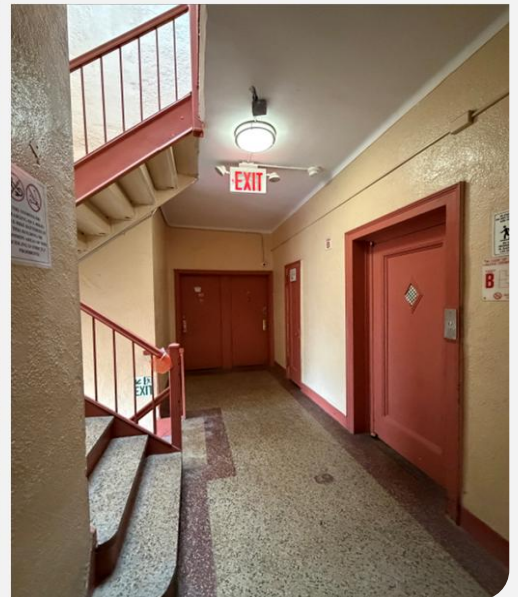
1181 Sheridan Ave, The Bronx



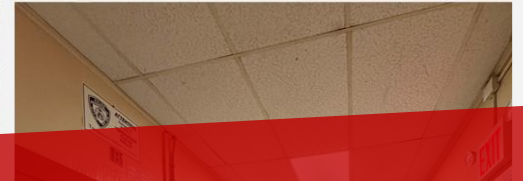
NOW IN CONTRACT

◆ 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

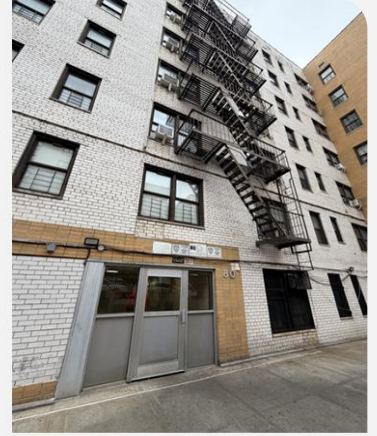


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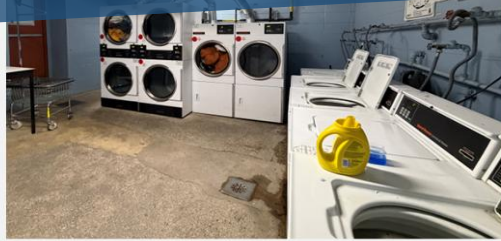


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80 McClellan St, The Bronx



CLOSED 4/21/26 FOR \$7,850,000
10.2% CAP ♦ 4.3 GRM ♦ \$76K / UNIT ♦ \$63 / SF
♦ 103 Units ♦ 124,805 SF
♦ \$1,819,385 Gross ♦ \$800,399 NOI



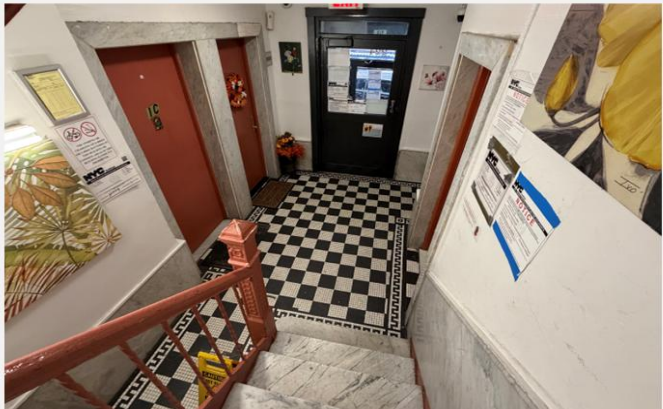
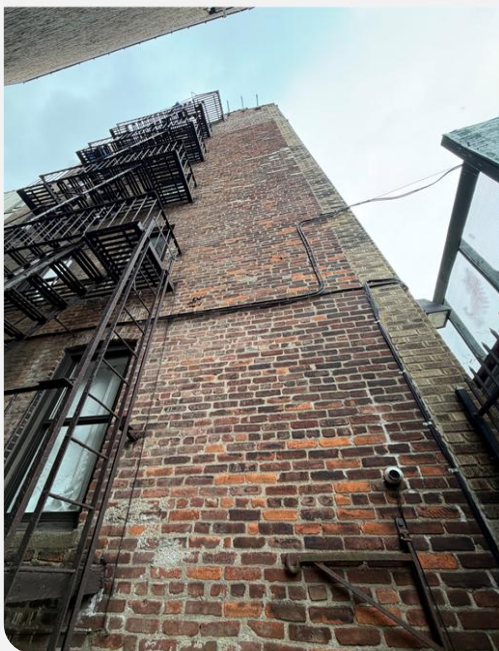
224 E 164th St, The Bronx



NOW IN CONTRACT

◆ 20 Units ◆ 16,350 SF

◆ \$293,835 Gross ◆ \$102,643 NOI



935 Ogden Ave, The Bronx



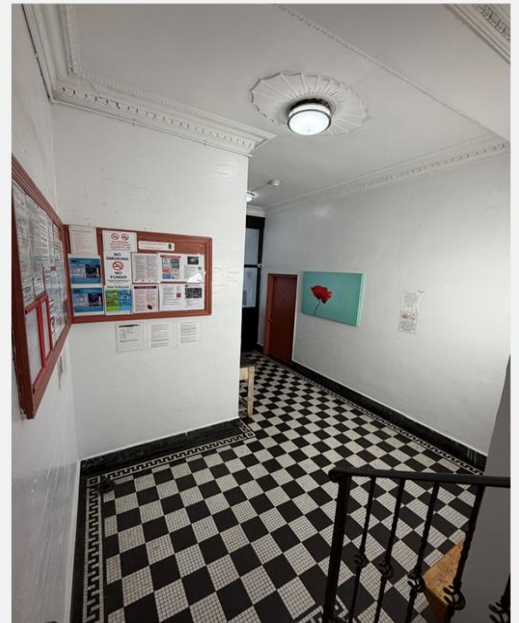
NOW IN CONTRACT

◆ 29 Units

◆ 25,264 SF

◆ \$404,125 Gross

◆ \$141,861 NOI



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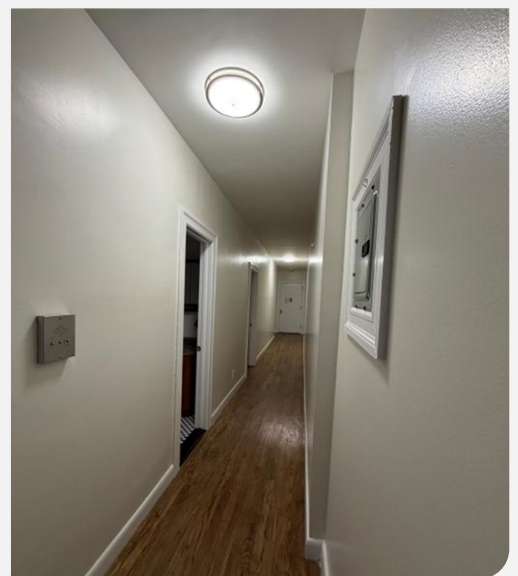
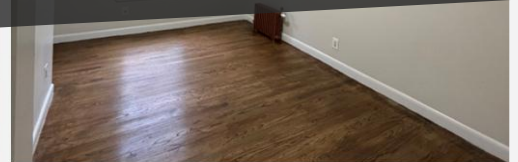
281 Edgecombe Ave, New York



ACCEPTED OFFER

◆ 49 Units ◆ 58,596 SF

◆ \$1,105,769 Gross ◆ \$572,107 NOI



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of

RM FRIEDLAND

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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

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