

20-Asset Bronx & Manhattan Portfolio

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

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

◆ **12 Assets Closed So Far in 2026
Totaling 676 Units
Plus A Development Site**

◆ **8 Assets Are Now In Contract
And Set To Close Soon
Totaling 308 Units**

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



Marco Lala
(914) 380-3806
mlala@rmfriedland.com



Jack Lala
(914) 363-7903
jlala@rmfriedland.com

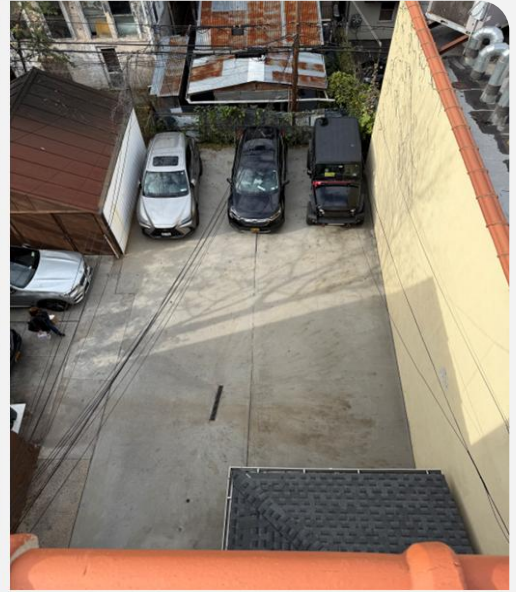


David Raciti
(914) 775-7322
draciti@rmfriedland.com



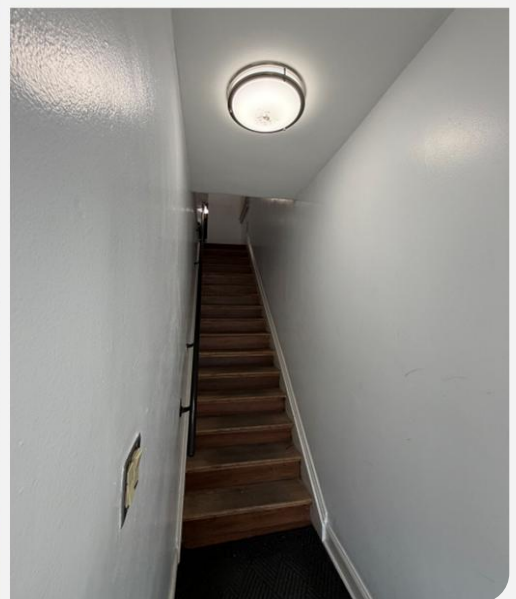
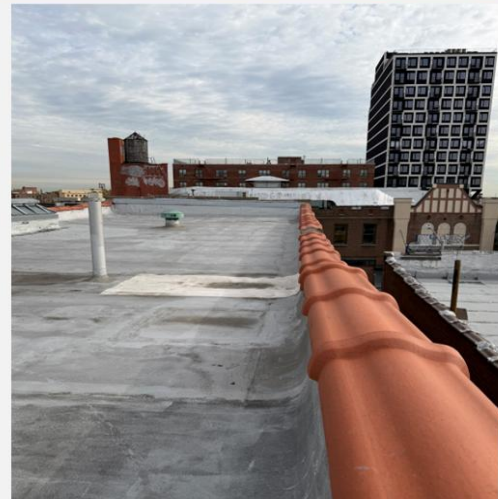
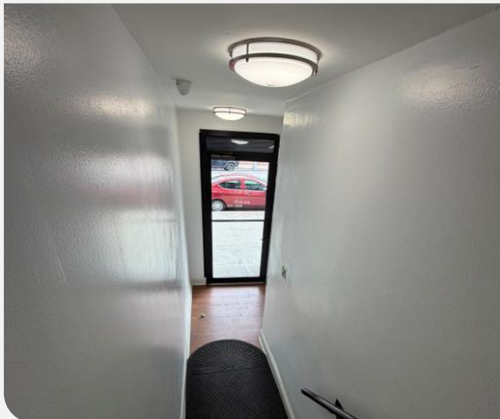
Michelle Lala
(914) 861-3183
mplala@rmfriedland.com

1325 Castle Hill Ave, The Bronx

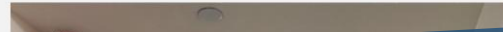
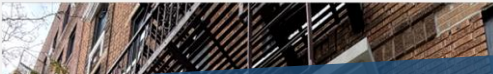


NOW IN CONTRACT

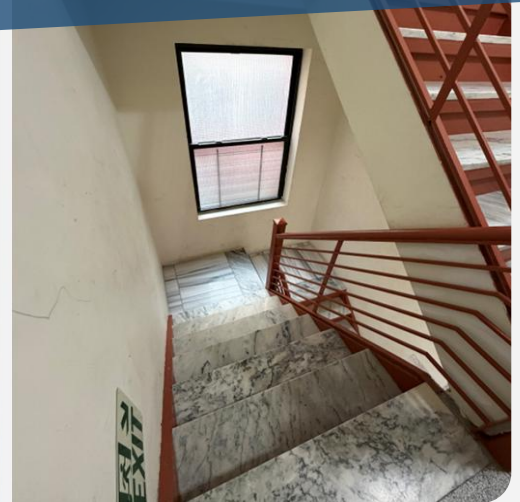
◆ **Mixed-Use** ◆ **Castle Hill Avenue** ◆ **2,730 SF**
◆ **\$110,400 Gross** ◆ **\$74,679 NOI**



2363 Prospect Ave, The Bronx



CLOSED 6/8/26 FOR \$1,350,000
10.6% CAP ♦ 2.8 GRM ♦ \$52K / UNIT ♦ \$67 / SF
♦ 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



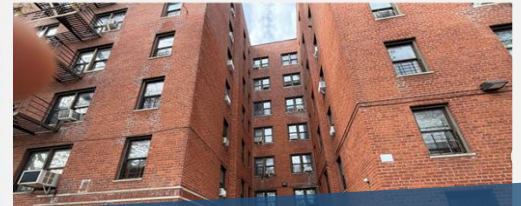
CLOSED 5/4/26 FOR \$2,125,000
8.7% CAP ♦ 4.8 GRM ♦ \$79K / UNIT ♦ \$116 / SF
♦ 27 Units ♦ 18,350 SF
♦ \$444,771 Gross ♦ \$185,187 NOI



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2805 Pond Pl, The Bronx



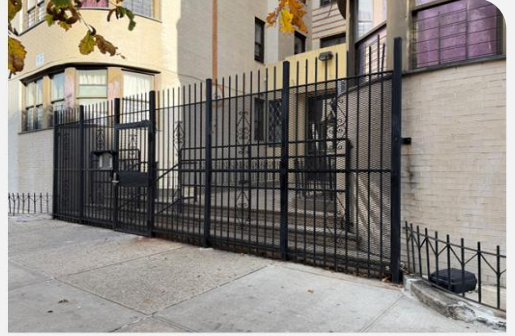
CLOSED 4/17/26 FOR \$4,337,675
10.1% CAP ♦ 4.3 GRM ♦ \$72K / UNIT ♦ \$65 / SF
♦ 60 Units ♦ 66,860 SF
♦ \$1,017,321 Gross ♦ \$436,170 NOI



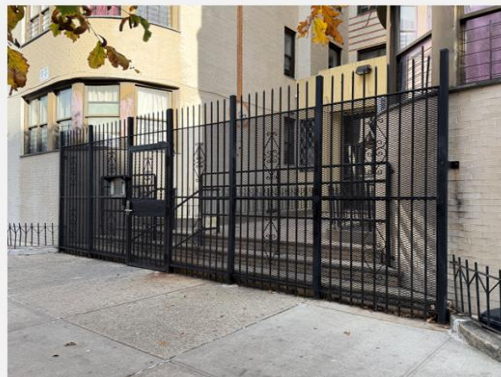
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2388 Tiebout Ave, The Bronx



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



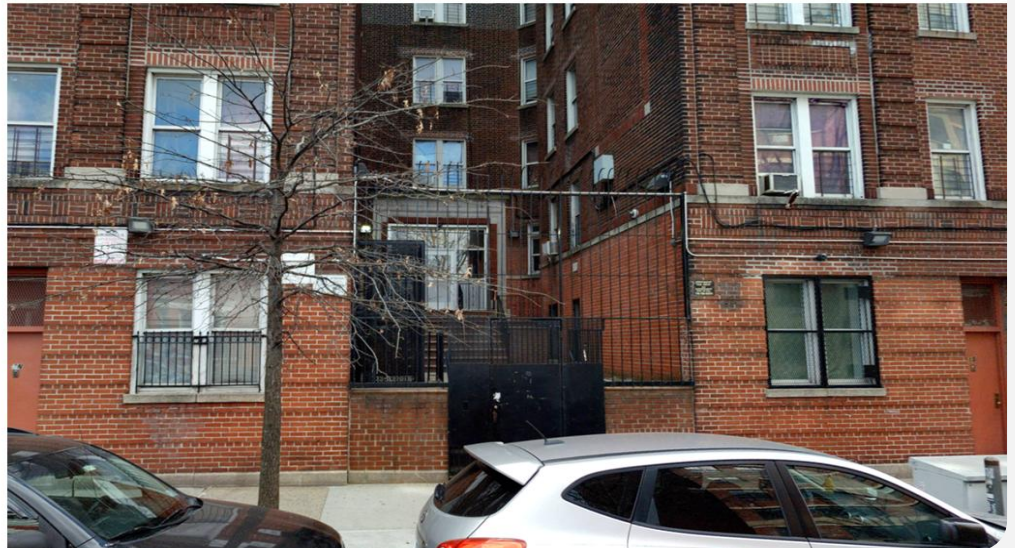
2256 Walton Ave, The Bronx



NOW IN CONTRACT

◆ 43 Units ◆ 37,056 SF

◆ \$655,211 Gross ◆ \$249,455 NOI



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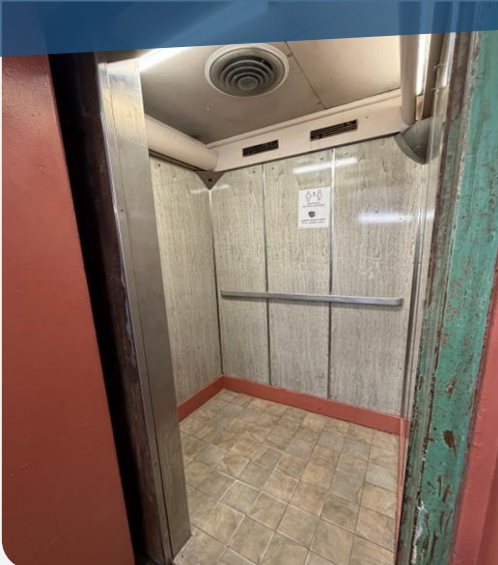
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2180 Anthony Ave, The Bronx



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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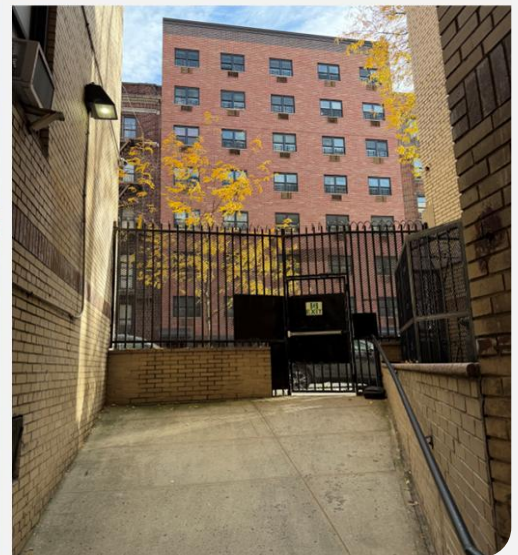
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2025 Walton Ave, The Bronx



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



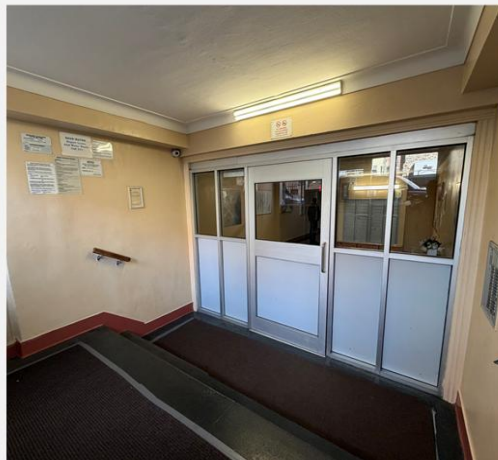
214 E 178th St, The Bronx



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



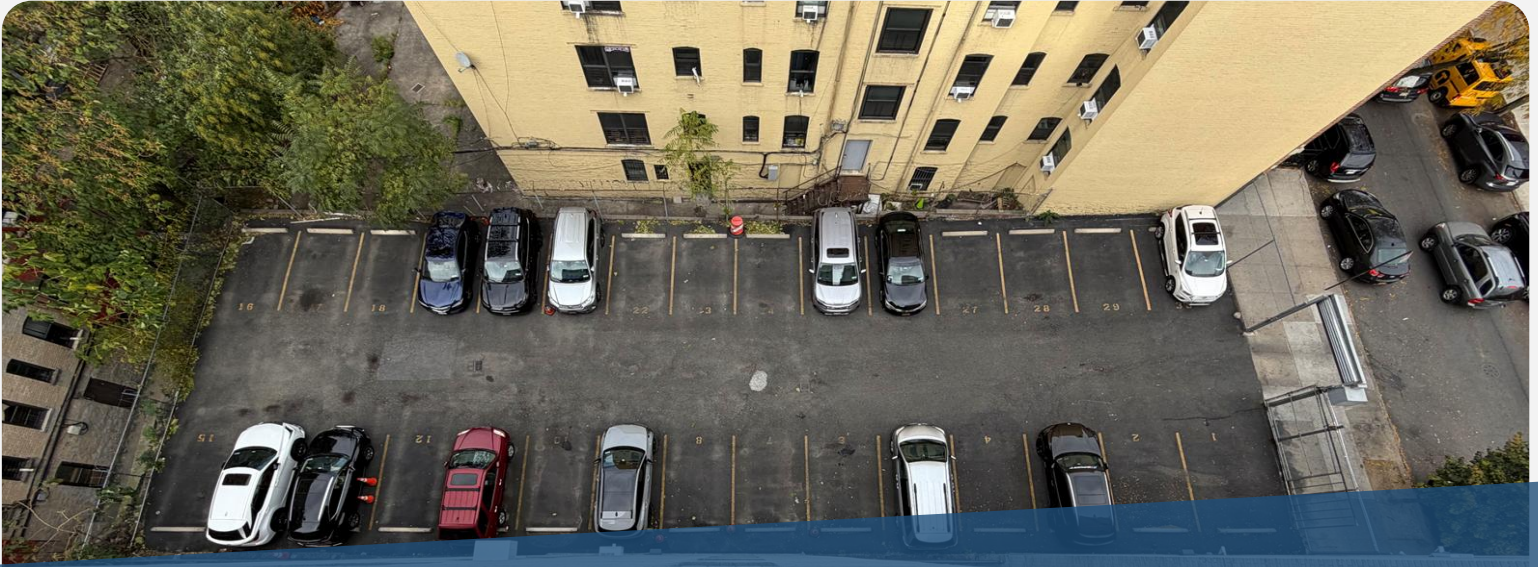
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1917 Morris Ave, The Bronx



CLOSED 5/8/2026 FOR \$3,150,000
DEVELOPMENT SITE ♦ \$78 PER BUILDABLE SF

♦ R8-ZONED ♦ 50' x 135'
FROM 40K TO 48K+ BUILDABLE SF



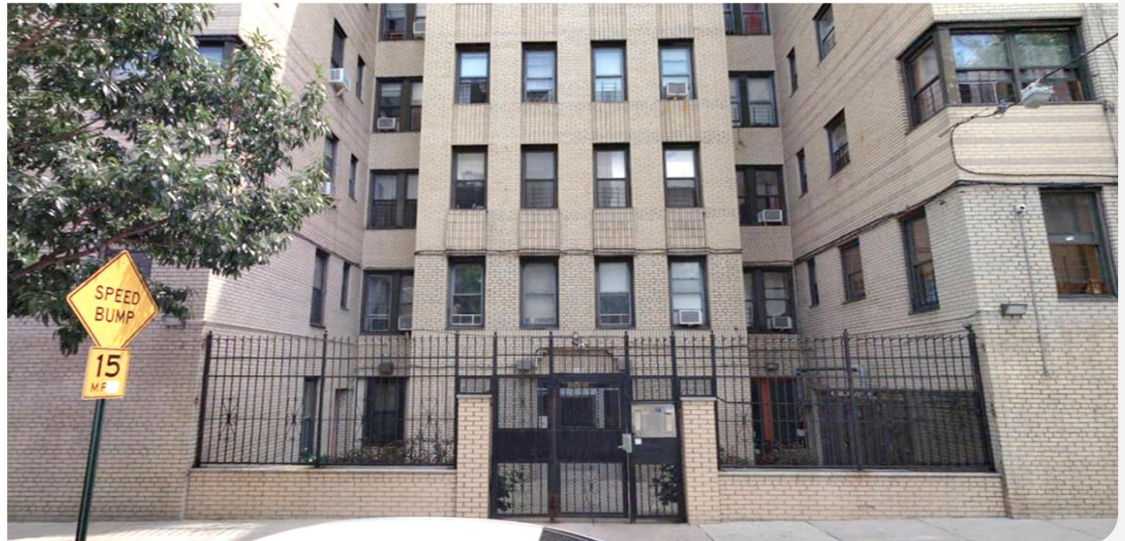
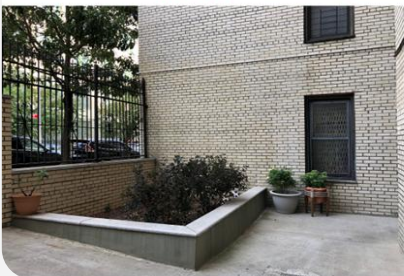
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1860 Morris Ave, The Bronx



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

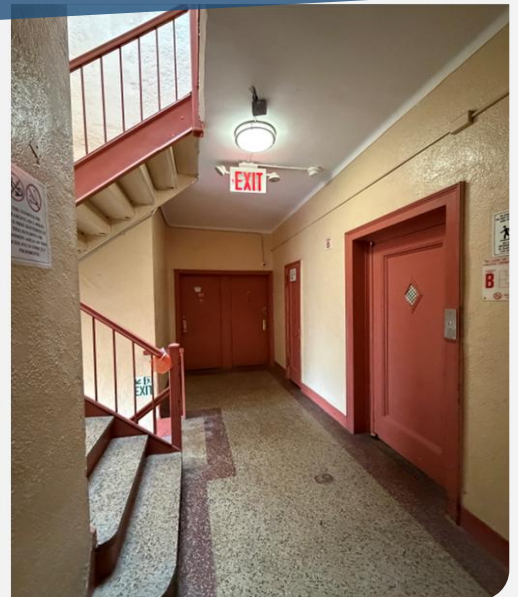
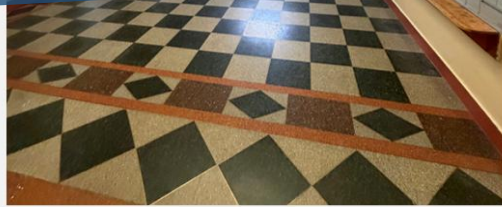


CLOSED 4/30/26 FOR \$3,965,000

10.4% CAP ♦ 3.8 GRM ♦ \$59K / UNIT ♦ \$55 / SF

♦ 67 Units ♦ 72,276 SF

♦ \$1,038,539 Gross ♦ \$411,500 NOI



185 McClellan St, The Bronx



CLOSED 4/30/26 FOR \$7,735,000
11.2% CAP ♦ 3.8 GRM ♦ \$66K / UNIT ♦ \$63 / SF

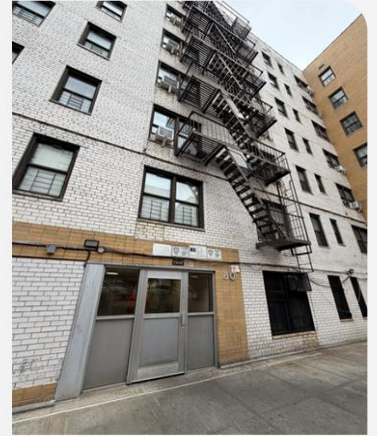
♦ 118 Units ♦ 123,000 SF
♦ \$2,051,940 Gross ♦ \$862,661 NOI



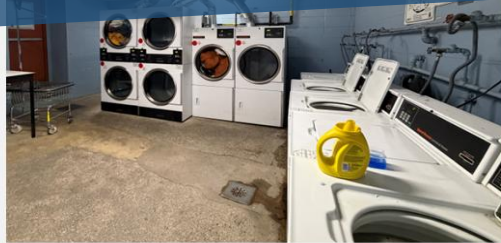
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80 McClellan St, The Bronx



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



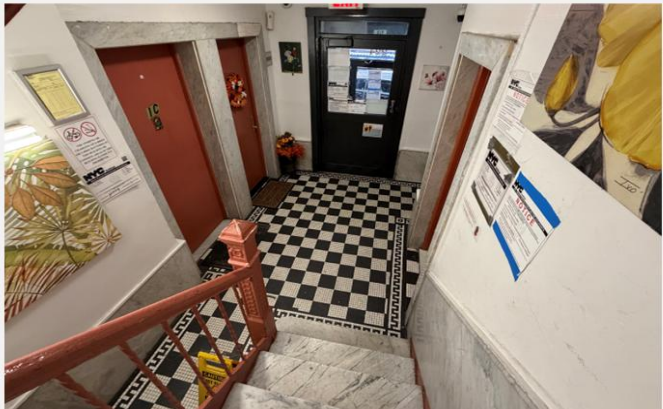
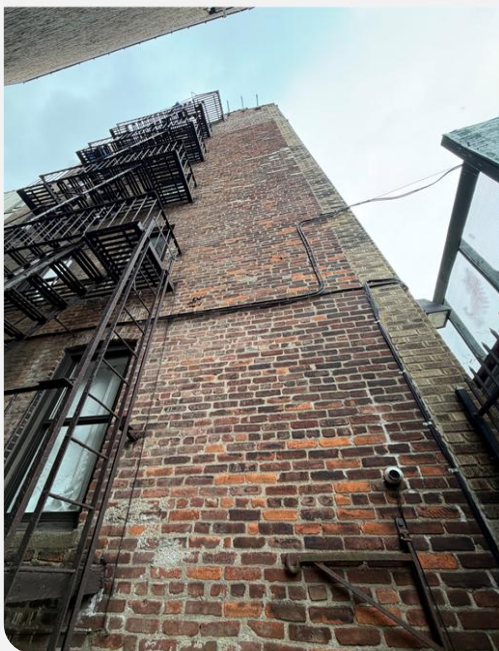
224 E 164th St, The Bronx



NOW IN CONTRACT

◆ 20 Units ◆ 16,350 SF

◆ \$293,835 Gross ◆ \$102,643 NOI



935 Ogden Ave, The Bronx



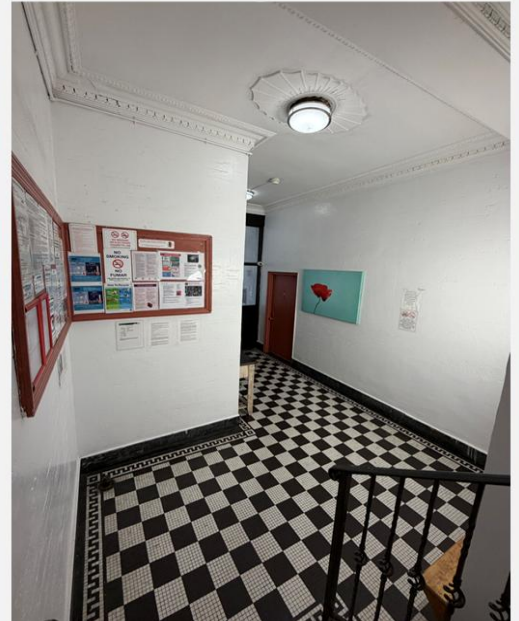
NOW IN CONTRACT

◆ 29 Units

◆ 25,264 SF

◆ \$404,125 Gross

◆ \$141,861 NOI



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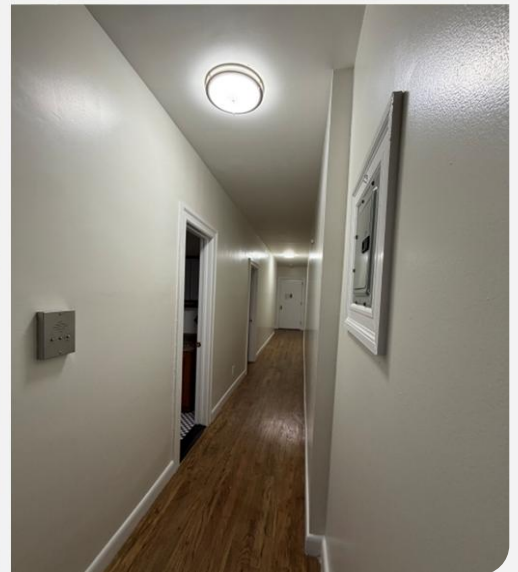
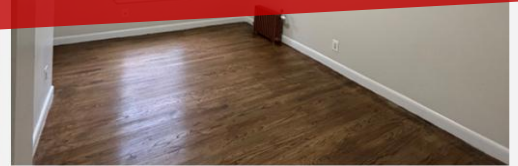
281 Edgecombe Ave, New York



NOW IN CONTRACT

◆ 49 Units ◆ 58,596 SF

◆ \$1,105,769 Gross ◆ \$572,107 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