

*In Contract***6-BLDG BRONX
PORTFOLIO****LAST ASK
\$25.995M****11.4%
CAP****4.5
x Rent****\$86K
/Unit****A CRITICAL MASS OF 300+ UNITS IN A 3-BLOCK RADIUS - 6 BRONX APARTMENT BLDGS
W/ ROOFTOP SOLAR PANELS AND RECENT CAPEX INCLUDING BOILERS & ELEVATORS**

THE ARENA BRONX PORTFOLIO - Team Lala of RM Friedland facilitated a 'signed and funded' contract on this six-building multifamily portfolio located along Creston Avenue and Morris Avenue between Burnside Avenue and Field Place in the Bronx.

The subject portfolio consists of 303 residential apartments distributed across six buildings situated within a concentrated three-block radius. In select buildings recent capital expenditure includes the installation of new boilers and new elevators.

These impressive pre-war buildings feature street frontages ranging from 67 feet to 132 feet. The portfolio includes a mix of elevator and walk-ups, providing scale and operational efficiency. All six buildings are equipped with rooftop solar panel systems that have been utilized to nearly eliminate common-area electricity costs.

The portfolio is centrally positioned between four MTA subway stations located along the Grand Concourse and Jerome Avenue corridors, providing residents with multiple transit options and strong connectivity throughout the Bronx and into Manhattan.

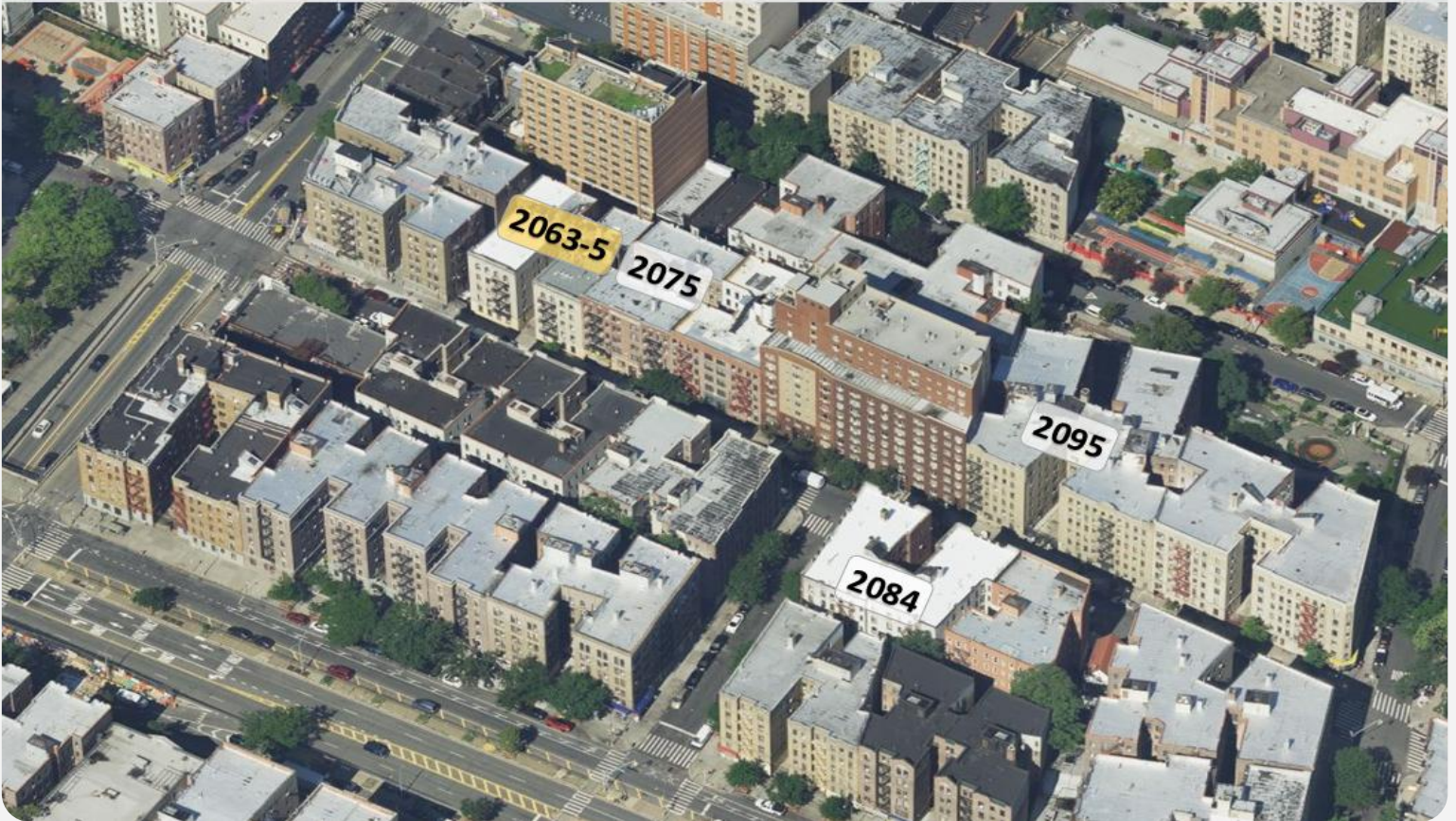
- ◆ **LEGAL RENTS @ \$6,172,151**
- ◆ **IN-PLACE RENTS @ \$5,769,020**
- ◆ **\$403K IN PREF RENTS**
- ◆ **AVERAGE APARTMENT RENTS @ \$1,581 PER UNIT AND \$453/RM**

Many of the neighborhood amenities serving the properties are concentrated within established shopping corridors along Burnside Avenue and Jerome Avenue, where residents have convenient access to everyday retail, grocery options, pharmacies, dining establishments, and essential services.

This combination of transit accessibility and concentrated retail infrastructure supports consistent tenant demand across all six buildings.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS**\$2 BILLION**
IN GROSS SALES**28+**
YEARS**500+**
DEALS**100s**
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2063-5 CRESTON AVENUE



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2075 CRESTON AVENUE



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2084 CRESTON AVENUE



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2095 CRESTON AVENUE



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108 FIELD PLACE



2324 MORRIS AVENUE



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of

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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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