

For Sale

ESTATE
SALEFIRST
SALE
EVEROWNER
BUILT IN
1955OWNER
MANAGEDASKING
\$5,850,000

ARTIST RENDERING



73-UNIT 'CONDO QUALITY' BEDFORD PARK DUAL-ELEVATOR BUILDING WITH A 16-CAR INDOOR GARAGE, ON-SITE LAUNDRY, GARBAGE COMPACTOR AND DUAL-FUEL HEATING

2869 Bainbridge Avenue, The Bronx - Team Lala of RM Friedland is pleased to present the opportunity to acquire this six-story brick elevator building in the Bedford Park neighborhood of The Bronx.

Built in 1955, the property contains approximately 74,500 gross square feet on a 21,700-square-foot parcel. It comprises 73 residential units, including 18 one-bedroom apartments, 54 two-bedroom apartments and one superintendent's unit.

Steel-and-glass entrance doors with an attractive awning open into a marble-walled entryway and spacious lobby.

The building features two elevators, a Hercules-managed laundry room with six washers and five dryers, a garbage compactor and a driveway leading to a 16-car indoor garage.

The ground-floor boiler room contains a dual-fuel boiler installed in 2013 and a 5,000-gallon above-ground tank with a reported working capacity of 4,500 gallons. The tank uses #2 oil and is housed within an encasement equipped with weep holes. Gas and electric meters are housed in a dedicated room off the laundry facility, while the apartments retain fuse panels. Additionally, there are elevator equipment rooms located on the roof.

Residents benefit from convenient access to the B and D subway lines at Bedford Park Boulevard and Metro-North service at the Botanical Garden station. The surrounding area offers shopping and dining along Bedford Park Boulevard and East 204th Street, together with nearby destinations including Poe Park, Lehman College, the New York Botanical Garden and Montefiore Einstein's Moses Campus.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS



\$2 BILLION
IN GROSS SALES

28+
YEARS

500+
DEALS

100s
SERVED



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PROPERTY & FINANCIAL OVERVIEW

2869 Bainbridge Avenue, Bronx, NY 10458 (Parcel #: 2-03296-0050)



74,500 Total SF
73 Total Units
\$1,245,049 Gross Rent
\$463,906 Net Operating Income

ASKING \$5,850,000

\$79 /SF • \$80K /Unit
4.7 x Rent • 7.9% CAP
±8% - 12% C/C Return

Avg. Apartment Rents: \$1,377/U, \$324/RM
Building-Wide Avgs.: \$1,421/U, \$17/SF

BUILDING DETAILS

- 73 Total Units
- 73 Residential Apartments
- No Commercial Units
- 1 Building, 6 Stories, Built 1955
- Elevator Apartment - Semi-Fireproof with Stores (D7)

BUILDING SIZE/SF

- 125 ft x 119 ft
- 74,500 Gross SF
- No SF With Non-Residential Use
- Avg. Apartment Size = 898 SF
- Est. 12% Common Area

PARCEL SIZE & ZONING

- 21,700 Square Feet
- 129.17 ft x 188.5 ft
- R7B Zone
- Max FAR: 3.00 QH - 3.90 UAP

FINANCING ILLUSTRATION

Interest Rate 7.000%
 Amortization 30 Years
 30.0% Down \$1.755M
 70.0% LTV \$4.095M
 Annual Debt Service -\$327K
 DSCR & Debt Yield 1.42 & 11.3%
 Cash Flow: Cautious \$136,976
 Cash Flow: Optimistic \$210,559

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

ANNUAL INCOME PROJECTIONS

Gross Scheduled Income (GSI)	\$1,245,049
3.0% Vacancy & Collection Allowance	(\$37,351)
Gross Operating Income (GOI)	\$1,207,698
Estimated Expenses	(\$743,792)
Net Operating Income	\$463,906

ESTIMATED ANNUAL EXPENSES

	60% of GSI • \$9.98/SF • \$10.2K/u	
RE Tax	\$2,451 /unit	(\$178,920)
Water & Sewer	\$1,350 /res. u	(\$98,550)
Insurance	\$1,600 /unit	(\$116,800)
Dual-Fuel Heat	\$1,300 /res. u	(\$94,900)
Utilities	\$0.30 /SF	(\$22,350)
Repairs & Maintenance	\$700 /res. u	(\$51,100)
Union Super & Porter	\$1,820 /res. u	(\$132,864)
Legal, Reserves & Misc.	1.00% of GOI	(\$12,077)
Management	3.00% of GOI	(\$36,231)
Total Expenses		(\$743,792)

UNIT MIX & MONTHLY INCOME

TYPE	COUNT	/ROOM	/UNIT	MIN	MAX	TOTAL
1 Bedroom	18	\$408	\$1,223	\$709	\$1,720	\$22,010
2 Bedroom	54	\$357	\$1,428	\$936	\$1,999	\$77,114
Super's Unit	1	-	-	-	-	-
Other	-	-	-	-	\$1,000	\$4,630
Total	73	-	-	-	-	\$103,754

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2869 Bainbridge Avenue

This image has been digitally enhanced to optimize lighting, sky conditions, and other aesthetic elements for visualization. Original site conditions may vary.



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2869 Bainbridge Avenue



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2869 BAINBRIDGE AVENUE, 10458

Bronx (Borough 2)

Block 3296

Lot 50

Zoning District

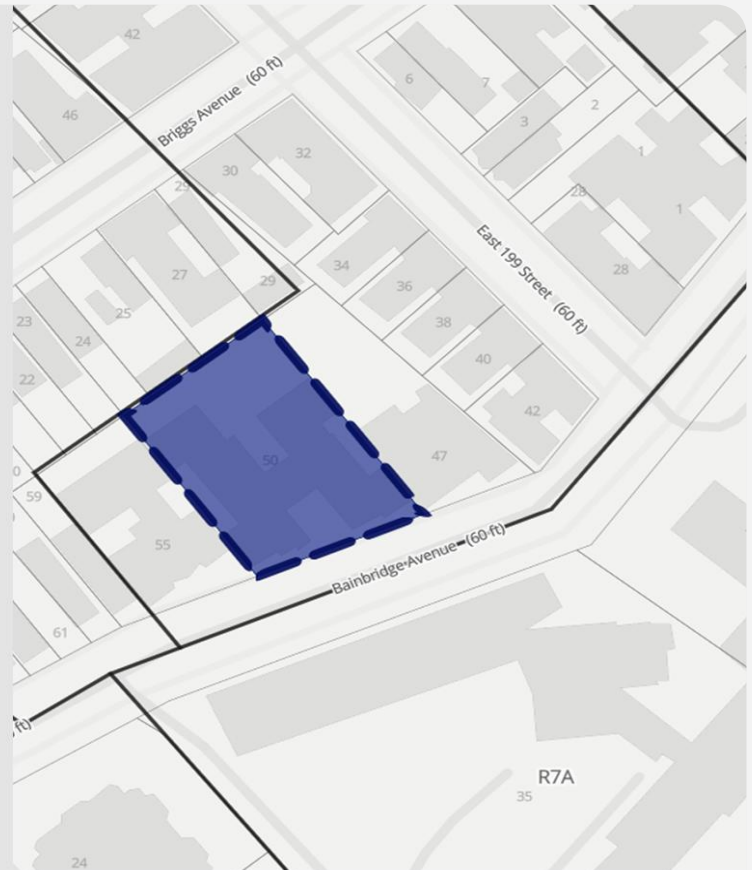
R7B

Intersecting Map Layers

FRESH Zone

Appendix I

NYC SOURCE:
PLANNING zola.planning.nyc.gov



RENT ROLL: 2869 Bainbridge

P = projected ↑ = Higher Legal "Per SF" rents are annual "Per Room" rents are monthly

	Unit	Type	Legal Rent	Scheduled Rent	Unit Size	Rent Metrics	Status/ Expires	Notes
E D R B A B 9 8 2	1B	Super	-	-	3 rm			
	2A	Stabilized	↑\$1,691.31	\$1,638.54	4.5 rm	\$364/rm	1/31/2028	
	2B	Stabilized	\$1,716.12	\$1,716.12	4.5 rm	\$381/rm	12/31/2026	
	2C	Stabilized	\$936.19	\$936.19 P	4.5 rm	\$208/rm	Vacant	
	2D	Stabilized	\$1,102.30	\$1,102.30	4.5 rm	\$245/rm	9/30/2026	
	2E	Stabilized	\$1,698.33	\$1,698.33	4.5 rm	\$377/rm	6/30/2027	
	2F	Stabilized	\$709.34	\$709.34 P	3.5 rm	\$203/rm	Vacant	
	2G	Stabilized	↑\$1,609.32	\$1,380.88	3.5 rm	\$395/rm	9/30/2027	
	2H	Stabilized	\$1,491.81	\$1,491.81	4.5 rm	\$332/rm	9/30/2027	
	2J	Stabilized	↑\$1,946.10	\$1,862.01	4.5 rm	\$414/rm	8/31/2027	
	2K	Stabilized	\$1,384.32	\$1,384.32	3.5 rm	\$396/rm	7/31/2026	HASA
	2L	Stabilized	\$1,029.39	\$1,029.39	4.5 rm	\$229/rm	9/30/2027	SCRIE
	2M	Stabilized	\$1,587.89	\$1,587.89	4.5 rm	\$353/rm	11/30/2027	
	3A	Stabilized	\$1,249.66	\$1,249.66	4.5 rm	\$278/rm	7/31/2027	
	3B	Stabilized	\$1,274.21	\$1,274.21	4.5 rm	\$283/rm	10/31/2026	
	3C	Stabilized	\$995.39	\$995.39	4.5 rm	\$221/rm	12/31/2027	SCRIE
	3D	Stabilized	\$1,220.21	\$1,220.21	4.5 rm	\$271/rm	12/31/2026	SCRIE
	3E	Stabilized	\$1,251.84	\$1,251.84	4.5 rm	\$278/rm	8/31/2028	
	3F	Stabilized	\$1,157.70	\$1,157.70	3.5 rm	\$331/rm	2/28/2027	
	3G	Stabilized	\$1,331.20	\$1,331.20	3.5 rm	\$380/rm	2/28/2028	
	3H	Stabilized	↑\$2,049.82	\$1,786.25	4.5 rm	\$397/rm	12/31/2027	
	3J	Stabilized	\$1,458.85	\$1,458.85	4.5 rm	\$324/rm	7/31/2028	
	3K	Stabilized	\$950.98	\$950.98	3.5 rm	\$272/rm	12/31/2026	
	3L	Stabilized	\$1,743.47	\$1,743.47	4.5 rm	\$387/rm	9/30/2026	
	3M	Stabilized	\$1,523.61	\$1,523.61	4.5 rm	\$339/rm	3/31/2028	
	4A	Stabilized	\$1,746.30	\$1,746.30	4.5 rm	\$388/rm	7/31/2028	
	4B	Stabilized	\$1,581.35	\$1,581.35	4.5 rm	\$351/rm	5/31/2028	
	4C	Stabilized	\$1,244.85	\$1,244.85	4.5 rm	\$277/rm	10/31/2027	
	4D	Stabilized	\$1,208.28	\$1,208.28	4.5 rm	\$269/rm	5/31/2027	
	4E	Stabilized	\$1,331.79	\$1,331.79	4.5 rm	\$296/rm	9/30/2026	
	4F	Stabilized	\$1,007.27	\$1,007.27	3.5 rm	\$288/rm	1/31/2027	SCRIE
	4G	Stabilized	\$1,428.57	\$1,428.57	3.5 rm	\$408/rm	11/30/2027	
	4H	Stabilized	\$1,410.04	\$1,410.04	4.5 rm	\$313/rm	4/30/2027	
	4J	Stabilized	↑\$1,399.40	\$1,309.87	4.5 rm	\$291/rm	1/31/2027	
	4K	Stabilized	\$1,081.78	\$1,081.78	3.5 rm	\$309/rm	11/30/2027	
	4L	Stabilized	\$1,109.15	\$1,109.15	4.5 rm	\$246/rm	9/30/2027	SCRIE
	4M	Stabilized	\$1,662.15	\$1,662.15	4.5 rm	\$369/rm	11/30/2027	LGL, ERAP
	5A	Stabilized	\$957.19	\$957.19	4.5 rm	\$213/rm	2/29/2028	
	5B	Stabilized	\$944.83	\$944.83	4.5 rm	\$210/rm	4/30/2027	SCRIE
	5C	Stabilized	\$1,194.04	\$1,194.04	4.5 rm	\$265/rm	12/31/2026	
	5D	Stabilized	\$1,070.94	\$1,070.94	4.5 rm	\$238/rm	5/31/2027	
	5E	Stabilized	\$1,329.43	\$1,329.43	4.5 rm	\$295/rm	7/31/2027	
	5F	Stabilized	\$1,187.22	\$1,187.22	3.5 rm	\$339/rm	9/30/2026	
	5G	Stabilized	↑\$1,704.10	\$1,476.68	3.5 rm	\$422/rm	3/31/2027	
	5H	Stabilized	\$1,539.48	\$1,539.48	4.5 rm	\$342/rm	12/31/2027	
	5J	Stabilized	\$1,059.08	\$1,059.08	4.5 rm	\$235/rm	9/30/2027	
	5K	Stabilized	↑\$2,934.81	\$1,719.59	3.5 rm	\$491/rm	1/31/2027	
	5L	Stabilized	\$1,624.90	\$1,624.90	4.5 rm	\$361/rm	12/31/2027	
	5M	Stabilized	\$1,379.15	\$1,379.15	4.5 rm	\$306/rm	11/30/2026	

RENT ROLL: 2869 Bainbridge

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	Unit	Type	Legal Rent	Scheduled Rent	Unit Size	Rent Metrics	Status/ Expires	Notes
E D C B A I N B R I D G E	6A	Stabilized	\$1,999.28	\$1,999.28	4.5 rm	\$444/rm	Vacant	
	6B	Stabilized	\$1,395.11	\$1,395.11	4.5 rm	\$310/rm	3/31/2028	SCRIE
	6C	Stabilized	\$1,629.00	\$1,629.00	4.5 rm	\$362/rm	10/31/2026	
	6D	Stabilized	↑\$2,011.25	\$1,913.34	4.5 rm	\$425/rm	2/28/2027	
	6E	Stabilized	\$1,399.97	\$1,399.97	4.5 rm	\$311/rm	9/30/2026	
	6F	Stabilized	↑\$1,824.70	\$1,386.82	3.5 rm	\$396/rm	8/31/2028	
	6G	Stabilized	\$1,051.03	\$1,051.03	3.5 rm	\$300/rm	11/30/2026	
	6H	Stabilized	\$1,299.25	\$1,299.25	4.5 rm	\$289/rm	12/31/2027	
	6J	Stabilized	\$1,056.94	\$1,056.94	4.5 rm	\$235/rm	7/31/2028	
	6K	Stabilized	\$916.57	\$916.57	3.5 rm	\$262/rm	6/30/2027	
	6L	Stabilized	\$1,769.74	\$1,769.74	4.5 rm	\$393/rm	3/31/2027	
	6M	Stabilized	↑\$1,739.97	\$1,615.79	4.5 rm	\$359/rm	6/30/2027	
	7A	Stabilized	\$1,622.61	\$1,622.61	4.5 rm	\$361/rm	12/31/2026	NYCHA
	7B	Stabilized	\$1,684.21	\$1,684.21	4.5 rm	\$374/rm	2/28/2028	
	7C	Stabilized	\$1,326.15	\$1,326.15	4.5 rm	\$295/rm	11/30/2026	
	7D	Stabilized	\$1,759.34	\$1,759.34	4.5 rm	\$391/rm	7/31/2028	
	7E	Stabilized	\$1,229.26	\$1,229.26	4.5 rm	\$273/rm	8/31/2028	
	7F	Stabilized	\$1,146.80	\$1,146.80	3.5 rm	\$328/rm	9/30/2026	
	7G	Stabilized	↑\$1,325.77	\$1,307.97	3.5 rm	\$374/rm	7/31/2027	
	7H	Stabilized	\$1,679.10	\$1,679.10	4.5 rm	\$373/rm	10/31/2027	
2 8 6 9	7J	Stabilized	\$1,490.22	\$1,490.22	4.5 rm	\$331/rm	8/31/2026	
	7K	Stabilized	\$1,385.76	\$1,385.76	3.5 rm	\$396/rm	6/30/2027	
	7L	Stabilized	\$1,139.43	\$1,139.43 P	4.5 rm	\$253/rm	Vacant	
	7M	Stabilized	\$1,835.98	\$1,835.98	4.5 rm	\$408/rm	6/30/2027	
	G01	Garage	\$250.00	\$250.00				
	G02	Garage	\$250.00	\$250.00				
	G03	Garage	\$250.00	\$250.00				
	G04	Garage	\$250.00	\$250.00				
	G05	Garage	\$130.00	\$130.00 P			Vacant	
	G06	Garage	\$250.00	\$250.00				
	G07	Garage	\$250.00	\$250.00				
	G08	Garage	\$250.00	\$250.00				
	G09	Garage	\$250.00	\$250.00				
	G10	Garage	\$250.00	\$250.00				
	G11	Garage	\$250.00	\$250.00				
	G12	Garage	\$250.00	\$250.00				
	G13	Garage	\$250.00	\$250.00				
	G14	Garage	\$250.00	\$250.00				
	G15	Garage	\$250.00	\$250.00				
	G16	Garage	-	-				Super's Parking
	LAUNDR	Laundry	\$1,000.00	\$1,000.00			5/31/2012	

TOTALS					Building-Wide			
	Monthly	\$106,593	\$103,754	73 Units	Avg.:	Avg. Apartment Rents:		
	Annual	\$1,279,115	\$1,245,049	309.0 Rooms	\$1,421/U, \$17/SF	\$1,377/U, \$324/RM		

LALA
REALTY GROUP

of

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COMMERCIAL REAL ESTATE SERVICES

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