

CLOSED • OCTOBER 9TH 2026

Three Bronx Apartment Buildings

80 Units • \$1.2 Million Gross Income • Low Violations
\$4.1M Sale Price • 10.5% CAP • 3.4 GRM • \$51K /Unit



*Artist
Renderings*

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



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AGGREGATE PACKAGE OVERVIEW

THREE BUILDING BRONX MULTIFAMILY PACKAGE



Artist
Renderings



70,614 Total SF
80 Total Units
\$1,213,588 Gross Rent
\$441,554 Net Operating Income

SALE PRICE \$4,100,000

\$58 /SF

\$51K /Unit

3.4 x Rent

10.77% CAP

19.1% - 24.9% C/C Return

Average Apartment Rents:
\$1,313/unit, \$382/room

ANNUAL INCOME PROJECTIONS

Gross Scheduled Income (GSI)	\$1,213,588
3.0% Vacancy & Collection Allowance	(\$36,408)
Gross Operating Income (GOI)	\$1,177,180
Estimated Expenses	(\$735,626)
Net Operating Income	\$441,554

BUILDING DETAILS

- 80 Total Units
- 80 Residential Apartments
- No Commercial Units
- 3 Total Buildings, Built
- 13 Elevator Serviced
- 5 Walk-ups
- 1 Retail/Office
- 1 Lot

BUILDING SIZE/SF

- 70,614 Gross SF
- No SF With Non-Residential Use
- Avg. Apartment Size = 777 SF
- Est. 12% Common Area

COMBINED PARCEL AREA

- 15,632 Square Feet

FINANCING ILLUSTRATION

Interest Rate	6.000%
Amortization	30 Years
30.0% Down	\$1.23M
70.0% LTV	\$2.87M
Annual Debt Service	-\$206K
DSCR & Debt Yield	2.14 & 15.4%
Cash Flow: Cautious	\$235,069
Cash Flow: Optimistic	\$306,792

☆ Optimistic scenario assumes efficient self-management and 100% rent collection.

ESTIMATED ANNUAL EXPENSES

	61% of GSI ÷ \$10.42/SF ÷ \$9.2K/u	
RE Tax	\$2,252 /unit	(\$180,163)
Water & Sewer	\$1,350 /res. u	(\$108,000)
Insurance	\$1,650 /unit	(\$132,000)
Heat	\$1,294 /unit	(\$103,500)
Utilities	\$0.30 /SF	(\$21,184)
Repairs & Maintenance	\$550 /unit	(\$44,000)
Payroll	\$1,246 /res. u	(\$99,692)
Legal, Reserves & Misc.	1.00% of GOI	(\$11,772)
Management	3.00% of GOI	(\$35,315)
Total Expenses		(\$735,626)

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FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS

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PROPERTY INFO - THREE BUILDING PACKAGE

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Renderings



• ADDRESS	214 E 178th St	224 E 164th St	935 Ogden Ave	Package
Municipality	Bronx	Bronx	Bronx	-
State	NY	NY	NY	NY
Zip Code	10457	10456	10452	-
Parcel Number	02810-0013	02446-0018	02524-0018	-
Area	Mount Hope	Concourse Village	High Bridge	-
• PARCEL & ZONING				
Parcel Count	1	1	1	3
Dimensions	75 ft x 100 ft	105.57 ft x 43.42 ft	50 ft x 95 ft	-
SF (Approx.)	7,500	3,382	4,750	15,632
Zoning	R8	R7-1	R7-1	
Floor Area Ratio	6.02 - 7.20 (UAP)	3.44 - 4.80 (CF)	3.44 - 4.80 (CF)	
Maximum Buildable SF	45K - 54K	12K - 16K	16K - 23K	73K - 93K
Air Rights	16K - 25K	Over	Over	16K - 25K
• RE TAX 2026/2027				
	Class: 2	Class: 2	Class: 2	
Tentative Assessed Value	\$591,570	\$377,730	\$479,070	\$1,448,370
Estimated Rate	12.439%	12.439%	12.439%	12.439%
True/Full Tax	\$73,585	\$46,986	\$59,592	\$180,163
Abatements/Fees	\$0	\$0	\$0	\$0
Estimated Tax Expense	\$73,585	\$46,986	\$59,592	\$180,163
• BUILDING INFORMATION				
# of Buildings	1	1	1	3
Dimensions	75 ft x 80 ft	95.5 ft x 43 ft	50.83 ft x 82.83 ft	
Stories	6	5	6	
Year Built	1951	1905	1928	
Building Class	Elevator (D1)	Walk-up (C1)	Elevator (D1)	
• SIZE				
	! All units in the three buildings are residential apartments.			
Total Units	31	20	29	80
Gross Building Area	29,000	16,350	25,264	70,614
• SALE PRICE				
	\$1,574,000	\$1,064,000	\$1,462,000	\$4,100,000
CAP Rate	12.0%	9.9%	10.1%	10.8%
x Rent Roll (GRM)	3.1	3.6	3.6	3.4
/unit	\$50,774	\$53,200	\$50,414	\$51,250
/SF	\$54	\$65	\$58	\$58

Closed 10/19/26

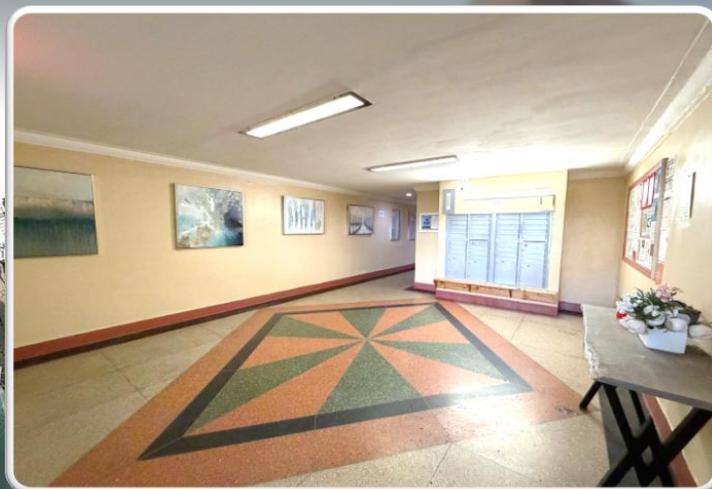
LAST ASK
\$1,574,000

12.0%
CAP

3.1
x Rent

\$54
/SF

\$51K
/Unit



1951-BUILT ALL-BRICK 31-UNIT ELEVATORED MULTIFAMILY IN THE BRONX OFFERING STABILITY AND CONSISTENT PERFORMANCE

214 East 178th Street, The Bronx - Team Lala of RM Friedland is closed out the sale of this well-maintained 31-unit elevatoredd multifamily building, a solid income-producing asset demonstrating long-term ownership care and operational stability.

Built in 1951, this six-story, all-brick, semi-fireproof property totals approximately 29,000 square feet and is comprised entirely of residential apartments.

The building's strong architectural character, recent exterior improvements, and art-embellished common areas reflect the owner's ongoing commitment to upkeep and presentation, positioning it as a reliable long-term investment in one of the Bronx's most established multifamily submarkets.

A glass and steel entranceway opens into a tiled lobby with steel and marble staircases, complemented by an intercom system and a network of security cameras for enhanced safety. The property features a well-

maintained passenger elevator, a laundry room, and a compactor room that add to tenant convenience and efficient building operations.

The roof is finished with a durable rubber membrane, and recent pointing on the parapet walls, coping stones, windowsills, and lintels further enhances the building's masonry integrity and curb appeal.

Mechanical systems are in excellent condition, highlighted by a 2018 dual-fuel boiler and burner currently operating on gas, supported by a 5,000-gallon above-ground #2 oil tank raised for easy servicing.

The property exemplifies pride of ownership, with clean common areas, modernized systems, and attentive management visible throughout.

Residents benefit from close access to public transportation, shopping, dining, healthcare, and community services, all within walking distance in this well-connected Bronx location.

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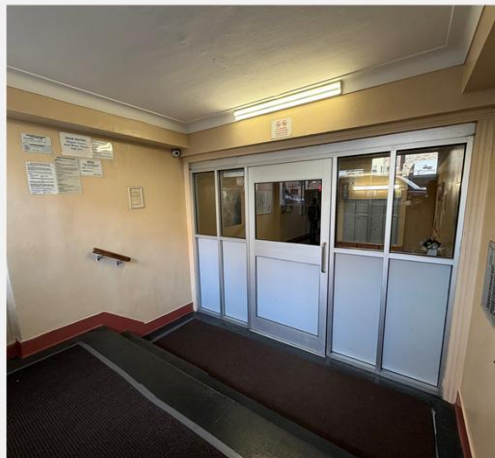
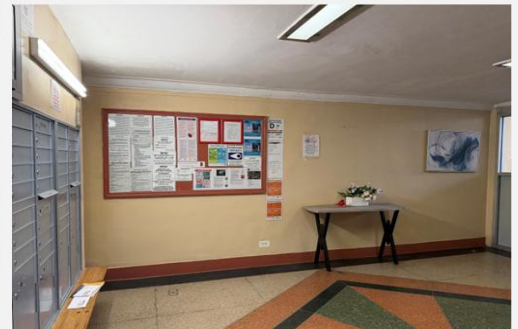
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214 E 178TH ST



214 E 178TH ST



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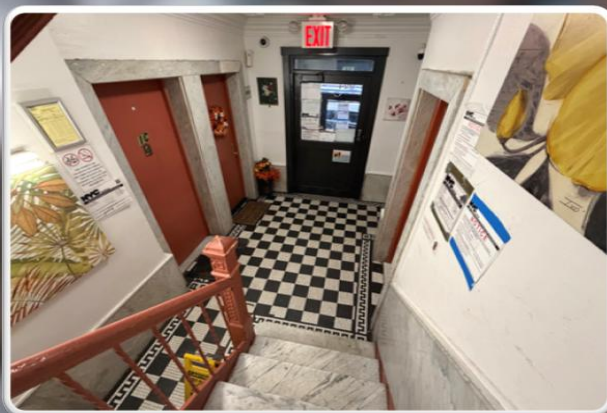
LAST ASK
\$1,064,000

9.9%
CAP

3.6
x Rent

\$65
/SF

\$53K
/Unit



20-UNIT PREWAR BRONX MULTIFAMILY WITH WELL-APPOINTED ART-LINED LOBBY • POINTING AND PARAPET REPAIRS UNDERWAY

224 East 164th Street, The Bronx - Team Lala of RM Friedland closed out the sale of this well-maintained, prewar multifamily property consisting of twenty residential apartments located along East 164th Street in the Concourse Village section of The Bronx.

Built circa 1905, the five-story building totals approximately 16,350 square feet on a 3,382-square-foot R7-1-zoned parcel and features efficient layouts averaging 719 square feet per unit. The combination of manageable scale, consistent operation, and good physical condition makes this a desirable long-term multifamily investment.

The property features steel-and-glass entrance leading to a tiled foyer and lobby highlighted by steel-and-marble staircases. The common areas are ones with paintings and prints, clean, and well-kept. Exterior work including pointing and parapet-wall repairs is currently in progress. The roof is a silver-coated rubber system, and additional façade repairs to the stucco

and flashing have been undertaken as part of the ongoing maintenance program.

Mechanical systems include a dual-fuel boiler operating primarily on natural gas with a heat-timer control system, a 4,000-gallon above-ground #2 fuel-oil tank, and a computerized heat-management setup. Apartments are equipped with circuit breakers throughout, and gas meters are located in the basement. A laundry room is available for residents, and the property's overall infrastructure reflects ongoing attention to building systems and upkeep.

Located within the Concourse Village area of the South Bronx, the property benefits from convenient access to public transportation, shopping, dining, and essential neighborhood services. The surrounding area includes nearby parks and healthcare facilities that enhance tenant appeal and support consistent occupancy.

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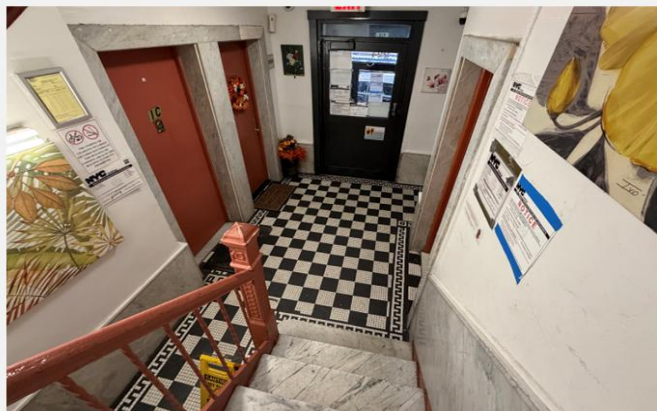
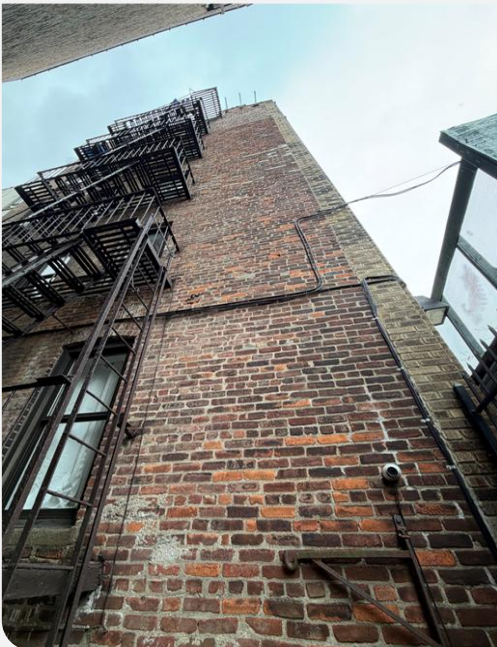
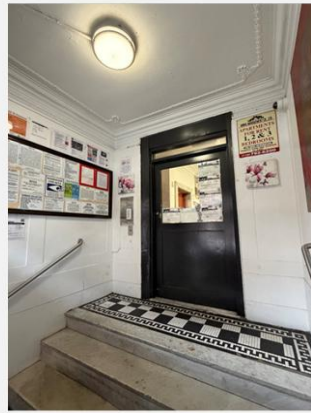


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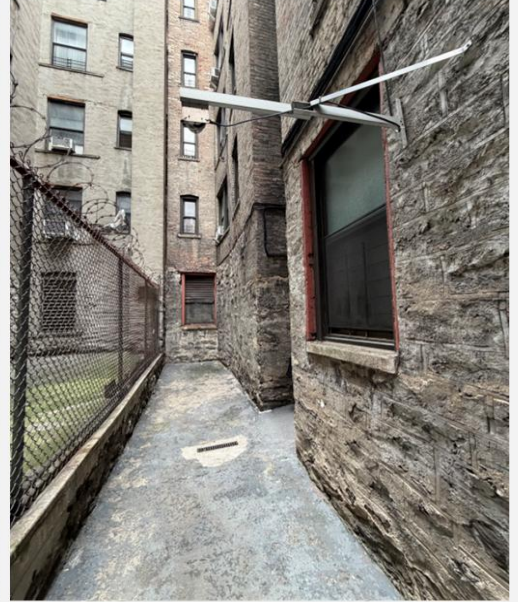


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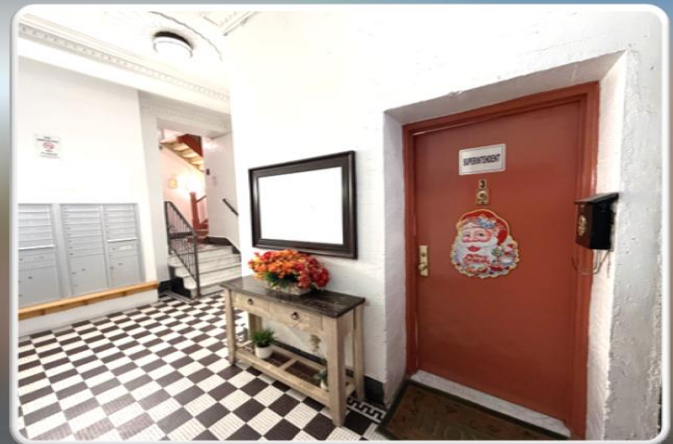
LAST ASK
\$1,462,000

10.1%
CAP

3.6
x Rent

\$58
/SF

\$50K
/Unit



ELEVATORED 29-UNIT PREWAR BRONX MULTIFAMILY WITH DECORATED MODERN LOBBY • UPDATED 2018 BOILER • RECENT EXTERIOR CAPEX

935 Ogden Avenue, The Bronx - Team Lala of RM Friedland closed out the sale of this well-maintained, elevatoreD, prewar multifamily property consisting of twenty-nine residential apartments located along Ogden Avenue in the Highbridge section of The Bronx.

Built in 1928, the six-story, semi-fireproof building totals approximately 25,000 square feet on a 4,750-square-foot R7-1-zoned parcel and features efficient layouts averaging 767 square feet per unit. The property combines sound management, updated building systems, and steady rent performance, making it an attractive long-term investment.

The property features a steel-and-glass entrance leading to a tiled lobby and entranceway with modern decorative finishes that create a welcoming, contemporary feel. The interior common areas include steel-and-marble staircases, and the building's roof is a silver-coated rubber system in good condition. Exterior improvements, including parapet-wall, stucco, and flashing repairs as

well as pointing completed within the past two years, further reflect ongoing care and maintenance.

Mechanical systems include a 2018 dual-fuel boiler operating primarily on natural gas with a heat-timer control system, a 3,000-gallon above-ground #2 fuel-oil tank, and a computerized heat-management setup. Apartments are equipped with circuit breakers throughout, and the basement contains the gas meters.

A laundry room serves residents, and the building's overall infrastructure demonstrates consistent upkeep and operational efficiency.

Located within the Highbridge area, the property benefits from easy access to public transportation, shopping, dining, and neighborhood conveniences. The surrounding community includes nearby parks and healthcare facilities that contribute to its stability and tenant appeal.

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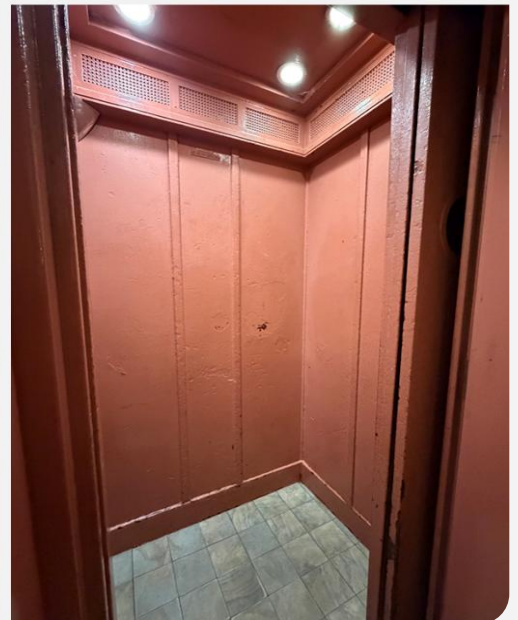
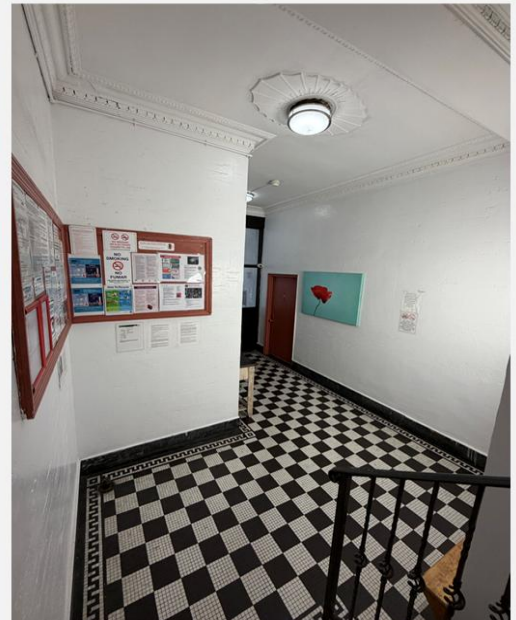


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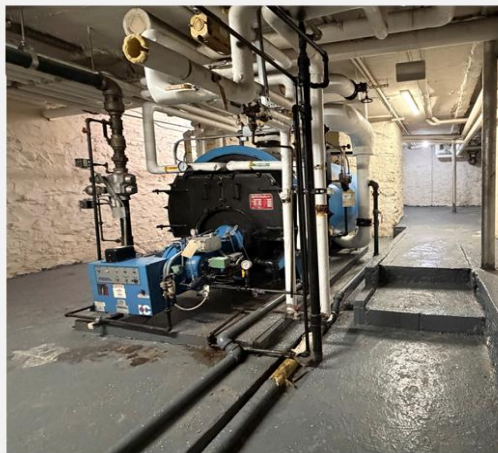
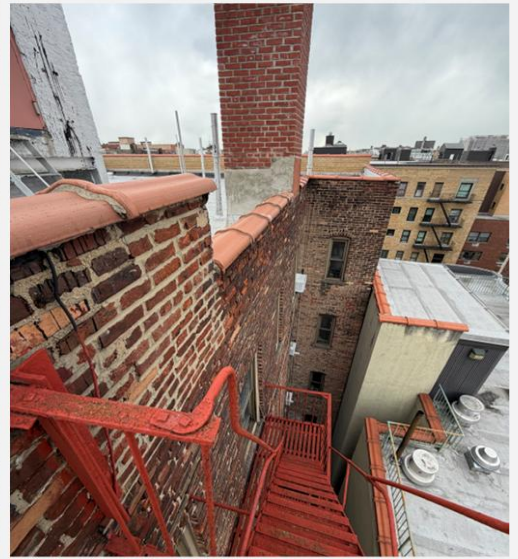
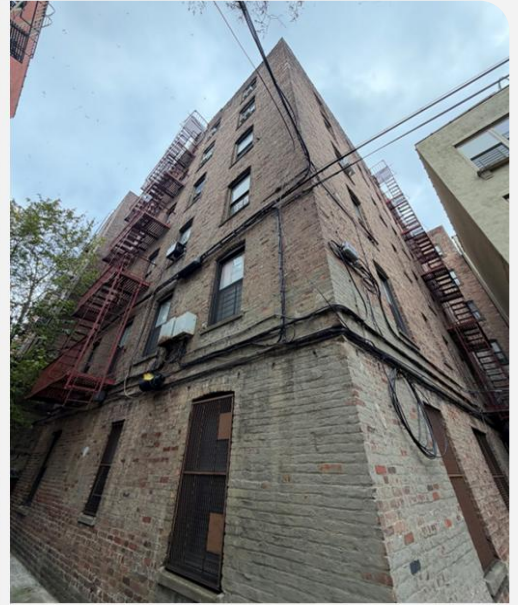


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