

*Closed
7/27/26*

6-BLDG BRONX PORTFOLIO

**SALE PRICE
\$15,000,000**

**19.8%
CAP***

**2.6
x Rent***

**\$50K
/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 the sale of 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.

*** All figures are pro forma estimates from the time of the sale.**

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS



\$2 BILLION
IN GROSS SALES

28+
YEARS

500+
DEALS

100s
SERVED



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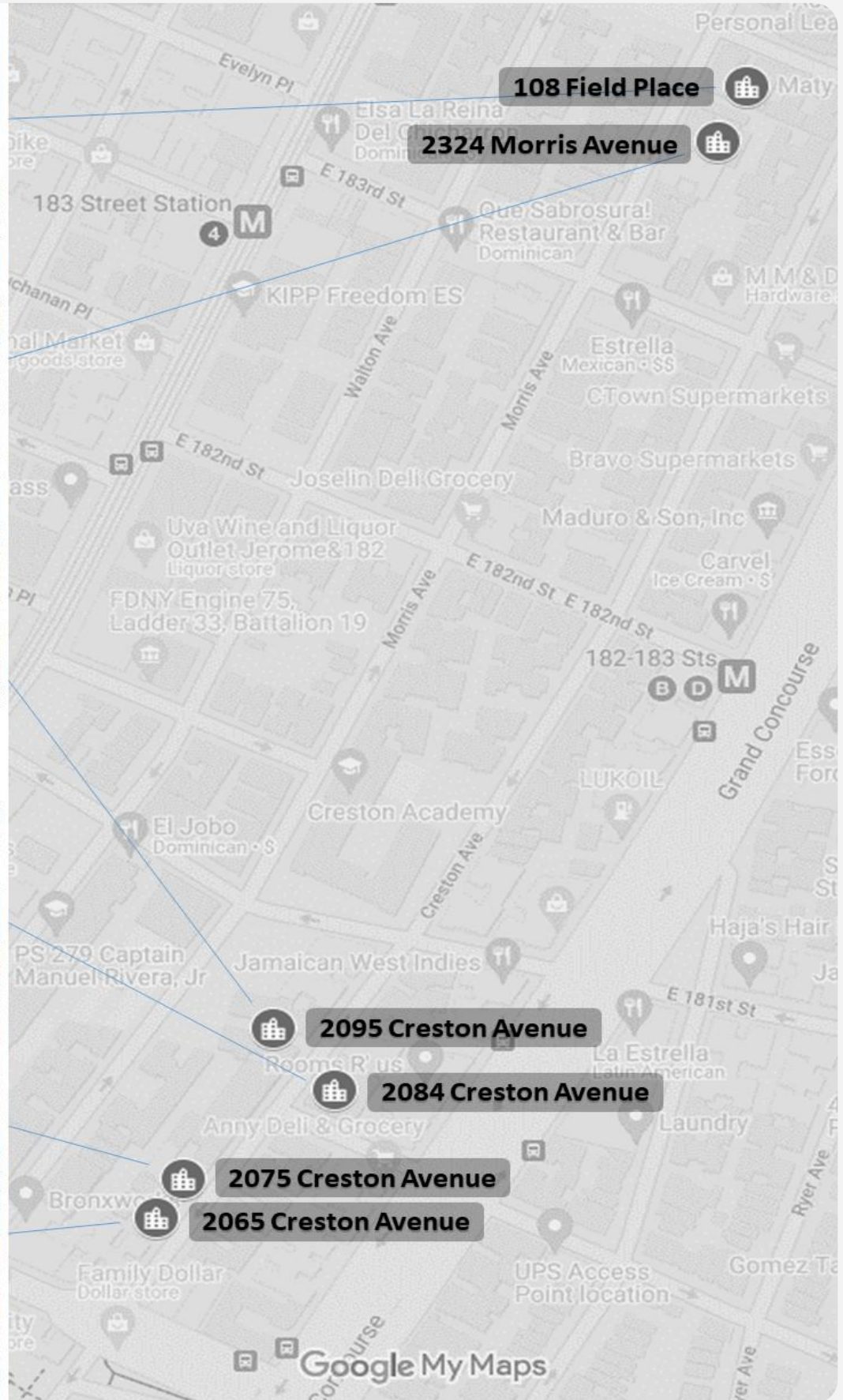


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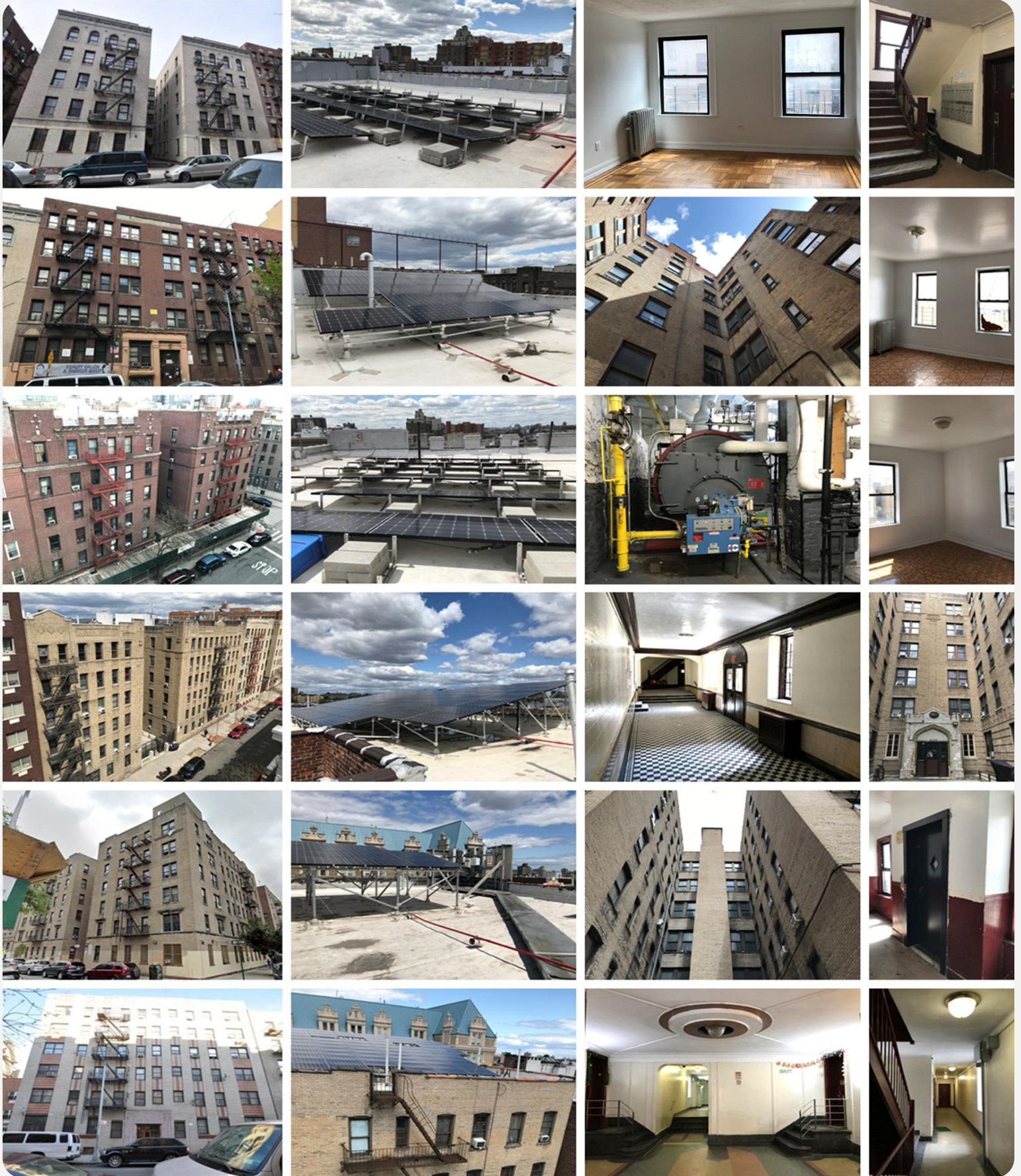


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Dave Raciti



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