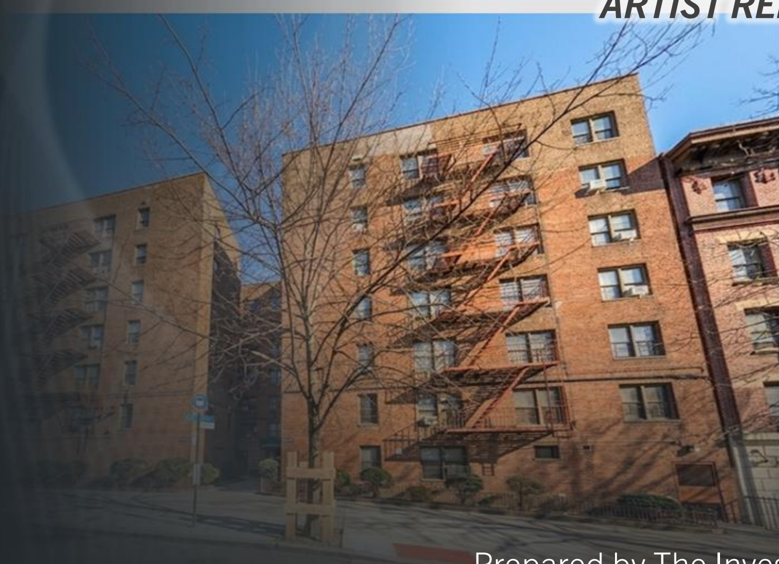
LALA REALITY GROUP of RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

EXCLUSIVE ESTATE SALE

FIRST SALE EVER ✧ 4 ELEVATOR BLDGS.
40s/50s OWNER-BUILT ✧ OWNER MANAGED
270-UNIT BRONX MULTIFAMILY PORTFOLIO

ARTIST RENDERINGS



Prepared by The Investment Sales Team @
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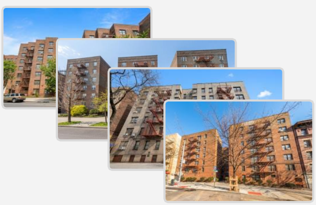
270-UNIT BRONX MULTIFAMILY PORTFOLIO



PROPERTY & FINANCIAL OVERVIEW

Four Building Package




278,224 Total SF
270 Total Units
$4,034,341 Gross Rent
$1,390,657 Net Operating Income

Avg. Apartment Rents: $1,230/U, $320/RM
Building-Wide Avgs.: $1,245/U, $15/SF

ASKING $17,300,000

$62 /SF ∘ $64K /Unit
4.3 x Rent ∘ 8.0% CAP
±8.5% - 12.5% C/C Return

BUILDING DETAILS

- 270 Total Units
- 270 Residential Apartments
- No Commercial Units
- 4 Buildings
- All Elevator Serviced

BUILDING SIZE/SF

- 278,224 Gross SF
- No SF With Non-Residential Use
- Avg. Apartment Size = 907 SF

COMBINED LAND

- 74,455 Square Feet

FINANCING ILLUSTRATION

Interest Rate	7.000%
Amortization	30 Years
30.0% Down	$5.19M
70.0% LTV	$12.11M
Annual Debt Service	-$967K
DSCR & Debt Yield	1.44 & 11.5%
Cash Flow: Cautious	$423,839
Cash Flow: Optimistic	$662,269

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

ANNUAL INCOME PROJECTIONS

Gross Scheduled Income (GSI)	$4,034,341
3.0% Vacancy & Collection Allowance	($121,030)
Gross Operating Income (GOI)	$3,913,311
Estimated Expenses	($2,522,654)
Net Operating Income	**$1,390,657**

ESTIMATED ANNUAL EXPENSES

	63% of GSI ∘ $9.07/SF ∘ $9.3K/u	
RE Tax	*$2,142 /unit*	($578,271)
Water & Sewer	*$1,350 /res. u*	($364,500)
Insurance	*$1,600 /unit*	($432,000)
Heat	*$1,300 /res. u*	($351,000)
Utilities	*$0.30 /SF*	($83,467)
Repairs & Maintenance	*$700 /res. u*	($189,000)
Payroll	*$1,363 /res. u*	($367,884)
Legal, Reserves & Misc.	*1.00% of GOI*	($39,133)
Management	*3.00% of GOI*	($117,399)
Total Expenses		**($2,522,654)**

PACKAGE: UNIT MIX & MONTHLY INCOME

TYPE	*COUNT*	*/ROOM*	*/UNIT*	*MIN*	*MAX*	*TOTAL*
Studio	6	$616	$1,232	$858	$1,436	$7,391
1 Bedroom	126	$390	$1,169	$680	$1,944	$147,299
2 Bedroom	134	$322	$1,287	$766	$1,999	$172,420
Super's Unit	4	-	-	-	-	-
Other	-	-	-	-	$1,000	$9,085
Total	**270**	**-**	**-**	**-**	**-**	**$336,195**

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$2 BILLION IN GROSS SALES · 28+ YEARS · 500+ DEALS · 100s SERVED


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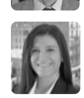
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PROPERTY INFORMATION




	2869 Bainbridge	2771 Bainbridge	2050 Anthony	990 Anderson	Package
LOCATION					
Address	2869 Bainbridge Avenue	2771 Bainbridge Avenue	2050 Anthony Avenue	990 Anderson Avenue	
Municipality	Bronx	Bronx	Bronx	Bronx	
State	NY	NY	NY	NY	
Zip Code	10458	10458	10457	10452	
Parcel Number	2-03296-0050	2-03295-0070	2-03156-0039	2-02504-0075	
Area	Bedford Park	Bedford Park	Fordham	High Bridge	
PARCEL & ZONING					
Parcel Count	1	1	1	1	4
Dimensions	129.17 ft x 188.5 ft	175 ft x 100 ft	91.5 ft x 159.42 ft	125 ft x 170.51 ft	
SF (Approx.)	21,700	17,500	14,610	20,645	74,455
Zoning	R7B	6/7th R7B & 1/7th R6B	R8	R7-1	
Floor Area Ratio	3.00 QH	2.86 QH	6.02 HF	3.44 HF	
	3.90 UAP	3.69 UAP	7.20 UAP	5.01 UAP	
Maximum Buildable SF	65K - 85K	50K - 65K	88K - 105K	71K - 103K	274K - 358K
Air Rights	Over-built - 10K	Over-built	29K - 46K	0K - 32K	
RE TAX 2026/2027	*Class: 2*	*Class: 2*	*Class: 2*	*Class: 2*	*Class: 2*
Assessed Value	$1,438,380	$1,034,910	$855,000	$1,320,570	$4,648,860
Estimated Rate	12.439%	12.439%	12.439%	12.439%	12.439%
True/Full Tax	$178,920	$128,732	$106,353	$164,266	$578,271
Abatements/Fees	$0	$0	$0	$0	$0
Estimated Tax Expense	$178,920	$128,732	$106,353	$164,266	$578,271
BUILDING					
# of Buildings	1	1	1	1	4
Dimensions	125 ft x 119 ft	175 ft x 70 ft	91.5 ft x 139 ft	125 ft x 104 ft	
Stories	6	6	6	6	
Year Built	1955	1949	1942	1957	
Building Class	Elevator	Elevator	Elevator	Elevator	
UNIT MIX	*Owner/ICARD/CO*	*Owner/ICARD/CO*	*Owner/ICARD*	*Owner/ICARD/CO*	
Total Units	73	60	60	77	270
Res.+ Ret/Off	*73+0*	*60+0*	*60+0*	*77+0*	*270+0*
SQUARE FEET (EST.)					
Gross Building Area	74,500	73,500	59,230	70,994	278,224
Retail/Office Use Area	0	0	0	0	0
Est. Common Area	8,940	8,820	7,108	8,519	33,387
Loss Factor	*12.00%*	*12.00%*	*12.00%*	*12.00%*	
Residential SF	65,560	64,680	52,122	62,475	244,837
Est. Avg. Res. Unit SF	898	1,078	869	811	907

INCOME & EXPENSE SUMMARY




	2869 Bainbridge	2771 Bainbridge	2050 Anthony	990 Anderson	Package
EFFECTIVE EXPENSES					
True Real Estate Tax	($178,920)	($128,732)	($106,353)	($164,266)	($578,271)
Water / Sewer	($98,550)	($81,000)	($81,000)	($103,950)	($364,500)
Insurance	($116,800)	($96,000)	($96,000)	($123,200)	($432,000)
Heating Fuel	($94,900)	($78,000)	($78,000)	($100,100)	($351,000)
Common Gas / Electric	($22,350)	($22,050)	($17,769)	($21,298)	($83,467)
Repairs / Maintenance	($51,100)	($42,000)	($42,000)	($53,900)	($189,000)
Payroll/Janitorial (Union)	($132,864)	($42,900)	($64,760)	($127,360)	($367,884)
Legal, Accounting & Misc.	($12,077)	($8,395)	($7,936)	($10,725)	($39,133)
Management	($36,231)	($25,184)	($23,808)	($32,176)	($117,399)
Total Effective Expenses	**($743,792)**	**($524,261)**	**($517,626)**	**($736,976)**	**($2,522,654)**
/unit	$10,189	$8,738	$8,627	$9,571	$9,343
/SF	$9.98	$7.13	$8.74	$10.38	$9.07
% of GSI	60%	61%	63%	67%	63%

INCOME & EXPENSE					
Gross Scheduled Income	$1,245,049	$865,441	$818,136	$1,105,715	$4,034,341
Collection And Vacancy Loss	($37,351)	($25,963)	($24,544)	($33,171)	($121,030)
	3.00%	3.00%	3.00%	3.00%	3.00%
Gross Operating Income	$1,207,698	$839,478	$793,592	$1,072,544	$3,913,311
less Expenses	($743,792)	($524,261)	($517,626)	($736,976)	($2,522,654)
Investor's NOI	**$463,906**	**$315,217**	**$275,966**	**$335,568**	**$1,390,657**

PRICING & METRICS					
Asking	**$5,850,000**	**$3,825,000**	**$3,450,000**	**$4,175,000**	**$17,300,000**
CAP Rate	7.93%	8.24%	8.00%	8.04%	8.04%
x Rent Roll (GRM)	4.70	4.42	4.22	3.78	4.29
/unit	$80,137	$63,750	$57,500	$54,221	$64,074
/SF	$79	$52	$58	$59	$62

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For Sale

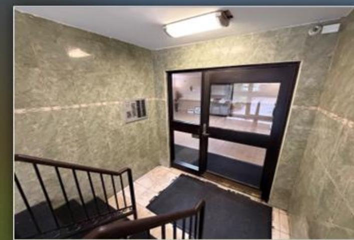
ESTATE SALE

FIRST SALE EVER

OWNER BUILT IN 1955

OWNER MANAGED

ASKING $5,850,000



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.

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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 effecient 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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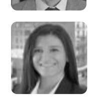
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2869 Bainbridge Avenue

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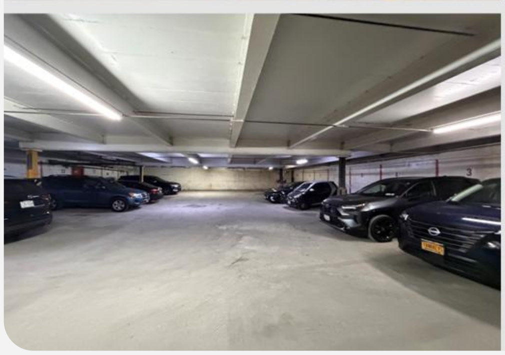


2869 Bainbridge Avenue

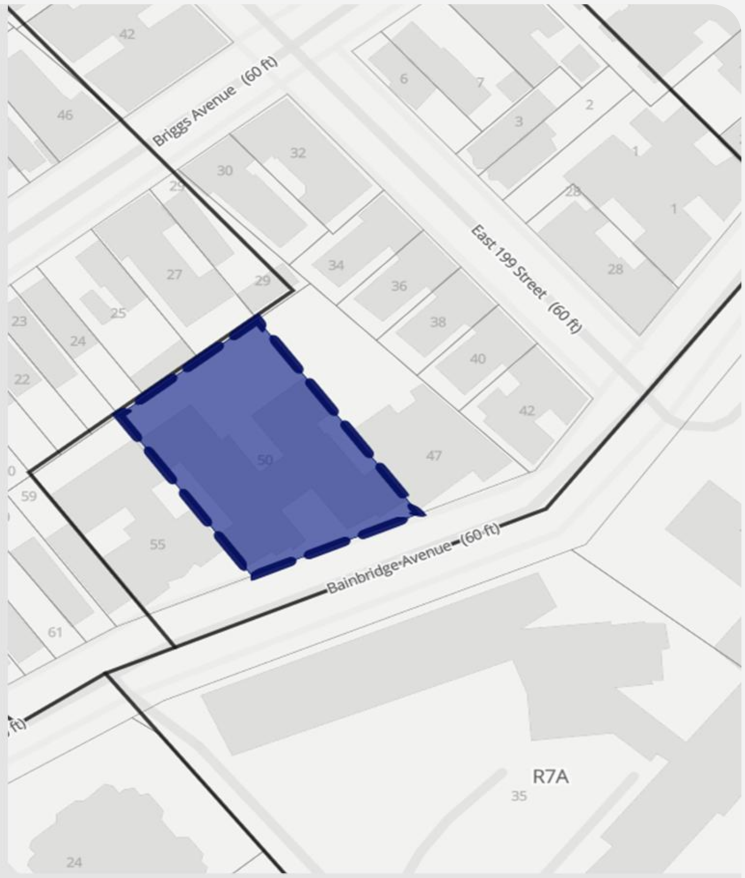
2869 Bainbridge Avenue

2869 BAINBRIDGE AVENUE, 10458
Bronx (Borough 2)
Block 3296
Lot 50

Zoning District
R7B

Intersecting Map Layers
FRESH Zone
Appendix I

NYC PLANNING ***SOURCE:***
zola.planning.nyc.gov



RENT ROLL: 2869 Bainbridge

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

2869 BAINBRIDGE

Unit	Type	Legal Rent	Scheduled Rent	Unit Size	Rent Metrics	Status/ Expires	Notes
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

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
2869 BAINBRIDGE	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	
	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	***Monthly***	***$106,593***	***$103,754***	73 Units	Building-Wide Avgs.:	Avg. Apartment Rents:
	Annual	***$1,279,115***	***$1,245,049***	309.0 Rooms	$1,421/U, $17/SF	$1,377/U, $324/RM

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COMMERCIAL REAL ESTATE SERVICES

For Sale

ESTATE SALE | **FIRST SALE EVER** | **OWNER BUILT IN 1949** | **OWNER MANAGED** | **ASKING $3,825,000**

ARTIST RENDERING

60-UNIT BEDFORD PARK ELEVATOR BUILDING FEATURING A DISTINCTIVE LOBBY, HERCULES LAUNDRY, INTERCOM SYSTEM AND 5,000-GALLON OIL TANK

2771 Bainbridge Avenue, The Bronx - Team Lala of RM Friedland is pleased to present the opportunity to acquire this six-story, semi-fireproof brick elevator building in the Bedford Park neighborhood of The Bronx.

Built in 1949, the property contains approximately 73,500 gross square feet on a 17,500-square-foot parcel. It comprises 60 residential units, including five studios, 42 one-bedroom apartments, 12 two-bedroom apartments and one superintendent's unit.

Steel-and-glass entrance doors open into a welcoming lobby featuring a decorative fireplace and terrazzo flooring.

The building also includes an intercom system, steel staircases and a Hercules-managed laundry room with three washers and three dryers.

The ground-floor boiler room contains a boiler installed in 1992 that has been maintained over the years. A 5,000-gallon above-ground tank, supported on saddles, has a working capacity of 4,500 gallons and stores #2 oil.

Gas and electric meters are housed in dedicated rooms on the ground floor and the elevator equipment room is located at roof level.

Residents benefit from convenient access to the B and D subway lines at Bedford Park Boulevard and Kingsbridge Road. The surrounding neighborhood offers shopping and dining along Bedford Park Boulevard, East 204th Street and the Grand Concourse, together with access to Poe Park, Lehman College, the New York Botanical Garden and Montefiore Einstein's Moses Campus.

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS

LALA REALTY GROUP of RM FRIEDLAND COMMERCIAL REAL ESTATE SERVICES

$2 BILLION IN GROSS SALES | 28+ YEARS | 500+ DEALS | 100s SERVED

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David Raciti ◦ (914) 775-7322
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Michelle Lala ◦ (914) 861-3183
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PROPERTY & FINANCIAL OVERVIEW

2771 Bainbridge Avenue, Bronx, NY 10458 (Parcel #: 2—03295—0070)

73,500 Total SF
60 Total Units
$865,441 Gross Rent
$315,217 Net Operating Income

ASKING $3,825,000

$52 /SF ∘ $64K /Unit
4.4 x Rent ∘ 8.2% CAP
±9% - 13% C/C Return

Avg. Apartment Rents: $1,216/U, $366/RM
Building-Wide Avgs.: $1,202/U, $12/SF

BUILDING DETAILS

- 60 Total Units
- 60 Residential Apartments
- No Commercial Units
- 1 Building, 6 Stories, Built 1949
- Elevator Apartment - Semi-fireproof without Stores (D1)

BUILDING SIZE/SF

- 175 ft x 70 ft
- 73,500 Gross SF
- No SF With Non-Residential Use
- Avg. Apartment Size = 1,078 SF
- Est. 12% Common Area

PARCEL SIZE & ZONING

- 17,500 Square Feet
- 175 ft x 100 ft
- 6/7th R7B & 1/7th R6B Zone
- Max FAR: 2.86 QH - 3.69 UAP

FINANCING ILLUSTRATION

Interest Rate	7.000%
Amortization	30 Years
30.0% Down	$1.148M
70.0% LTV	$2.678M
Annual Debt Service	-$214K
DSCR & Debt Yield	1.47 & 11.8%
Cash Flow: Cautious	$101,455
Cash Flow: Optimistic	$152,603

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

ANNUAL INCOME PROJECTIONS

Gross Scheduled Income (GSI)	$865,441
3.0% Vacancy & Collection Allowance	($25,963)
Gross Operating Income (GOI)	$839,478
Estimated Expenses	($524,261)
Net Operating Income	**$315,217**

ESTIMATED ANNUAL EXPENSES

	61% of GSI ∘ $7.13/SF ∘ $8.7K/u	
RE Tax	*$2,146 /unit*	($128,732)
Water & Sewer	*$1,350 /res. u*	($81,000)
Insurance	*$1,600 /unit*	($96,000)
Oil For Heat	*$1,300 /res. u*	($78,000)
Utilities	*$0.30 /SF*	($22,050)
Repairs & Maintenance	*$700 /res. u*	($42,000)
Union Super	*$715 /res. u*	($42,900)
Legal, Reserves & Misc.	*1.00% of GOI*	($8,395)
Management	*3.00% of GOI*	($25,184)
Total Expenses		**($524,261)**

UNIT MIX & MONTHLY INCOME

TYPE	*COUNT*	*/ROOM*	*/UNIT*	*MIN*	*MAX*	*TOTAL*
Studio	5	$602	$1,205	$858	$1,436	$6,023
1 Bedroom	42	$403	$1,208	$835	$1,692	$50,742
2 Bedroom	12	$312	$1,246	$766	$1,751	$14,956
Super's Unit	1	-	-	-	-	-
Other	-	-	-	$400	$400	$400
Total	**60**	**-**	**-**	**-**	**-**	**$72,120**

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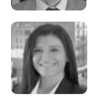
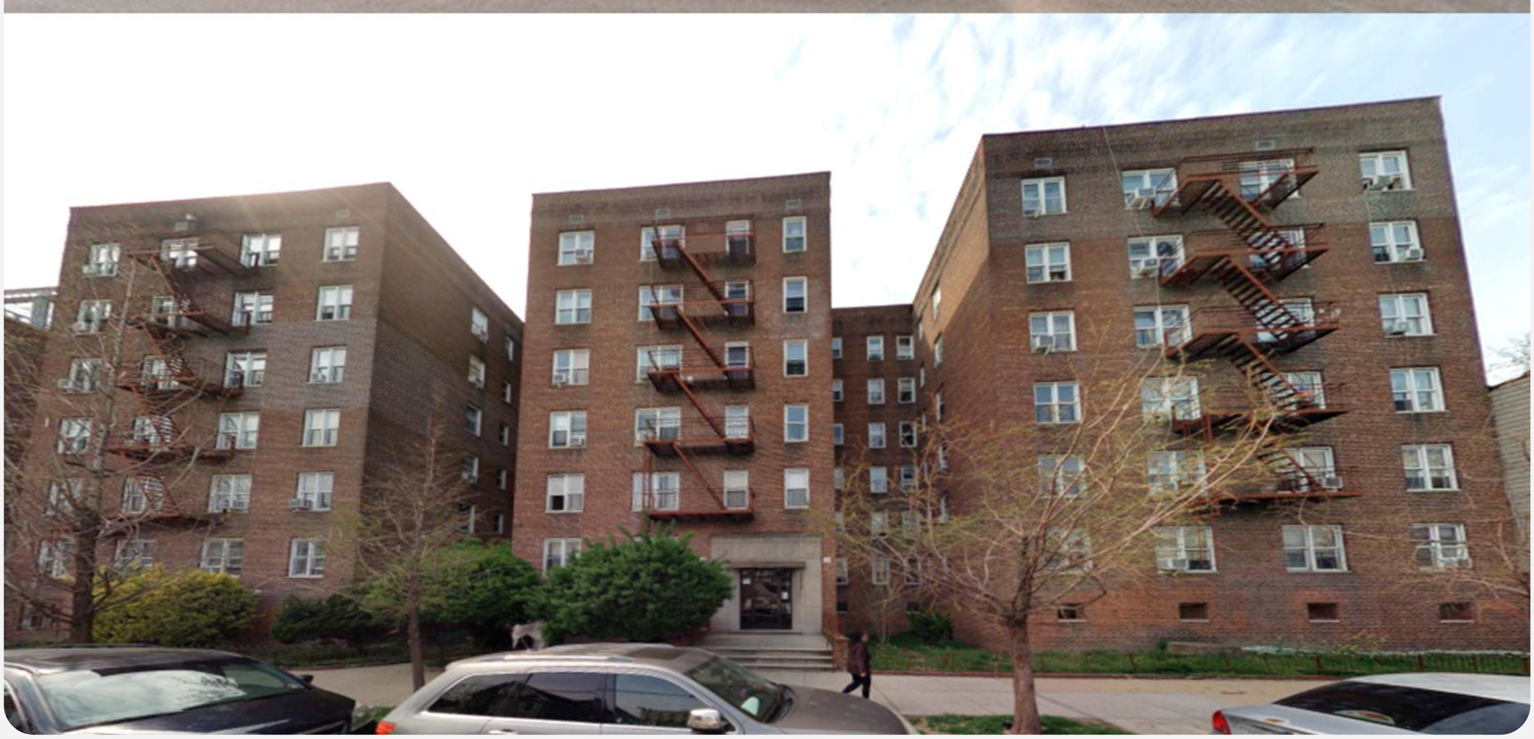
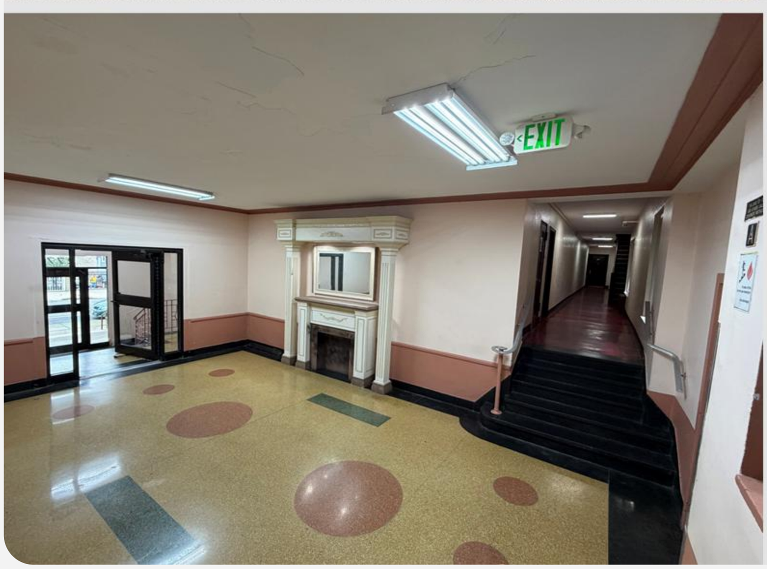

Michelle Lala ∘ (914) 861-3183
mplala@rmfriedland.com

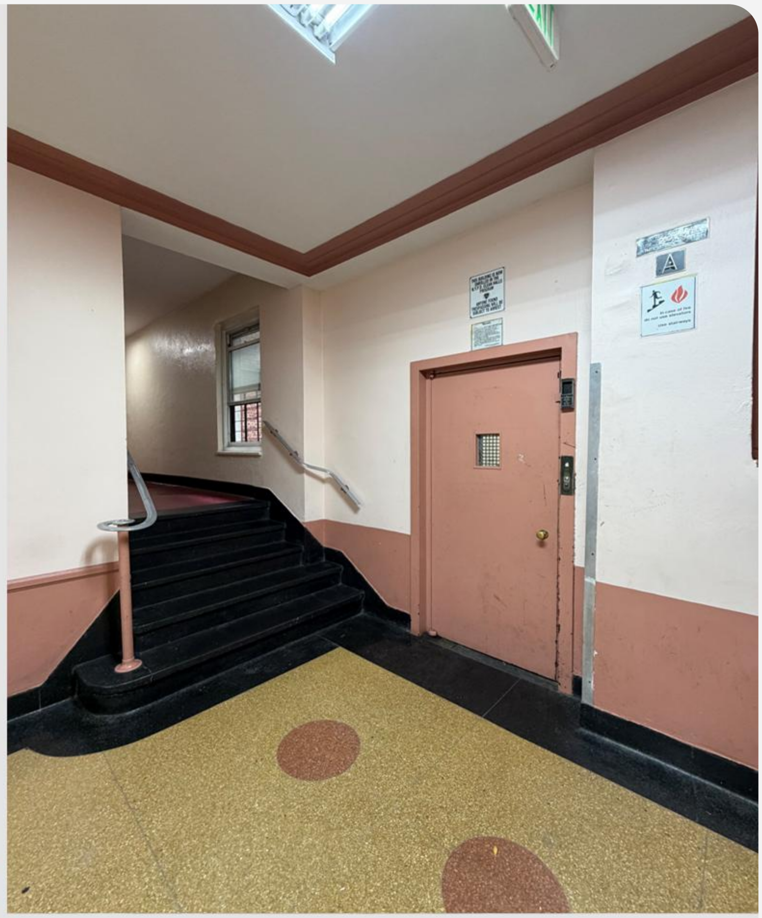
2771 Bainbridge Avenue

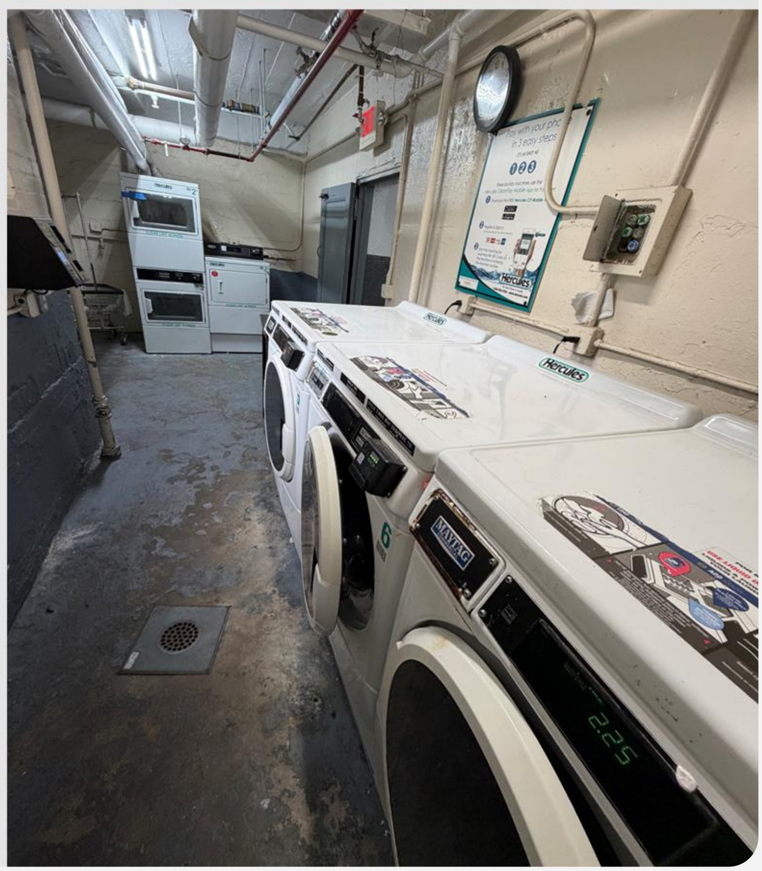
This image has been digitally enhanced to optimize lighting, sky conditions, and other aesthetic elements for visualization. Original site conditions may vary.



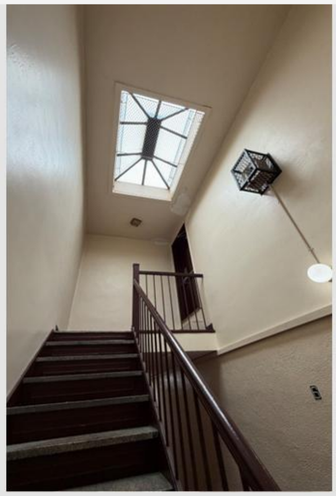
2771 Bainbridge Avenue



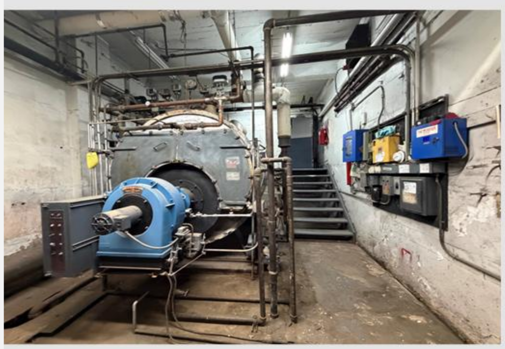


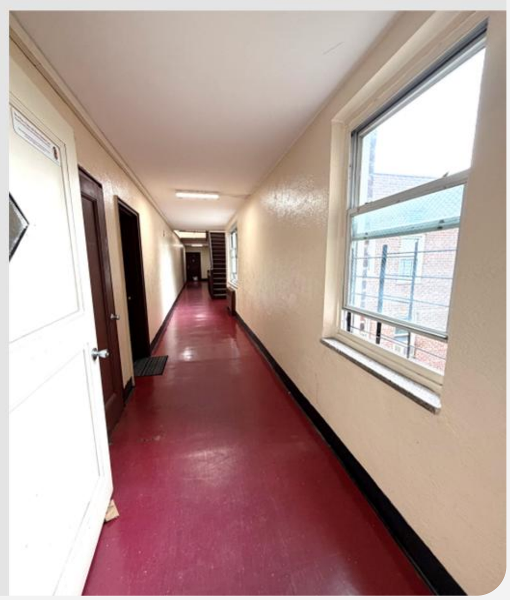


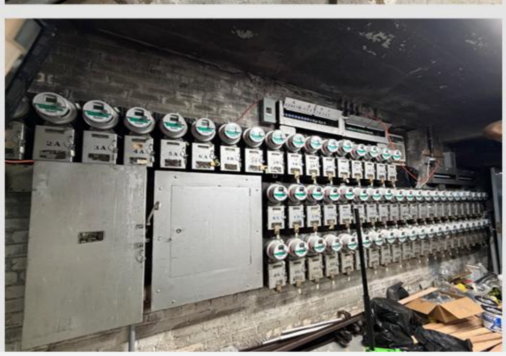
2771 Bainbridge Avenue





2771 Bainbridge Avenue

2771 BAINBRIDGE AVENUE, 10458
Bronx (Borough 2)
Block 3295
Lot 70

Zoning Districts
R7B R6B

Intersecting Map Layers
FRESH Zone
Appendix I

NYC PLANNING *SOURCE:* zola.planning.nyc.gov

RENT ROLL: 2771 Bainbridge

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

2771 BAINBRIDGE

Unit	Type	Legal Rent	Scheduled Rent	Unit Size	Rent Metrics	Status/ Expires	Notes
1A	Stabilized	$1,423.90	**$1,423.90**	3 rm	$475/rm	1/31/2027	
1B	Stabilized	$917.87	**$917.87**	3 rm	$306/rm	Vacant	SCRIE
1C	Stabilized	$1,441.34	**$1,441.34**	4 rm	$360/rm	3/31/2027	
1D	Stabilized	↑$1,352.52	**$1,155.58**	3.5 rm	$330/rm	9/30/2026	
1F	Stabilized	$1,500.00	**$1,500.00**	3.5 rm	$429/rm	9/30/2027	NYCHA
1G	Stabilized	$1,075.64	**$1,075.64**	3.5 rm	$307/rm	3/31/2027	
1H	Stabilized	$1,378.87	**$1,378.87**	4 rm	$345/rm	10/31/2027	NYCHA
1J	Stabilized	↑$1,673.68	**$1,499.11**	3 rm	$500/rm	9/30/2027	
1K	Stabilized	$1,457.22	**$1,457.22**	3 rm	$486/rm	2/28/2027	
2A	Stabilized	$1,670.32	**$1,670.32**	3 rm	$557/rm	10/31/2026	
2B	Stabilized	↑$1,294.82	**$1,285.25**	3 rm	$428/rm	9/30/2026	
2C	Stabilized	$766.17	**$766.17**	4.5 rm	$170/rm	7/31/2027	
2D	Stabilized	$1,119.84	**$1,119.84**	3.5 rm	$320/rm	6/30/2026	
2E	Stabilized	$1,280.53	**$1,280.53**	2.5 rm	$512/rm	8/31/2027	
2F	Stabilized	$1,451.36	**$1,451.36**	3.5 rm	$415/rm	5/31/2028	
2G	Stabilized	↑$1,210.49	**$1,141.06**	3.5 rm	$326/rm	2/29/2028	
2H	Stabilized	$1,109.84	**$1,109.84**	4 rm	$277/rm	10/31/2028	
2J	Stabilized	$985.68	**$985.68**	3 rm	$329/rm	10/31/2027	
2K	Stabilized	↑$1,215.64	**$1,100.00**	3 rm	$367/rm	4/30/2027	
3A	Stabilized	$950.47	**$950.47**	3 rm	$317/rm	2/28/2028	SCRIE
3B	Stabilized	$1,143.93	**$1,143.93**	3 rm	$381/rm	10/31/2027	
3C	Stabilized	$1,322.02	**$1,322.02**	4.5 rm	$294/rm	5/31/2027	SCRIE
3D	Stabilized	$1,098.66	**$1,098.66**	3.5 rm	$314/rm	10/31/2028	NYCHA
3E	Stabilized	$858.47	**$858.47**	2 rm	$429/rm	7/31/2026	
3F	Stabilized	↑$1,487.37	**$1,335.96**	3.5 rm	$382/rm	8/31/2028	NYCHA
3G	Stabilized	$977.10	**$977.10**	3.5 rm	$279/rm	8/31/2027	
3H	Stabilized	$1,082.99	**$1,082.99**	4 rm	$271/rm	10/31/2027	
3J	Stabilized	$1,171.44	**$1,171.44**	3 rm	$390/rm	3/31/2027	
3K	Stabilized	$1,134.63	**$1,134.63**	3 rm	$378/rm	5/31/2028	
4A	Stabilized	$1,172.27	**$1,172.27**	3 rm	$391/rm	10/31/2027	NYCHA
4B	Stabilized	$1,217.13	**$1,217.13**	3 rm	$406/rm	5/31/2027	
4C	Stabilized	$1,414.52	**$1,414.52**	4.5 rm	$314/rm	11/30/2026	
4D	Stabilized	$1,207.94	**$1,207.94**	3.5 rm	$345/rm	2/29/2028	
4E	Stabilized	$1,340.21	**$1,340.21**	2 rm	$670/rm	8/31/2027	
4F	Stabilized	$1,248.74	**$1,248.74**	3.5 rm	$357/rm	10/31/2027	
4G	Stabilized	$1,440.52	**$1,440.52**	3.5 rm	$412/rm	7/31/2028	
4H	Stabilized	$1,751.44	**$1,751.44**	4 rm	$438/rm	1/31/2027	
4J	Stabilized	$1,285.60	**$1,285.60**	3 rm	$429/rm	7/31/2027	
4K	Stabilized	$946.20	**$946.20**	3 rm	$315/rm	4/30/2028	

RENT ROLL: 2771 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
2771 BAINBRIDGE	5A	Stabilized	$1,326.61	**$1,326.61**	3 rm	$442/rm	5/31/2027	
	5B	Stabilized	$986.80	**$986.80**	3 rm	$329/rm	1/31/2028	
	5C	Stabilized	↑$1,585.11	**$1,310.32**	4.5 rm	$291/rm	1/31/2028	
	5D	Stabilized	$1,082.04	**$1,082.04**	3.5 rm	$309/rm	7/31/2027	HASA
	5E	Stabilized	$1,435.72	**$1,435.72**	2 rm	$718/rm	12/31/2027	
	5F	Stabilized	$1,249.60	**$1,249.60**	3.5 rm	$357/rm	10/31/2026	
	5G	Stabilized	$1,145.39	**$1,145.39**	3.5 rm	$327/rm	1/31/2027	
	5H	Stabilized	$1,087.07	**$1,087.07**	4 rm	$272/rm	4/30/2027	
	5J	Stabilized	$1,287.09	**$1,287.09**	3 rm	$429/rm	8/31/2027	NYCHA
	5K	Stabilized	$1,662.15	**$1,662.15**	3 rm	$554/rm	3/31/2028	
	6A	Stabilized	$1,342.50	**$1,342.50**	3 rm	$448/rm	3/31/2027	S8
	6B	Stabilized	$838.80	**$838.80**	3 rm	$280/rm	2/28/2028	
	6C	Stabilized	$1,158.60	**$1,158.60**	4.5 rm	$257/rm	1/31/2028	
	6D	Stabilized	$1,097.60	**$1,097.60**	3.5 rm	$314/rm	3/31/2027	
	6E	Stabilized	$1,107.64	**$1,107.64**	2 rm	$554/rm	11/30/2026	
	6F	Stabilized	$889.47	**$889.47**	3.5 rm	$254/rm	12/31/2026	NYCHA
	6G	Stabilized	$1,193.94	**$1,193.94**	3.5 rm	$341/rm	3/31/2027	
	6H	Stabilized	$1,132.63	**$1,132.63**	4 rm	$283/rm	7/31/2028	
	6J	Stabilized	$834.67	**$834.67**	3 rm	$278/rm	4/30/2028	
	6K	Stabilized	$1,691.64	**$1,691.64**	3 rm	$564/rm	10/31/2026	
	LAUNDR	Laundry	$400.00	**$400.00**			5/31/2012	
	SUPER	Super	-	**-**	4.5 rm			

TOTALS	***Monthly***	***$73,112***	***$72,120***	60 Units	Building-Wide Avgs.: $1,202/U, $12/SF		Avg. Apartment Rents: $1,216/U, $366/RM
	Annual	***$877,349***	***$865,441***	200.5 Rooms			

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For Sale

ESTATE SALE

FIRST SALE EVER

OWNER BUILT IN 1942

OWNER MANAGED

ASKING $3,450,000

60-UNIT FORDHAM ELEVATOR BUILDING WITH A WELL-APPOINTED, TERRAZZO-FLOORED LOBBY, ON-SITE LAUNDRY, GARBAGE COMPACTOR AND CONVENIENT TRANSIT ACCESS

2050 Anthony Avenue, The Bronx - Team Lala of RM Friedland is pleased to present the opportunity to acquire this six-story, semi-fireproof brick elevator building in the Fordham neighborhood of The Bronx.

Built in 1942, the property contains approximately 59,230 gross square feet on a 14,610-square-foot parcel.

It comprises 60 residential units, including one studio, 28 one-bedroom apartments, 30 two-bedroom apartments and one superintendent’s unit.

Steel-and-glass entrance doors open to marble stairs leading into an expansive lobby. The building also features terrazzo flooring in common areas, an intercom system, steel staircases, a Hercules-managed laundry room with three washers and two dryers, and a garbage compactor.

The boiler is housed in a dedicated ground-floor room. A separate tank room contains a 5,000-gallon above-ground tank supported on saddles, with a working capacity of 4,500 gallons of #2 oil.

Gas and electric meters are housed in dedicated rooms throughout the ground floor. Breakers are located with the basement, while the apartments contain fuse panels.

Some pointing has been completed at roof level and the elevator equipment room is also located on the roof.

Residents benefit from convenient access to the B and D subway lines at the 182nd-183rd Streets station. The surrounding neighborhood provides shopping and dining along East Burnside Avenue and the Grand Concourse, together with nearby recreational and institutional destinations including Richman (Echo) Park, Bronx Community College and Fordham University’s Rose Hill campus.

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$2 Billion IN GROSS SALES · 28+ YEARS · 500+ DEALS · 100s SERVED


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PROPERTY & FINANCIAL OVERVIEW

2050 Anthony Avenue, Bronx, NY 10457 (Parcel #: 2—03156—0039)

59,230 Total SF
60 Total Units
$818,136 Gross Rent
$275,966 Net Operating Income

Avg. Apartment Rents: $1,146/U, $305/RM
Building-Wide Avgs.: $1,136/U, $14/SF

ASKING $3,450,000

$58 /SF ∘ $58K /Unit
4.2 x Rent ∘ 8.0% CAP
±8% - 12.5% C/C Return

BUILDING DETAILS

- 60 Total Units
- 60 Residential Apartments
- No Commercial Units
- 1 Building, 6 Stories, Built 1942
- Elevator Apartment - Semi-fireproof without Stores (D1)

BUILDING SIZE/SF

- 91.5 ft x 139 ft
- 59,230 Gross SF
- No SF With Non-Residential Use
- Avg. Apartment Size = 869 SF
- Est. 12% Common Area

PARCEL SIZE & ZONING

- 14,610 Square Feet
- 91.5 ft x 159.42 ft
- R8 Zone
- Max FAR: 6.02 HF - 7.20 UAP

FINANCING ILLUSTRATION

Interest Rate	7.000%
Amortization	30 Years
30.0% Down	$1.035M
70.0% LTV	$2.415M
Annual Debt Service	-$193K
DSCR & Debt Yield	1.43 & 11.4%
Cash Flow: Cautious	$83,161
Cash Flow: Optimistic	$131,513

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

ANNUAL INCOME PROJECTIONS

Gross Scheduled Income (GSI)	$818,136
3.0% Vacancy & Collection Allowance	($24,544)
Gross Operating Income (GOI)	$793,592
Estimated Expenses	($517,626)
Net Operating Income	**$275,966**

ESTIMATED ANNUAL EXPENSES

	63% of GSI ∘ $8.74/SF ∘ $8.6K/u	
RE Tax	*$1,773 /unit*	($106,353)
Water & Sewer	*$1,350 /res. u*	($81,000)
Insurance	*$1,600 /unit*	($96,000)
Oil For Heat	*$1,300 /res. u*	($78,000)
Utilities	*$0.30 /SF*	($17,769)
Repairs & Maintenance	*$700 /res. u*	($42,000)
Union Super	*$1,079 /res. u*	($64,760)
Legal, Reserves & Misc.	*1.00% of GOI*	($7,936)
Management	*3.00% of GOI*	($23,808)
Total Expenses		**($517,626)**

UNIT MIX & MONTHLY INCOME

TYPE	*COUNT*	*/ROOM*	*/UNIT*	*MIN*	*MAX*	*TOTAL*
Studio	1	$684	$1,368	$1,368	$1,368	$1,368
1 Bedroom	28	$381	$1,142	$680	$1,579	$31,968
2 Bedroom	30	$286	$1,142	$781	$1,789	$34,266
Super's Unit	1	-	-	-	-	-
Other	-	-	-	$75	$500	$575
Total	**60**	**-**	**-**	**-**	**-**	**$68,178**

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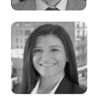
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2050 Anthony Avenue

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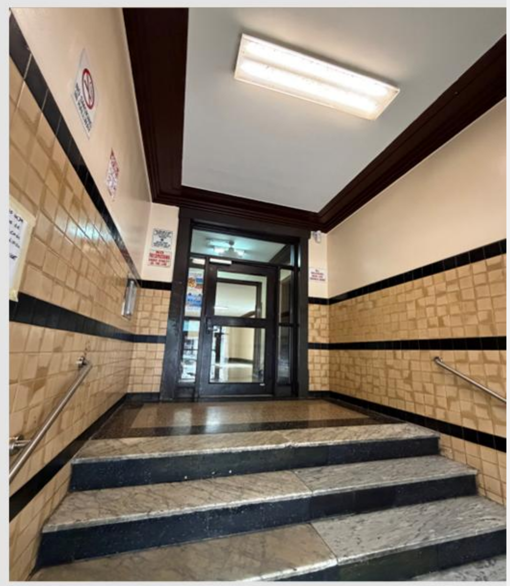
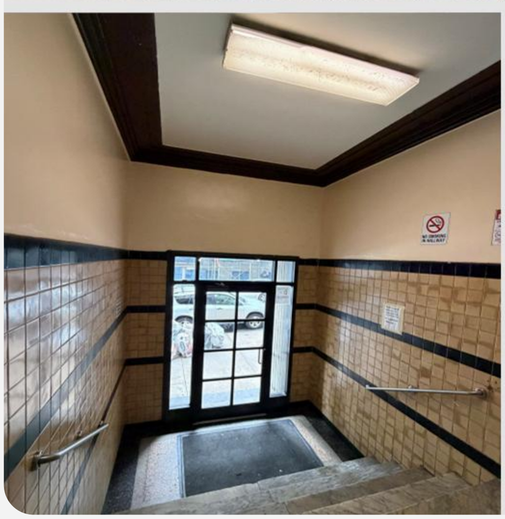
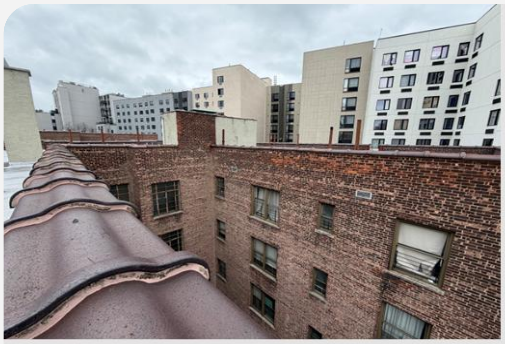
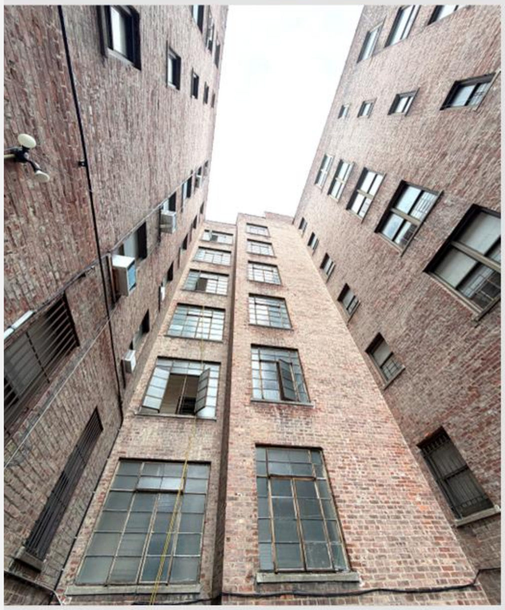
2050 Anthony Avenue

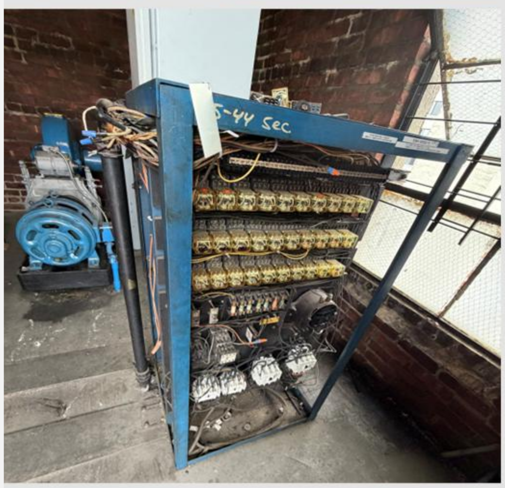


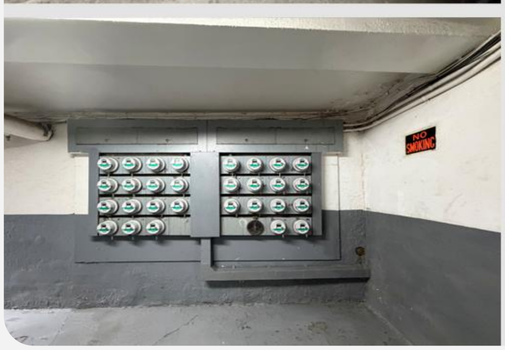


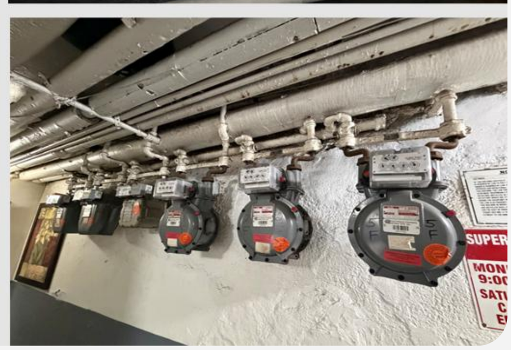
2050 Anthony Avenue











2050 Anthony Avenue

2050 ANTHONY AVENUE, 10457
Bronx (Borough 2)
Block 3156
Lot 39

Zoning District
R8

Intersecting Map Layers
FRESH Zone
Appendix I

NYC PLANNING ***SOURCE:***
zola.planning.nyc.gov

RENT ROLL: 2050 Anthony

[p] = projected ↑ = Higher Legal "Per SF" rents are annual "Per Room" rents are monthly

2050 ANTHONY

Unit	Type	Legal Rent	Scheduled Rent	Unit Size	Rent Metrics	Status/ Expires	Notes
1A	Stabilized	$1,144.99	**$1,144.99**	4.5 rm	$254/rm	2/29/2028	
1B	Stabilized	$1,368.25	**$1,368.25**	2.5 rm	$547/rm	Vacant	
1C	Stabilized	$1,225.51	**$1,225.51**	4.5 rm	$272/rm	1/31/2027	
1E	Stabilized	$1,193.28	**$1,193.28**	4 rm	$298/rm	6/30/2027	SCRIE
1F	Stabilized	$1,296.87	**$1,296.87**	4 rm	$324/rm	3/31/2027	
1G	Stabilized	$1,257.56	**$1,257.56**	3 rm	$419/rm	4/30/2027	
1H	Stabilized	$1,212.20	**$1,212.20**	3.5 rm	$346/rm	2/28/2027	
1J	Stabilized	$1,419.65	**$1,419.65**	3.5 rm	$406/rm	5/31/2027	
1K	Stabilized	$1,254.98	**$1,254.98**	4.5 rm	$279/rm	4/30/2027	HASA
2A	Stabilized	↑$937.95	**$890.59**	4.5 rm	$198/rm	8/31/2028	
2B	Stabilized	$1,216.12	**$1,216.12**	3 rm	$405/rm	5/31/2027	
2C	Stabilized	$883.13	**$883.13**	4 rm	$221/rm	11/30/2026	
2D	Stabilized	$1,009.43	**$1,009.43**	3.5 rm	$288/rm	10/31/2027	NYCHA
2E	Stabilized	$1,129.05	**$1,129.05**	4 rm	$282/rm	12/31/2027	SCRIE
2F	Stabilized	$1,117.66	**$1,117.66**	4 rm	$279/rm	1/31/2028	
2G	Stabilized	$1,153.27	**$1,153.27**	3 rm	$384/rm	9/30/2027	
2H	Stabilized	$1,003.62	**$1,003.62**	3.5 rm	$287/rm	6/30/2027	SCRIE
2J	Stabilized	$1,449.34	**$1,449.34** [p]	3.5 rm	$414/rm	5/31/2027	
2K	Stabilized	$1,581.92	**$1,581.92**	4.5 rm	$352/rm	2/28/2027	
3A	Stabilized	$1,394.15	**$1,394.15**	4.5 rm	$310/rm	5/31/2028	SCRIE
3B	Stabilized	$1,257.61	**$1,257.61**	3 rm	$419/rm	1/31/2027	
3C	Stabilized	$781.01	**$781.01**	4 rm	$195/rm	4/30/2027	
3D	Stabilized	$1,101.69	**$1,101.69**	3.5 rm	$315/rm	4/30/2028	
3E	Stabilized	$1,050.41	**$1,050.41**	4 rm	$263/rm	12/31/2026	
3F	Stabilized	$1,091.78	**$1,091.78**	4 rm	$273/rm	11/30/2027	
3G	Stabilized	$895.11	**$895.11**	3 rm	$298/rm	12/31/2027	NYCHA
3H	Stabilized	$679.94	**$679.94**	3.5 rm	$194/rm	4/30/2028	
3J	Stabilized	$1,065.56	**$1,065.56**	3.5 rm	$304/rm	7/31/2028	
3K	Stabilized	$1,029.98	**$1,029.98** [p]	4.5 rm	$229/rm	Vacant	
4A	Stabilized	$1,257.80	**$1,257.80**	4.5 rm	$280/rm	6/30/2028	NYCHA
4B	Stabilized	$883.22	**$883.22**	3 rm	$294/rm	11/30/2027	NYCHA
4C	Stabilized	$1,213.61	**$1,213.61**	4.5 rm	$270/rm	5/31/2027	
4D	Stabilized	$995.74	**$995.74**	3.5 rm	$284/rm	12/31/2027	DRIE
4E	Stabilized	$1,010.35	**$1,010.35**	4 rm	$253/rm	7/31/2028	NYCHA
4F	Stabilized	$902.51	**$902.51**	4 rm	$226/rm	11/30/2026	
4G	Stabilized	$1,030.01	**$1,030.01**	3 rm	$343/rm	12/31/2026	
4H	Stabilized	$916.91	**$916.91**	3.5 rm	$262/rm	10/31/2026	
4J	Stabilized	$1,472.36	**$1,472.36**	3.5 rm	$421/rm	5/31/2026	
4K	Stabilized	$1,048.99	**$1,048.99**	4.5 rm	$233/rm	3/31/2027	

RENT ROLL: 2050 Anthony

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

2050 ANTHONY

Unit	Type	Legal Rent	Scheduled Rent	Unit Size	Rent Metrics	Status/ Expires	Notes
5A	Stabilized	$878.20	**$878.20**	4.5 rm	$195/rm	2/28/2027	
5B	Stabilized	$1,037.26	**$1,037.26**	3 rm	$346/rm	1/31/2028	
5C	Stabilized	$825.73	**$825.73**	4 rm	$206/rm	2/28/2027	NYCHA
5D	Stabilized	$1,579.07	**$1,579.07**	3.5 rm	$451/rm	12/31/2026	
5E	Stabilized	$845.58	**$845.58**	4 rm	$211/rm	4/30/2027	
5F	Stabilized	$1,094.15	**$1,094.15**	4 rm	$274/rm	7/31/2027	
5G	Stabilized	$869.93	**$869.93**	3 rm	$290/rm	7/31/2027	
5H	Stabilized	$1,313.82	**$1,313.82**	3.5 rm	$375/rm	9/30/2027	
5J	Stabilized	$1,477.25	**$1,477.25**	3.5 rm	$422/rm	6/30/2026	
5K	Stabilized	$911.59	**$911.59**	4.5 rm	$203/rm	7/31/2027	
6A	Stabilized	$1,386.95	**$1,386.95**	4.5 rm	$308/rm	5/31/2027	
6B	Stabilized	$1,267.34	**$1,267.34**	3 rm	$422/rm	12/31/2027	
6C	Stabilized	$1,372.28	**$1,372.28**	4 rm	$343/rm	5/31/2028	
6D	Stabilized	$1,152.00	**$1,152.00**	3.5 rm	$329/rm	9/30/2027	NYCHA
6E	Stabilized	↑$1,105.39	**$1,083.64**	4 rm	$271/rm	1/31/2028	NYCHA
6F	Stabilized	$1,580.51	**$1,580.51**	4 rm	$395/rm	3/31/2027	NYCHA
6G	Stabilized	$825.20	**$825.20**	3 rm	$275/rm	8/31/2028	
6H	Stabilized	$1,247.52	**$1,247.52**	3.5 rm	$356/rm	12/31/2027	
6J	Stabilized	$1,179.65	**$1,179.65**	3.5 rm	$337/rm	5/31/2027	
6K	Stabilized	↑$2,175.52	**$1,789.16**	4.5 rm	$398/rm	8/31/2028	
BSMT	Super	-	**-**	4 rm			
OTHER	Storage?	$500.00	**$500.00**				
LAUNDR	Laundry	$75.00	**$75.00**			5/31/2009	

TOTALS

	Legal Rent	Scheduled Rent	Units	Building-Wide Avgs.:	Avg. Apartment Rents:
Monthly	***$68,633***	***$68,178***	60 Units	$1,136/U,	$1,146/U, $305/RM
Annual	***$823,602***	***$818,136***	226.0 Rooms	$14/SF	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For Sale

ESTATE SALE | **FIRST SALE EVER** | **OWNER BUILT IN 1957** | **OWNER MANAGED** | **ASKING $4,175,000**

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.

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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 effecient 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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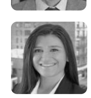
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990 Anderson Avenue

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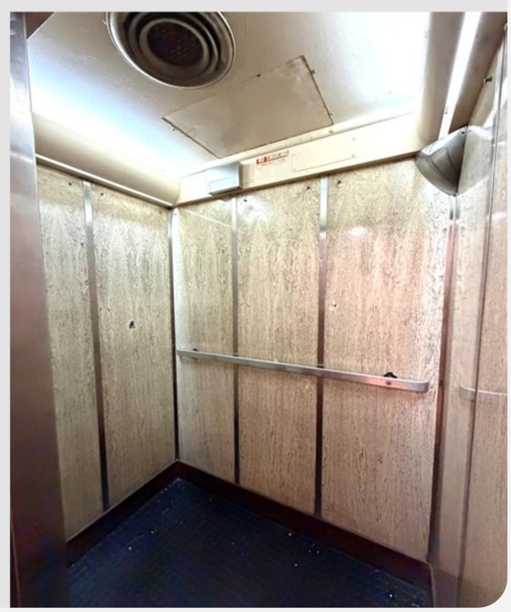
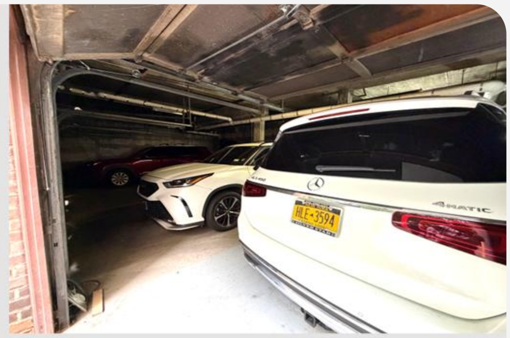
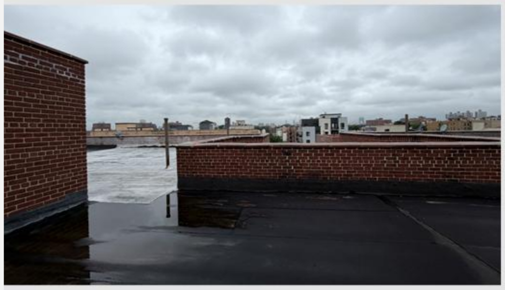
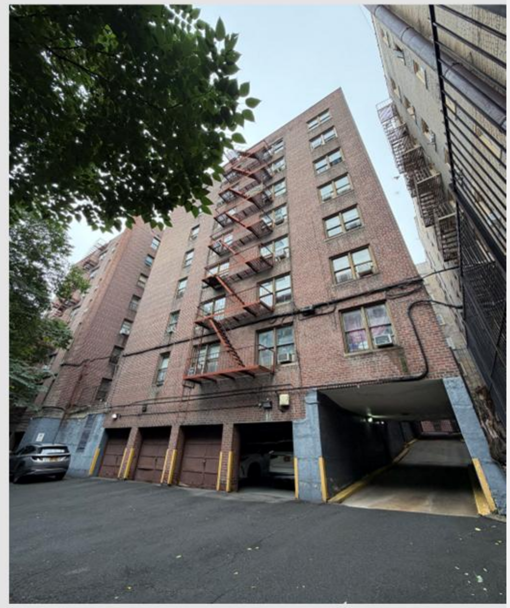
990 Anderson Avenue



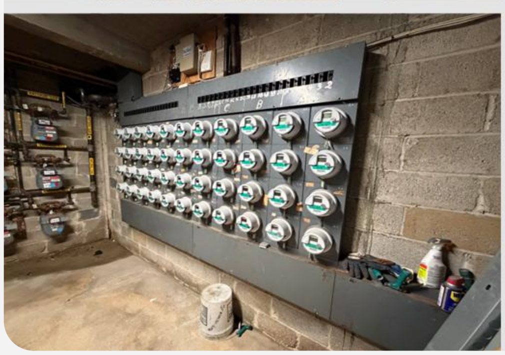
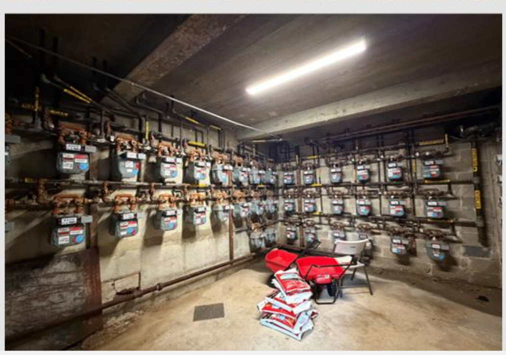
990 Anderson Avenue








990 Anderson Avenue

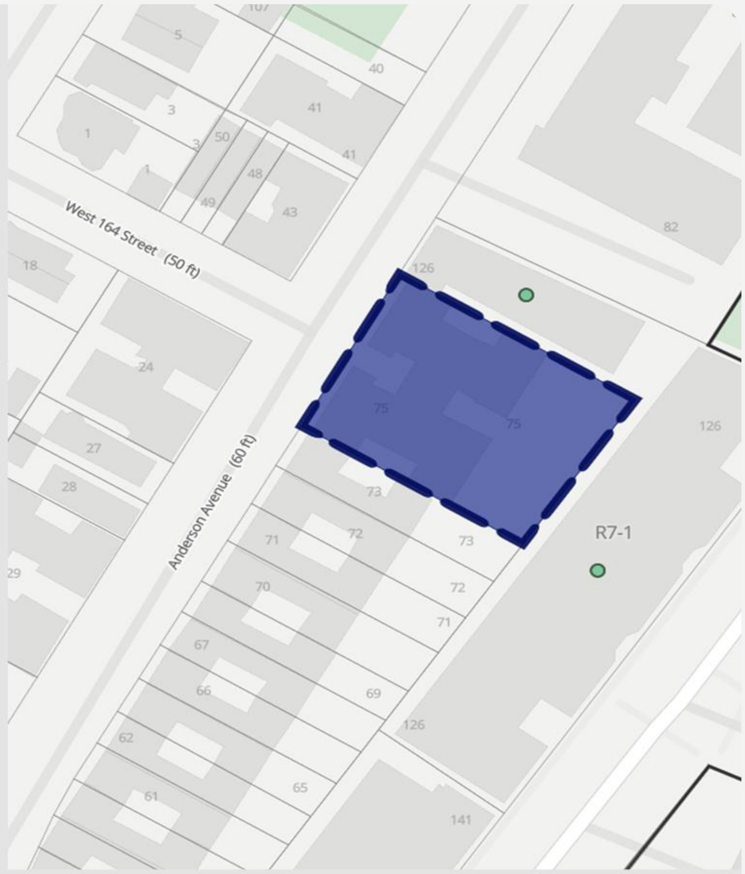
990 Anderson Avenue

990 ANDERSON AVENUE, 10452
Bronx (Borough 2)
Block 2504
Lot 75

Zoning District
R7-1

Intersecting Map Layers
FRESH Zone
Appendix I

SOURCE:
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 ANDERSON	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	

RENT ROLL: 990 Anderson

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

990 ANDERSON

Unit	Type	Legal Rent	Scheduled Rent	Unit Size	Rent Metrics	Status/ Expires	Notes
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 Avgs.:	Avg. Apartment Rents:
Annual	***$1,113,632***	***$1,105,715***	302.0 Rooms	$1,197/U, $16/SF	$1,167/U, $298/RM

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