

For Sale

ESTATE
SALEFIRST
SALE
EVEROWNER
BUILT IN
1957OWNER
MANAGEDASKING
\$4,175,000

ARTIST RENDERING



77-UNIT HIGHBRIDGE **DUAL-ELEVATOR** BUILDING FEATURING ATTRACTIVE LANDSCAPING, 11 PARKING SPACES, AN ONSITE LAUNDRY ROOM AND DUAL GARBAGE COMPACTORS

990 Anderson Avenue, The Bronx - Presenting this six-story, semi-fireproof brick elevator building in the Highbridge neighborhood of The Bronx.

Built in 1957, the property contains approximately 70,994 gross square feet on a 20,645-square-foot parcel. It comprises 77 residential units, including 38 one-bedroom apartments, 38 two-bedroom apartments and one superintendent's unit.

Steel-and-glass entrance doors with an attractive awning open into a large, spacious lobby. The building features an intercom system and two elevators. The south elevator has undergone extensive rehabilitation, while the second elevator is currently undergoing \$25,000 in repair work.

A driveway leads to the rear of the property, where there are three outdoor parking spaces and eight individual garages. One of the garages provides access to the tank room, which contains a 5,000-gallon above-ground tank supported on saddles, with a working capacity of 4,500 gallons of #2 oil.

The ground-floor boiler room contains a boiler that has been well-maintained over the years. Gas and electric meters are housed in dedicated ground-floor rooms, with breakers located in the electric meter room and fuse panels in the apartments.

Additional features include a Hercules-managed laundry room with five washers and four dryers, as well as garbage compactors serving both the north and south sides of the building. The elevator equipment rooms are located on the roof, where portions of the masonry have been repointed.

Residents benefit from convenient access to the B, D and 4 subway lines at the 161st Street-Yankee Stadium station. The surrounding area offers shopping and dining along East 161st Street and River Avenue, together with nearby destinations including Yankee Stadium, Bronx Terminal Market, Concourse Plaza, Joyce Kilmer Park, Mill Pond Park and the High Bridge connecting The Bronx with Manhattan.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS



\$2 BILLION
IN GROSS SALES

28+
YEARS

500+
DEALS

100s
SERVED



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PROPERTY & FINANCIAL OVERVIEW

990 Anderson Avenue, Bronx, NY 10452 (Parcel #: 2-02504-0075)



70,994 Total SF
77 Total Units
\$1,105,715 Gross Rent
\$335,568 Net Operating Income

ASKING \$4,175,000

\$59 /SF ◦ \$54K /Unit
3.8 x Rent ◦ 8.0% CAP
±8.5% - 13% C/C Return

Avg. Apartment Rents: \$1,167/U, \$298/RM
Building-Wide Avgs.: \$1,197/U, \$16/SF

BUILDING DETAILS

- 77 Total Units
- 77 Residential Apartments
- No Commercial Units
- 1 Building, 6 Stories, Built 1957
- Elevator Apartment - Semi-fireproof without Stores (D1)

BUILDING SIZE/SF

- 125 ft x 104 ft
- 70,994 Gross SF
- No SF With Non-Residential Use
- Avg. Apartment Size = 811 SF
- Est. 12% Common Area

PARCEL SIZE & ZONING

- 20,645 Square Feet
- 125 ft x 170.51 ft
- R7-1 Zone
- Max FAR: 3.44 HF - 5.01 UAP

FINANCING ILLUSTRATION

Interest Rate	7.000%
Amortization	30 Years
30.0% Down	\$1.253M
70.0% LTV	\$2.923M
Annual Debt Service	-\$233K
DSCR & Debt Yield	1.44 & 11.5%
Cash Flow: Cautious	\$102,246
Cash Flow: Optimistic	\$167,594

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

ANNUAL INCOME PROJECTIONS

Gross Scheduled Income (GSI)	\$1,105,715
3.0% Vacancy & Collection Allowance	(\$33,171)
Gross Operating Income (GOI)	\$1,072,544
Estimated Expenses	(\$736,976)
Net Operating Income	\$335,568

ESTIMATED ANNUAL EXPENSES

	67% of GSI ◦ \$10.38/SF ◦ \$9.6K/u	
RE Tax	\$2,133 /unit	(\$164,266)
Water & Sewer	\$1,350 /res. u	(\$103,950)
Insurance	\$1,600 /unit	(\$123,200)
Oil For Heat	\$1,300 /res. u	(\$100,100)
Utilities	\$0.30 /SF	(\$21,298)
Repairs & Maintenance	\$700 /res. u	(\$53,900)
Union Super & Porter	\$1,654 /res. u	(\$127,360)
Legal, Reserves & Misc.	1.00% of GOI	(\$10,725)
Management	3.00% of GOI	(\$32,176)
Total Expenses		(\$736,976)

UNIT MIX & MONTHLY INCOME

TYPE	COUNT	/ROOM	/UNIT	MIN	MAX	TOTAL
1 Bedroom	38	\$373	\$1,120	\$771	\$1,944	\$42,579
2 Bedroom	38	\$303	\$1,213	\$808	\$1,905	\$46,084
Super's Unit	1	-	-	-	-	-
Other	-	-	-	-	\$850	\$3,480
Total	77	-	-	-	-	\$92,143

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ALL FIGURE ARE YEAR ONE ESTIMATES. All information herein is derived from what we consider reliable third party sources and is provided without warranties of any kind, either express or implied. We do not represent that said information is accurate or complete, and it should not be relied upon as such. Offerings are subject to errors, omissions, revisions, price changes, or withdrawal without notice. RM Friedland LLC, Lala Realty Group LLC, RM Friedland CT, LLC, and/or their respective agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. Conduct a careful and independent examination of the property to determine to your satisfaction its suitability to your needs.

990 Anderson 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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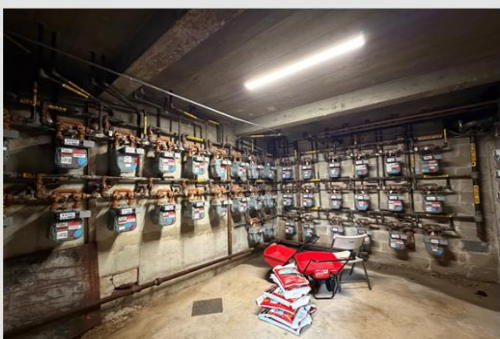
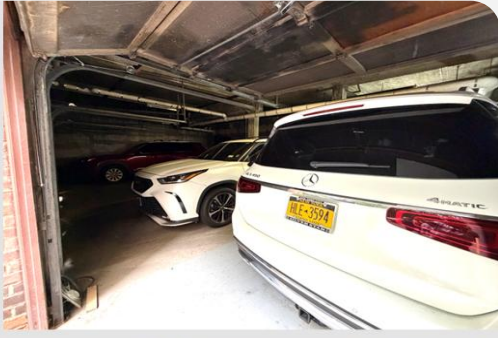


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990 Anderson Avenue



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LALA
REALTY GROUP

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

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990 Anderson Avenue

990 ANDERSON AVENUE, 10452

Bronx (Borough 2)

Block 2504

Lot 75

Zoning District

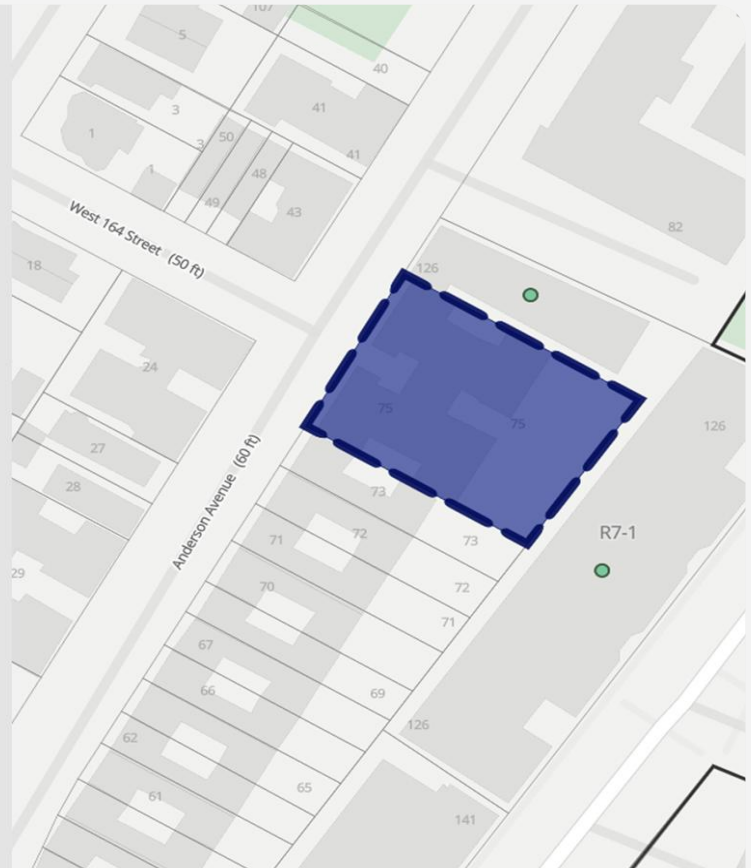
R7-1

Intersecting Map Layers

FRESH Zone

Appendix I

NYC SOURCE:
PLANNING zola.planning.nyc.gov



RENT ROLL: 990 Anderson

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
990 A N D E R S O N	1D	Stabilized	\$1,342.74	\$1,342.74	4.5 rm	\$298/rm	7/31/2028	
	1E	Stabilized	\$1,064.97	\$1,064.97	3.5 rm	\$304/rm	7/30/2028	
	1H	Stabilized	\$1,158.82	\$1,158.82	4.5 rm	\$258/rm	3/31/2028	
	1J	Stabilized	\$771.35	\$771.35	3 rm	\$257/rm	7/31/2028	DRIE
	1M	Super	-	-	4.5 rm			
	2A	Stabilized	\$1,109.46	\$1,109.46	4.5 rm	\$247/rm	6/30/2027	DRIE
	2B	Stabilized	\$1,080.59	\$1,080.59	4.5 rm	\$240/rm	6/30/2027	SCRIE
	2C	Stabilized	\$818.11	\$818.11 P	3.5 rm	\$234/rm	Vacant	
	2D	Stabilized	\$1,271.67	\$1,271.67	4.5 rm	\$283/rm	7/31/2028	
	2E	Stabilized	\$938.26	\$938.26	3.5 rm	\$268/rm	7/31/2027	
	2F	Stabilized	\$917.35	\$917.35	3.5 rm	\$262/rm	1/31/2027	
	2G	Stabilized	\$817.73	\$817.73	3.5 rm	\$234/rm	4/30/2026	
	2H	Stabilized	\$905.00	\$905.00	4.5 rm	\$201/rm	6/30/2028	
	2J	Stabilized	\$1,026.24	\$1,026.24	3 rm	\$342/rm	11/30/2026	
	2K	Stabilized	\$1,310.71	\$1,310.71	3.5 rm	\$374/rm	4/30/2027	
	2L	Stabilized	\$1,127.85	\$1,127.85	4 rm	\$282/rm	5/31/2027	
	2M	Stabilized	\$1,008.90	\$1,008.90	4.5 rm	\$224/rm	12/31/2027	
	3A	Stabilized	\$1,164.07	\$1,164.07	4.5 rm	\$259/rm	9/30/2026	
	3B	Stabilized	\$1,048.86	\$1,048.86	4.5 rm	\$233/rm	1/31/2027	
	3C	Stabilized	\$1,001.46	\$1,001.46	3.5 rm	\$286/rm	10/31/2026	
	3D	Stabilized	\$1,117.33	\$1,117.33	4.5 rm	\$248/rm	3/31/2028	
	3E	Stabilized	\$1,192.22	\$1,192.22	3.5 rm	\$341/rm	10/31/2026	SCRIE
	3F	Stabilized	\$1,042.39	\$1,042.39	3.5 rm	\$298/rm	7/31/2027	
	3G	Stabilized	\$1,166.53	\$1,166.53	3.5 rm	\$333/rm	6/30/2028	
	3H	Stabilized	\$940.60	\$940.60	4 rm	\$235/rm	10/31/2024	
	3J	Stabilized	\$1,256.30	\$1,256.30	3 rm	\$419/rm	11/30/2027	NYCHA
	3K	Stabilized	\$1,944.21	\$1,944.21	3.5 rm	\$555/rm	2/28/2027	
	3L	Stabilized	\$1,300.00	\$1,300.00	4 rm	\$325/rm	1/31/2027	
	3M	Stabilized	\$884.42	\$884.42	4.5 rm	\$197/rm	1/31/2027	
	4A	Stabilized	\$994.17	\$994.17	4.5 rm	\$221/rm	3/31/2028	
	4B	Stabilized	\$1,260.28	\$1,260.28	4.5 rm	\$280/rm	2/28/2028	NYCHA
	4C	Stabilized	\$1,279.11	\$1,279.11	3.5 rm	\$365/rm	3/31/2028	
	4D	Stabilized	\$1,157.75	\$1,157.75	4.5 rm	\$257/rm	9/30/2028	
	4E	Stabilized	\$1,044.20	\$1,044.20	3.5 rm	\$298/rm	1/31/2027	
	4F	Stabilized	\$876.20	\$876.20	3.5 rm	\$250/rm	12/31/2027	SCRIE
	4G	Stabilized	\$912.17	\$912.17	3.5 rm	\$261/rm	3/31/2027	
	4H	Stabilized	↑\$1,310.67	\$1,229.20	4.5 rm	\$273/rm	8/31/2027	
	4J	Stabilized	\$969.98	\$969.98	3 rm	\$323/rm	2/28/2028	
	4K	Stabilized	\$1,114.75	\$1,114.75	3.5 rm	\$319/rm	9/30/2026	SCRIE
	4L	Stabilized	\$1,176.57	\$1,176.57	4 rm	\$294/rm	10/31/2026	
	4M	Stabilized	\$1,521.62	\$1,521.62	4.5 rm	\$338/rm	3/31/2027	
	5A	Stabilized	\$1,904.76	\$1,904.76	4.5 rm	\$423/rm	11/30/2027	
	5B	Stabilized	\$1,107.65	\$1,107.65 P	4.5 rm	\$246/rm	Vacant	
	5C	Stabilized	\$1,184.97	\$1,184.97	3.5 rm	\$339/rm	10/31/2026	
	5D	Stabilized	\$1,156.77	\$1,156.77	4.5 rm	\$257/rm	4/30/2027	
	5E	Stabilized	\$1,199.05	\$1,199.05	3.5 rm	\$343/rm	2/28/2027	
	5F	Stabilized	\$928.60	\$928.60	3.5 rm	\$265/rm	1/31/2028	
	5G	Stabilized	\$986.65	\$986.65	3.5 rm	\$282/rm	10/31/2027	
	5H	Stabilized	\$1,194.11	\$1,194.11	4.5 rm	\$265/rm	3/31/2028	
	5J	Stabilized	\$1,056.00	\$1,056.00	3 rm	\$352/rm	1/31/2027	
	5K	Stabilized	\$1,570.69	\$1,570.69	3.5 rm	\$449/rm	6/30/2028	SCRIE
	5L	Stabilized	\$959.88	\$959.88	4 rm	\$240/rm	3/31/2027	
	5M	Stabilized	\$1,258.43	\$1,258.43	4.5 rm	\$280/rm	3/31/2027	

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RENT ROLL: 990 Anderson

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
Z O S O R E N D E R O 9 9 0	6A	Stabilized	\$1,160.97	\$1,160.97	4.5 rm	\$258/rm	6/30/2027	
	6B	Stabilized	\$828.50	\$828.50	4.5 rm	\$184/rm	5/31/2028	
	6C	Stabilized	\$1,324.36	\$1,324.36	3.5 rm	\$378/rm	12/31/2027	
	6D	Stabilized	\$1,574.88	\$1,574.88	4.5 rm	\$350/rm	4/30/2027	S8
	6E	Stabilized	\$1,343.35	\$1,343.35	3.5 rm	\$384/rm	3/31/2027	
	6F	Stabilized	\$1,551.33	\$1,551.33	3.5 rm	\$443/rm	7/31/2028	
	6G	Stabilized	\$949.89	\$949.89	3.5 rm	\$271/rm	6/30/2028	
	6H	Stabilized	↑\$1,187.39	\$808.30	4.5 rm	\$180/rm	12/31/2027	
	6J	Stabilized	\$1,089.67	\$1,089.67	3.5 rm	\$311/rm	5/31/2027	
	6K	Stabilized	\$1,412.96	\$1,412.96	3.5 rm	\$404/rm	1/31/2027	
	6L	Stabilized	\$1,439.66	\$1,439.66	4 rm	\$360/rm	10/31/2026	NYCHA
	6M	Stabilized	↑\$1,328.22	\$1,129.01	4.5 rm	\$251/rm	9/30/2027	
	7A	Stabilized	\$1,804.45	\$1,804.45	4.5 rm	\$401/rm	6/30/2026	SCRIE
	7B	Stabilized	\$1,058.71	\$1,058.71	4.5 rm	\$235/rm	1/31/2027	
	7C	Stabilized	\$1,043.45	\$1,043.45	3.5 rm	\$298/rm	3/31/2027	
	7D	Stabilized	\$1,848.89	\$1,848.89	4.5 rm	\$411/rm	11/30/2027	
	7E	Stabilized	\$931.66	\$931.66	3.5 rm	\$266/rm	11/30/2026	
	7F	Stabilized	\$968.79	\$968.79	3.5 rm	\$277/rm	3/31/2027	
	7G	Stabilized	\$916.69	\$916.69	3.5 rm	\$262/rm	6/30/2028	
	7H	Stabilized	\$1,732.50	\$1,732.50	4.5 rm	\$385/rm	12/31/2024	
	7J	Stabilized	\$1,567.60	\$1,567.60	3 rm	\$523/rm	6/30/2028	
	7K	Stabilized	\$1,088.84	\$1,088.84	3.5 rm	\$311/rm	3/31/2028	
	7L	Stabilized	\$1,199.25	\$1,199.25	4 rm	\$300/rm	9/30/2027	NYCHA
	7M	Stabilized	\$1,117.51	\$1,117.51	4.5 rm	\$248/rm	9/30/2027	
	1	Garage	-	-				
	2	Garage	\$275.00	\$275.00				
	3	Garage	\$275.00	\$275.00				
	4	Garage	\$275.00	\$275.00				
	6	Garage	\$275.00	\$275.00				
	7	Garage	\$130.00	\$130.00 P			Vacant	
	8	Garage	\$275.00	\$275.00				
	9	Garage	\$275.00	\$275.00				
	10	Garage	\$250.00	\$250.00				
	11	Garage	\$250.00	\$250.00				
	12	Garage	\$175.00	\$175.00 P			Vacant	
	13	Garage	\$175.00	\$175.00 P			Vacant	
	LAUNDRY	Laundry	\$850.00	\$850.00			5/31/2012	

TOTALS	Monthly		\$92,803	\$92,143	77 Units	Building-Wide	
	Annual		\$1,113,632	\$1,105,715	302.0 Rooms	Avg.:	Avg. Apartment Rents:
						\$1,197/U, \$16/SF	\$1,167/U, \$298/RM

LALA
REALTY GROUP

of

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

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28 Year Track Record
\$2 Billion In Gross Sales
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