

**FOR  
SALE**

**MULTIFAMILY  
IN THE BRONX**

**ASKING  
\$3,495,000**

**6.0  
x Rent**

**\$94  
/SF**

**\$85K  
/Unit**

## ART DECO CORNER ELEVATOR BUILDING IN THE BRONX – 41 APARTMENTS IN A STRONG RENTAL POCKET NEAR SHOPPING AND TRANSPORTATION

**2230 Tiebout Avenue, The Bronx** - Team Lala of RM Friedland is pleased to present 2230 Tiebout Avenue, a six-story Art Deco-style corner building located in the Fordham section of the Bronx. Built in 1937 and encompassing approximately 37,260 square feet, this elevator-serviced property contains 41 residential apartments, all of which are rent-stabilized. The building sits on a 6,900 square foot corner lot in an R7-1 zone.

This classic pre-war asset offers spacious layouts with an average apartment size of approximately 800 square feet. The unit mix includes a balance of studios, one-bedrooms, and two-bedrooms, with average monthly rents of \$1,182 per unit or \$374 per room—suggesting meaningful upside in a future post-HSTPA era.

Located just a short walk from the bustling Fordham Road corridor, the property is near the B and D subway lines at Grand Concourse, the Metro-North Fordham station, and major bus routes. Residents benefit from convenient access to Fordham University, St. Barnabas Hospital,

**\$257,559**  
Net Operating Income

**\$585,394**  
Gross Income

**37,260**  
Total SF

**41**  
Units

**Average Apartment Rents:**  
\$1,190/unit, \$377/room

**Rent Roll  
On Page 10**

Fordham Road retail, the Bronx Zoo, and multiple neighborhood parks.

This is a rare opportunity to acquire a well-maintained, income-generating Art Deco building in a vibrant, high-demand Bronx neighborhood with demonstrated rental upside and strong long-term positioning.

### FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS

**LALA REALTY GROUP**

**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES



Marco Lala • (914) 380-3806  
mlala@rmfriedland.com



David Raciti • (914) 775-7322  
draciti@rmfriedland.com



Jack Lala • (914) 363-7903  
jlala@rmfriedland.com



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

# PROPERTY & FINANCIAL OVERVIEW

2230 Tiebout Ave, Bronx, NY 10457 (Parcel #: 03143-0147)



**37,260 Total SF**  
**41 Total Units**  
**\$585,394 Gross Income**  
**\$257,559 Net Operating Income**

**ASKING \$3,495,000**

**\$94 /SF**

**\$85K /Unit**

**6.0 x Rent**

**7.37% CAP**

**Average Apartment Rents:**  
**\$1,190/unit, \$377/room**

**6.87% - 10.17% C/C Return**

## BUILDING DETAILS

- 41 Total Units
- 41 Residential Apartments
- No Commercial Units
- 1 Building, 6 Stories, Built 1937
- Elevator Serviced Building (D1)

## BUILDING SIZE/SF

- 69 ft x 90 ft
- 37,260 Gross SF
- No SF With Non-Residential Use
- Avg. Apartment Size = 800 SF
- Est. 12% Common Area

## PARCEL SIZE & ZONING

- 6,900 Square Feet
- 69 ft x 100 ft
- R7-1 Zone
- Max FAR: 3.44 - 4.80 (CF)

## FINANCING ILLUSTRATION

Interest Rate 6.500%  
 Amortization 30 Years  
 30.0% Down \$1.049M  
 70.0% LTV \$2.447M  
 Annual Debt Service -\$186K  
 DSCR & Debt Yield 1.39 & 10.5%  
 Cash Flow: Cautious \$71,996  
 Cash Flow: Optimistic \$106,593

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

## ANNUAL INCOME PROJECTIONS

Gross Scheduled Income (GSI)	\$585,394
3.0% Vacancy & Collection Allowance	(\$17,562)
Gross Operating Income (GOI)	\$567,832
Estimated Expenses	(\$310,273)
<b>Net Operating Income</b>	<b>\$257,559</b>

## ESTIMATED ANNUAL EXPENSES

	53% of GSI ◦ \$8.33/SF ◦ \$8.5K/u	
RE Tax	\$1,668 /unit	(\$68,400)
Water & Sewer	\$1,275 /res. u	(\$52,275)
Insurance	\$1,450 /unit	(\$59,450)
Heat	\$1,275 /res. u	(\$52,275)
Utilities	\$0.27 /SF	(\$10,060)
Repairs & Maintenance	\$500 /res. u	(\$20,500)
Payroll	\$600 /res. u	(\$24,600)
Legal, Reserves & Misc.	1.00% of GOI	(\$5,678)
Management	3.00% of GOI	(\$17,035)
<b>Total Expenses</b>		<b>(\$310,273)</b>

## UNIT MIX & MONTHLY INCOME

TYPE	COUNT	/ROOM	/UNIT	MIN	MAX	TOTAL
Studio	12	\$525	\$1,051	\$944	\$1,284	\$12,611
1 Bedroom	22	\$394	\$1,182	\$986	\$1,378	\$26,001
2 Bedroom	7	\$363	\$1,453	\$909	\$1,591	\$10,171
<b>Total</b>	<b>41</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$48,783</b>

## FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS

**LALA REALTY GROUP**

**RM FRIEDLAND**

COMMERCIAL REAL ESTATE SERVICES



Marco Lala ◦ (914) 380-3806  
 mlala@rmfriedland.com



David Raciti ◦ (914) 775-7322  
 draciti@rmfriedland.com



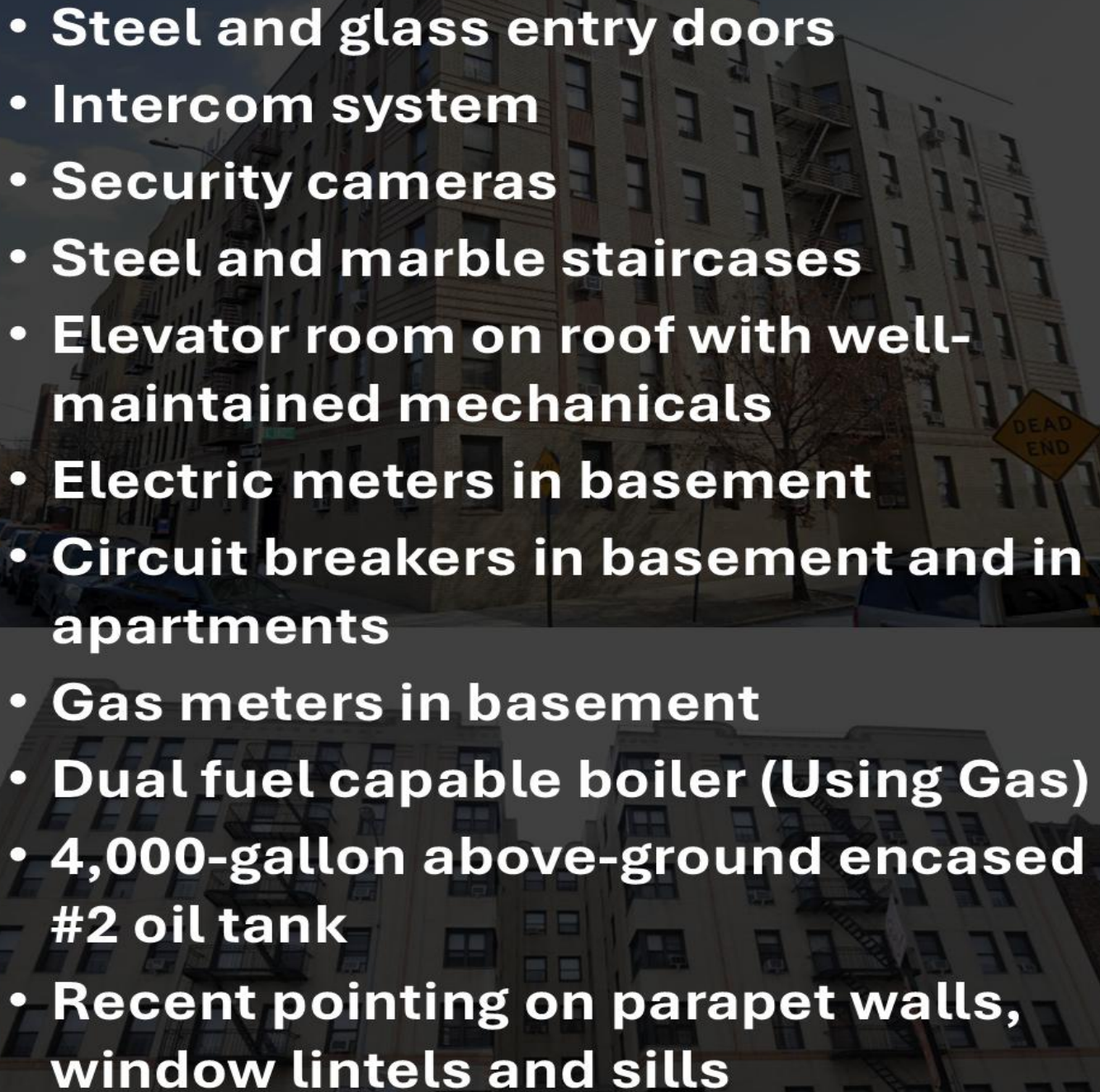
Jack Lala ◦ (914) 363-7903  
 jlala@rmfriedland.com



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



## 2230 TIEBOUT AVENUE

- 
- **Steel and glass entry doors**
  - **Intercom system**
  - **Security cameras**
  - **Steel and marble staircases**
  - **Elevator room on roof with well-maintained mechanicals**
  - **Electric meters in basement**
  - **Circuit breakers in basement and in apartments**
  - **Gas meters in basement**
  - **Dual fuel capable boiler (Using Gas)**
  - **4,000-gallon above-ground encased #2 oil tank**
  - **Recent pointing on parapet walls, window lintels and sills**

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.



# 2230 TIEBOUT AVENUE



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.

**LALA**  
REALTY GROUP

**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES



# 2230 TIEBOUT AVENUE



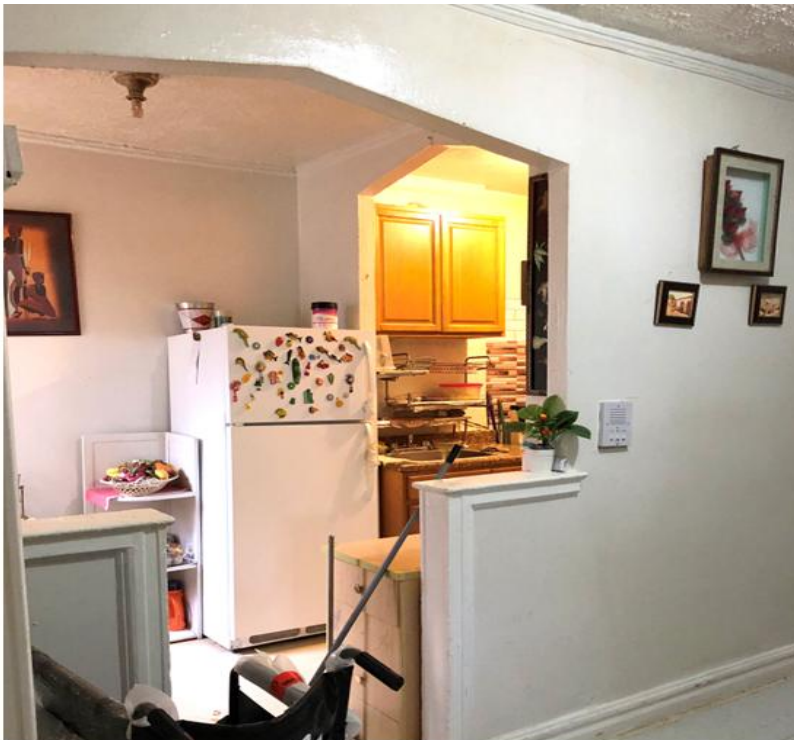
ALL INFORMATION HEREIN IS DERIVED FROM WHAT WE CONSIDER RELIABLE THIRD PARTY SOURCES AND IS PROVIDED WITHOUT WARRANTIES OF ANY KIND, EITHER EXPRESS OR IMPLIED. WE DO NOT REPRESENT THAT SAID INFORMATION IS ACCURATE OR COMPLETE, AND IT SHOULD NOT BE RELIED UPON AS SUCH. OFFERINGS ARE SUBJECT TO ERRORS, 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.

**LALA**  
REALTY GROUP

**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES



# 2230 TIEBOUT AVENUE



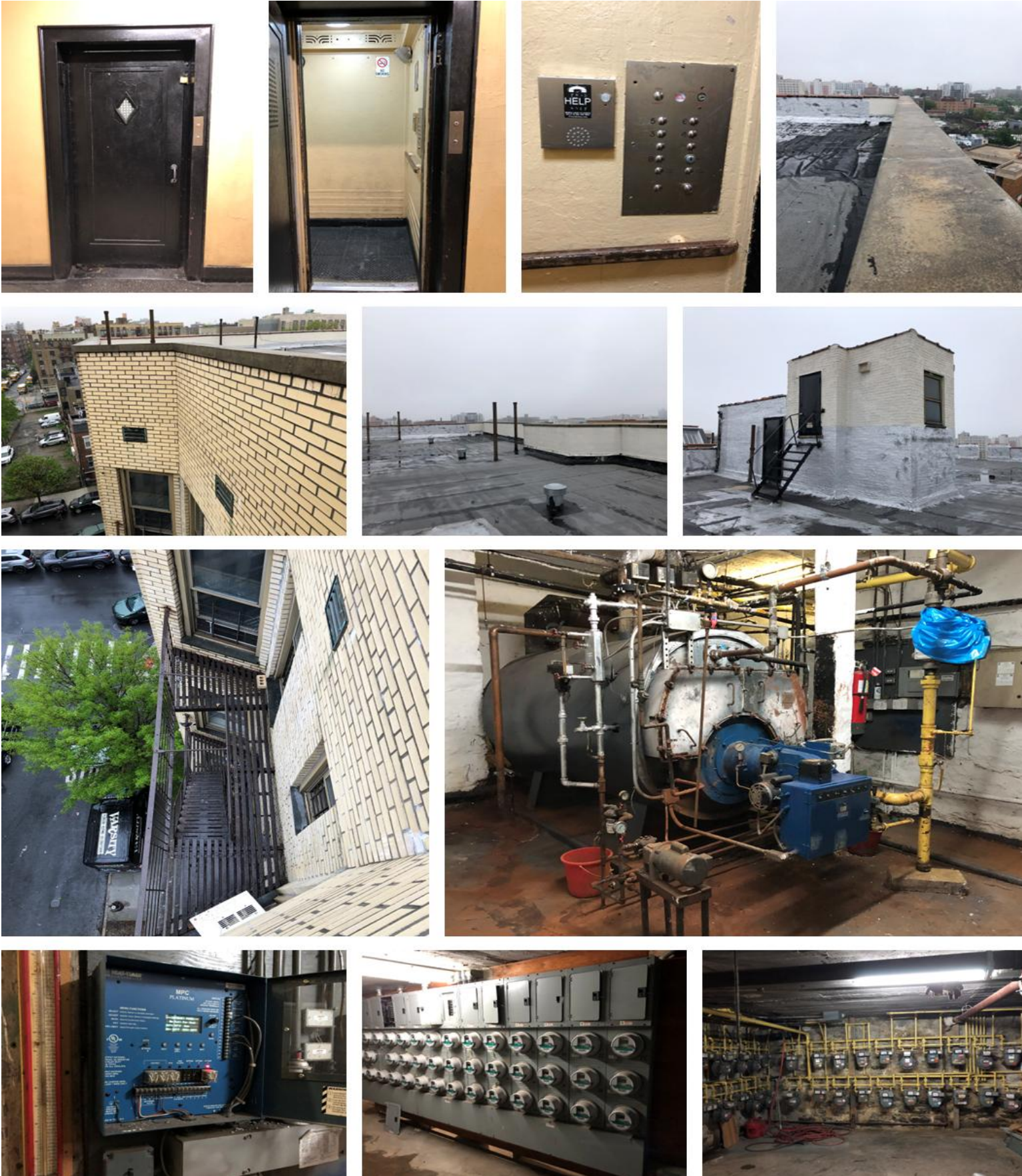
ALL INFORMATION HEREIN IS DERIVED FROM WHAT WE CONSIDER RELIABLE THIRD PARTY SOURCES AND IS PROVIDED WITHOUT WARRANTIES OF ANY KIND, EITHER EXPRESS OR IMPLIED. WE DO NOT REPRESENT THAT SAID INFORMATION IS ACCURATE OR COMPLETE, AND IT SHOULD NOT BE RELIED UPON AS SUCH. OFFERINGS ARE SUBJECT TO ERRORS, 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.

**LALA**  
REALTY GROUP

**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES



# 2230 TIEBOUT AVENUE



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.



2230 TIEBOUT AVENUE



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.

**LALA**  
REALTY GROUP

**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES



# 2230 TIEBOUT AVENUE



**2230 TIEBOUT AVENUE, 10457**

Bronx (Borough 2)  
Block 3143 | Lot 147

**ZONING DISTRICT**  
R7-1

**INTERSECTING MAP LAYERS**

Transit Zone  
FRESH Zone

**SOURCE**

<https://zola.planning.nyc.gov>



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.

**LALA**  
REALTY GROUP

**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES



# RENT ROLL

P = projected or estimated

Unit	Type	Legal Rent	Scheduled Rent	Unit Size	Rent Metrics	Lease Expires	Notes
1A	Stabilized	\$943.75	\$943.75	2.0 rm	\$472/rm/mo	12/31/2025	SCRIE
1B	Stabilized	\$1,155.27	\$1,155.27	3.5 rm	\$330/rm/mo	7/31/2025	
1C	Stabilized	\$1,254.48	\$1,254.48	3.5 rm	\$358/rm/mo	2/28/2027	
1D	Stabilized	\$985.45	\$985.45	2.0 rm	\$493/rm/mo	4/30/2025	
1E	Stabilized	\$1,493.36	\$1,493.36	4.0 rm	\$373/rm/mo	4/30/2025	
1G	Stabilized	\$908.65	\$908.65	4.5 rm	\$202/rm/mo	5/31/2026	
2A	Stabilized	\$944.18	\$944.18	2.0 rm	\$472/rm/mo	11/30/2025	
2B	Stabilized	\$1,118.84	\$1,118.84	3.5 rm	\$320/rm/mo	5/31/2026	
2C	Stabilized	\$1,236.47	\$1,236.47	3.5 rm	\$353/rm/mo	11/30/2026	Section 8
2D	Stabilized	\$1,040.14	\$1,040.14	2.0 rm	\$520/rm/mo	3/31/2026	
2E	Stabilized	\$1,377.76	\$1,377.76	3.5 rm	\$394/rm/mo	3/31/2026	Section 8
2F	Stabilized	\$1,145.49	\$1,145.49	3.0 rm	\$382/rm/mo	2/28/2026	
2G	Stabilized	\$1,590.88	\$1,590.88	4.5 rm	\$354/rm/mo	11/30/2025	
3A	Stabilized	\$990.22	\$990.22	2.0 rm	\$495/rm/mo	10/31/2025	
3B	Stabilized	\$1,135.63	\$1,135.63	3.5 rm	\$324/rm/mo	6/30/2026	
3C	Stabilized	\$1,237.78	\$1,237.78	3.5 rm	\$354/rm/mo	1/31/2026	
3D	Stabilized	\$1,283.71	\$1,283.71	2.0 rm	\$642/rm/mo	3/31/2027	
3E	Stabilized	\$1,310.97	\$1,310.97	3.5 rm	\$375/rm/mo	9/30/2025	
3F	Stabilized	\$1,067.43	\$1,067.43	3.0 rm	\$356/rm/mo	6/30/2025	Section 8
3G	Stabilized	\$1,554.03	\$1,554.03	4.5 rm	\$345/rm/mo	4/30/2026	
4A	Stabilized	\$1,247.04	\$1,247.04	2.0 rm	\$624/rm/mo	8/31/2025	
4B	Stabilized	\$1,235.88	\$1,235.88	3.5 rm	\$353/rm/mo	8/31/2025	Section 8
4C	Stabilized	\$1,262.64	\$1,262.64	3.5 rm	\$361/rm/mo	8/31/2025	
4D	Stabilized	\$1,038.07	\$1,038.07	2.0 rm	\$519/rm/mo	3/31/2026	
4E	Stabilized	\$986.33	\$986.33	3.5 rm	\$282/rm/mo	11/30/2025	
4F	Stabilized	\$1,266.83	\$1,266.83	3.0 rm	\$422/rm/mo	2/28/2027	
4G	Stabilized	\$1,504.23	\$1,504.23	4.5 rm	\$334/rm/mo	8/31/2025	
5A	Stabilized	\$1,005.86	\$1,005.86	2.0 rm	\$503/rm/mo	8/31/2026	
5B	Stabilized	\$1,127.86	\$1,127.86	3.5 rm	\$322/rm/mo	6/30/2025	
5C	Stabilized	\$1,163.39	\$1,163.39	3.5 rm	\$332/rm/mo	1/31/2026	
5D	Stabilized	\$1,063.33	\$1,063.33	2.0 rm	\$532/rm/mo	9/30/2026	
5E	Stabilized	\$1,065.32	\$1,065.32	3.5 rm	\$304/rm/mo	4/30/2026	
5F	Stabilized	\$1,106.84	\$1,106.84	3.0 rm	\$369/rm/mo	2/28/2027	
5G	Stabilized	\$1,540.62	\$1,540.62	4.5 rm	\$342/rm/mo	12/31/2025	Section 8
6A	Stabilized	\$976.92	\$976.92	2.0 rm	\$488/rm/mo	1/31/2026	
6B	Stabilized	\$1,101.07	\$1,101.07	3.5 rm	\$315/rm/mo	9/30/2025	
6C	Stabilized	\$1,205.68	\$1,205.68	3.5 rm	\$344/rm/mo	6/30/2026	
6D	Stabilized	\$1,092.78	\$1,092.78	2.0 rm	\$546/rm/mo	9/30/2025	
6E	Stabilized	\$1,247.55	\$1,247.55	3.5 rm	\$356/rm/mo	10/31/2025	
6F	Stabilized	\$1,191.29	\$1,191.29	3.0 rm	\$397/rm/mo	1/31/2026	
6G	Stabilized	\$1,578.83	\$1,578.83	4.5 rm	\$351/rm/mo	9/30/2025	
Other		-					
<b>TOTALS</b>		<b>Monthly</b>	<b>\$48,783</b>	<b>\$48,783</b>	41 Units	Total Rent:	Average Apartment Rents:
		<b>Annual</b>	<b>\$585,394</b>	<b>\$585,394</b>	129.5 Rooms	\$15.71/SF	\$1,190/unit, \$377/room

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.







MARCO LALA



JACK LALA



DAVE RACITI



MICHELLE LALA

**We Sell Buildings & Land  
25+ Year Track Record  
\$1.7B+ In Total Sales  
New York & New Jersey**

**Connect:  
[team.lala@rmfriedland.com](mailto:team.lala@rmfriedland.com)  
[teamlalacre.com](http://teamlalacre.com)**

**OUR TEAM OF ADVISORS PROVIDES  
FREE AND CONFIDENTIAL PROPERTY  
EVALUATIONS, EQUITY REVIEWS  
AND CONSULTATIONS**