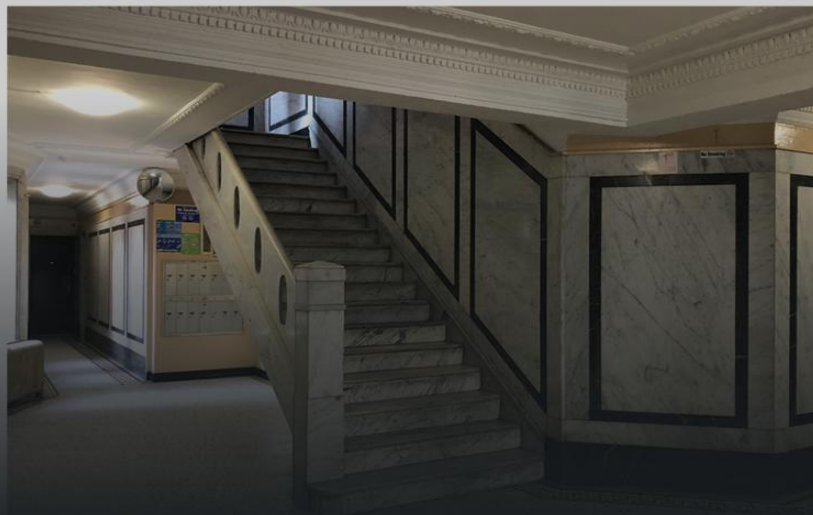




NOW IN CONTRACT

TWO MORE BRONX APARTMENT BUILDINGS

112 TOTAL UNITS – 113,483 GROSS SF



Prepared by The Investment Sales Team @
RMFriedland LLC of Harrison, NY & Lala Realty Group of Lodi, NJ



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



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



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



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

Table of Contents



Package Overview

Page(s)

Package Overview	3
Building by Building Spreadsheets	4-5

Building-Specific Overviews

Page(s)

2834 Heath Avenue	7-12
60 West 190th Street	14-18

PACKAGE PROPERTY & FINANCIAL OVERVIEW

2834 Heath Ave & 60 W 190th St, Bronx, NY



113,483 Total SF
112 Total Units
\$1,906,187 Gross
\$909,531 NOI

LAST ASK \$10,495,000

\$92 /SF

\$94K /Unit

5.5 x Rent

8.67% CAP

Monthly Apartment Rent:

\$1,431/unit, \$394/room

12.10% - 15.68% C/C Return

NOW IN CONTRACT

ANNUAL INCOME PROJECTIONS

Gross Scheduled Income (GSI)	\$1,906,187
3.0% Vacancy & Collection Allowance	(\$57,186)
Gross Operating Income (GOI)	\$1,849,002
Estimated Expenses	(\$939,471)
Net Operating Income	\$909,531

ESTIMATED ANNUAL EXPENSES

	49% of GSI • \$8.28/SF • \$8.4K/u	
RE Tax	\$2,778 /unit	(\$311,141)
Water & Sewer	\$1,214 /res. u	(\$136,000)
Insurance	\$1,509 /unit	(\$169,050)
Heat	\$1,199 /res. u	(\$134,270)
Utilities	\$0.25 /SF	(\$28,200)
Repairs & Maintenance	\$486 /res. u	(\$54,400)
Payroll	\$290 /res. u	(\$32,450)
Legal, Reserves & Misc.	1.00% of GOI	(\$18,490)
Management	3.00% of GOI	(\$55,470)
Total Expenses		(\$939,471)

BUILDING DETAILS

- 112 Total Units
- 112 Residential Apartments
- No Commercial Units
- 2 Buildings

BUILDING SIZE/SF

- 113,483 Gross SF
- No SF With Non-Residential Use
- Avg. Apartment Size = 892 SF
- Est. 12% Common Area

PARCEL SIZE & ZONING

- 32,427 Square Feet

PACKAGE: UNIT MIX & MONTHLY INCOME

TYPE	COUNT	/ROOM	/UNIT	MIN	MAX	TOTAL
Studio	8	\$542	\$1,084	\$725	\$1,412	\$8,673
1 Bedroom	51	\$445	\$1,335	\$799	\$1,756	\$68,097
2 Bedroom	30	\$374	\$1,497	\$992	\$2,122	\$44,919
3 Bedroom	18	\$332	\$1,659	\$1,129	\$2,255	\$29,871
4 Bedroom	4	\$304	\$1,822	\$1,367	\$2,172	\$7,289
Super's Unit	1	-	-	-	-	-
Total	112	-	-	-	-	\$158,849

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LALA REALTY GROUP

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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 INFORMATION

**Heath****W190th****Heath & W190**

• LOCATION

Address	2834 Heath Ave	60 W 190th St	-
Municipality	Bronx	Bronx	-
State	NY	NY	NY
Zip Code	10463	10468	-
Parcel Number	03256-0064	03213-0063	-
Alternate Address	2824-2834 Heath Ave	2481 Aqueduct Ave W	-

• PARCEL & ZONING

Dimensions	150 ft x 118.92 ft	93.67 ft x 139.25 ft	-
SF (Approx.)	19,500	12,927	32,427
Zoning	R6	R6	R5 / C1-2
Floor Area Ratio	2.43 - 4.80 (CF)	2.43 - 4.80 (CF)	
Maximum Buildable SF	47K - 94K	31K - 62K	79K - 156K
Air Rights	Over - 25K	Over - 17K	0K - 42K

• RE TAX 2025/2026

	<i>Class: 2</i>	<i>Class: 2</i>	<i>Class: 2</i>
Tentative Assessed Value	\$1,384,200	\$1,104,930	\$2,489,130
Estimated Rate	12.500%	12.500%	12.500%
True/Full Tax	\$173,025	\$138,116	\$311,141
BID Fee	\$0	\$0	\$0
Estimated Tax Expense	\$173,025	\$138,116	\$311,141

• BUILDING INFORMATION

Dimensions	150 ft x 93 ft	93 ft x 139 ft	
Stories	6	5	
Year Built	1927	1922	
Building Class	Elevator (D1)	Walkup (C1)	

• UNIT MIX

	<i>Owner</i>	<i>Owner</i>	<i>Owner</i>
Total Units	65	47	112
Res.+ Comm.	65+0	47+0	112+0

• SQUARE FEET (EST.)

Gross Building Area	68,448	45,035	113,483
Commercial Use Area	0	0	0
Est. Common Area	8,214	5,404	13,618
Loss Factor	12.00%	12.00%	12.00%
Residential SF	60,234	39,631	99,865
Est. Avg. Res. Unit SF	927	843	892

INCOME & EXPENSE SUMMARY

**Heath****W190th****Heath & W190**

EST. EXPENSES

True Real Estate Tax	(\$173,025)	(\$138,116)	(\$311,141)
Water / Sewer	(\$79,000)	(\$57,000)	(\$136,000)
Insurance	(\$98,000)	(\$71,050)	(\$169,050)
Heating Fuel	(\$77,925)	(\$56,345)	(\$134,270)
Utility (Gas / Electric)	(\$16,000)	(\$12,200)	(\$28,200)
Repairs / Maintenance	(\$30,400)	(\$24,000)	(\$54,400)
Payroll/Janitorial	(\$15,450)	(\$17,000)	(\$32,450)
Legal, Accounting & Misc.	(\$9,957)	(\$8,533)	(\$18,490)
Management	(\$29,871)	(\$25,599)	(\$55,470)
Total Effective Expenses	(\$529,628)	(\$409,843)	(\$939,471)
/unit	\$8,148	\$8,720	\$8,388
/SF	\$7.74	\$9.10	\$8.28
% of GSI	52%	47%	49.29%

INCOME/EXPENSE

Gross Scheduled Income	\$1,026,485	\$879,702	\$1,906,187
Collection/Vacancy Loss	(\$30,795)	(\$26,391)	(\$57,186)
	3.00%	3.00%	3.00%
Gross Operating Income	\$995,690	\$853,311	\$1,849,002
less Expenses	(\$529,628)	(\$409,843)	(\$939,471)
Net Operating Income	\$466,063	\$443,468	\$909,531

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**PRICE
REDUCED
\$5,495,000**

MULTIFAMILY FOR SALE

**8.5%
CAP**

**5.4
x Rent**

**\$80
/SF**

**\$85K
/Unit**

ELEVATOR MULTIFAMILY WITH 65 UNITS IN KINGSBRIDGE HEIGHTS - STRONG RENTS AND ORIGINAL ARCHITECTURAL FEATURES

2834 Heath Avenue, The Bronx - Presenting a six-story, elevator apartment building located in Kingsbridge Heights. The property features 65 apartments across approximately 68,448 SF.

The building showcases classic prewar charm with a steel and glass arched entrance that leads into an original detailed tile and stone vestibule. Inside, residents are welcomed by a spacious, beautifully designed lobby featuring arched architectural elements and elegant steel and marble stairwells.

Each unit is equipped with its own circuit breakers, while all breaker panels, gas meters, and electric meters are located in the basement. Heating is provided by a gas-fired boiler with a dual-fuel capable burner. Although the oil tank has been decommissioned, the building retains the infrastructure for flexible fuel sourcing. The roof is a silver-coated rubber membrane, and the parapet walls have been fully rebuilt, contributing to the building's strong physical condition.

Located just off W Kingsbridge Road, 2834 Heath Avenue offers quick access to the 1 train at Marble Hill-225th Street and 231st Street stations. Nearby amenities include a Target and BJ's shopping center, local grocery stores, pharmacies, and dining options. The area is also served by several MTA bus lines and is close to the VA Medical Center.

**\$1,026,485
Gross Income**

**\$466,063
NOI**

**65
Units**

**68,448
Total SF**

**Monthly Apartment Rent:
\$1,337/unit, \$385/room**

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS



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

2834 Heath Ave, Bronx, NY 10463 (Parcel #: 03256-0064)



68,448 Total SF
65 Total Units
\$1,026,485 Gross
\$466,063 NOI

Monthly Apartment Rent:
\$1,337/unit, \$385/room

PRICE REDUCED \$5,495,000
\$80 /SF
\$85K /Unit
5.4 x Rent
8.48% CAP
11.48% - 15.16% C/C Return

BUILDING DETAILS

- 65 Total Units
- 65 Residential Apartments
- No Commercial Units
- 1 Building, 6 Stories, Built 1927
- Elevator Apartment - Semi-fireproof without Stores (D1)

BUILDING SIZE/SF

- 150 ft x 93 ft
- 68,448 Gross SF
- No SF With Non-Residential Use
- Avg. Apartment Size = 927 SF
- Est. 12% Common Area

PARCEL SIZE & ZONING

- 19,500 Square Feet
- 150 ft x 118.92 ft
- R6 Zone
- Max FAR: 2.43 - 4.80 (CF)

FINANCING ILLUSTRATION

Interest Rate 6.000%
Amortization 30 Years
30.0% Down \$1.649M
70.0% LTV \$3.847M
Annual Debt Service -\$277K
DSCR & Debt Yield 1.68 & 12.1%
Cash Flow: Cautious \$189,322
Cash Flow: Optimistic \$249,987

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

ANNUAL INCOME PROJECTIONS

Gross Scheduled Income (GSI)	\$1,026,485
3.0% Vacancy & Collection Allowance	(\$30,795)
Gross Operating Income (GOI)	\$995,690
Estimated Expenses	(\$529,628)
Net Operating Income	\$466,063

ESTIMATED ANNUAL EXPENSES

	52% of GSI ◦ \$7.74/SF ◦ \$8.1K/u	
RE Tax	\$2,662 /unit	(\$173,025)
Water & Sewer	\$1,215 /res. u	(\$79,000)
Insurance	\$1,508 /unit	(\$98,000)
Gas For Heat	\$1,199 /res. u	(\$77,925)
Utilities	\$0.23 /SF	(\$16,000)
Repairs & Maintenance	\$468 /res. u	(\$30,400)
Payroll	\$238 /res. u	(\$15,450)
Legal, Reserves & Misc.	1.00% of GOI	(\$9,957)
Management	3.00% of GOI	(\$29,871)
Total Expenses		(\$529,628)

UNIT MIX & MONTHLY INCOME

TYPE	COUNT	/ROOM	/UNIT	MIN	MAX	TOTAL
Studio	8	\$542	\$1,084	\$725	\$1,412	\$8,673
1 Bedroom	29	\$432	\$1,296	\$938	\$1,512	\$37,572
2 Bedroom	16	\$352	\$1,408	\$992	\$1,947	\$22,525
3 Bedroom	11	\$305	\$1,525	\$1,129	\$2,136	\$16,771
Super's Unit	1	-	-	-	-	-
Total	65	-	-	-	-	\$85,540

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COMMERCIAL REAL ESTATE SERVICES



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



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



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jlala@rmfriedland.com



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

2834 HEATH AVE



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2834 HEATH AVE

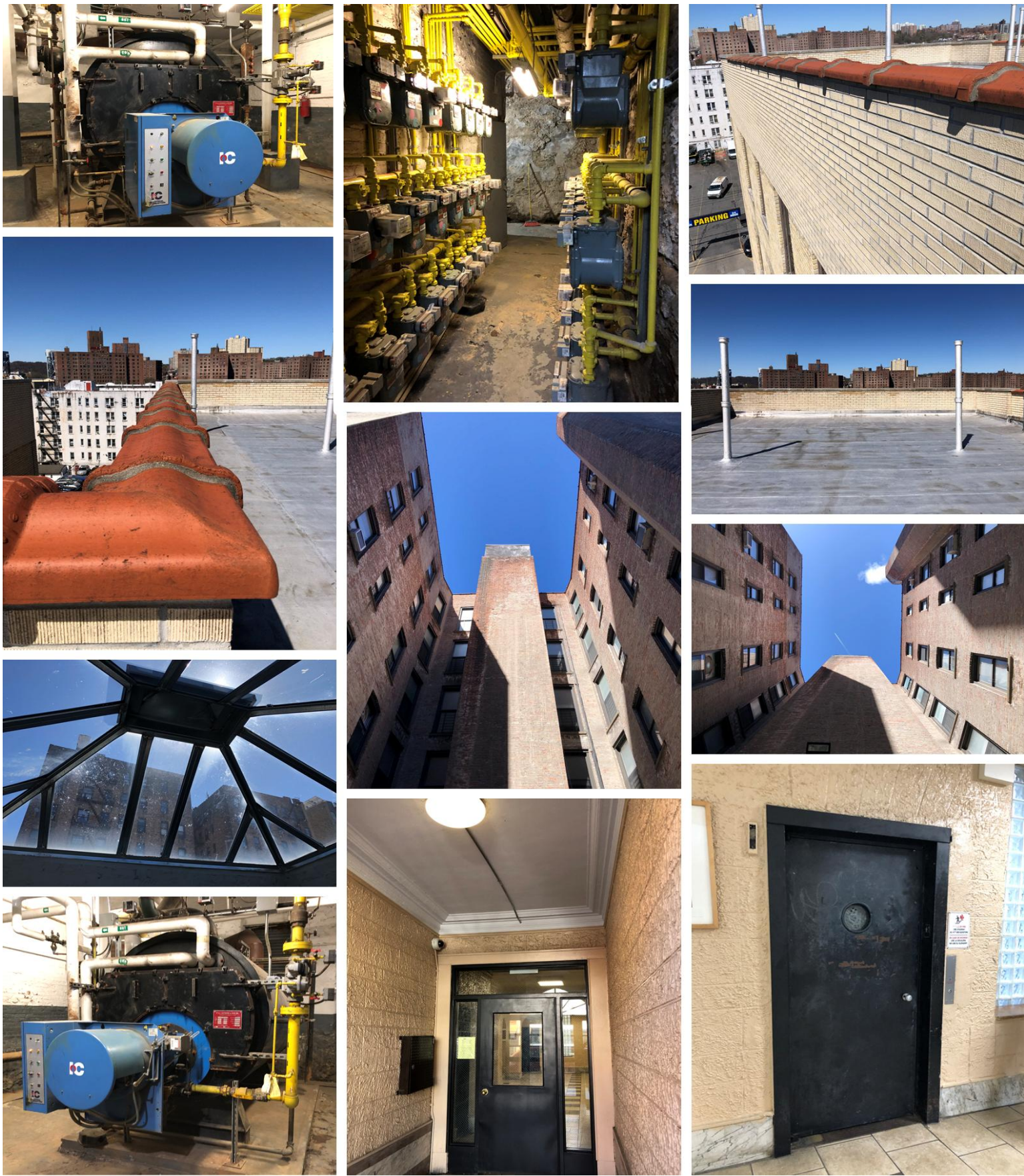


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2834 HEATH AVE



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2834 HEATH AVE

2834 HEATH AVENUE, 10463

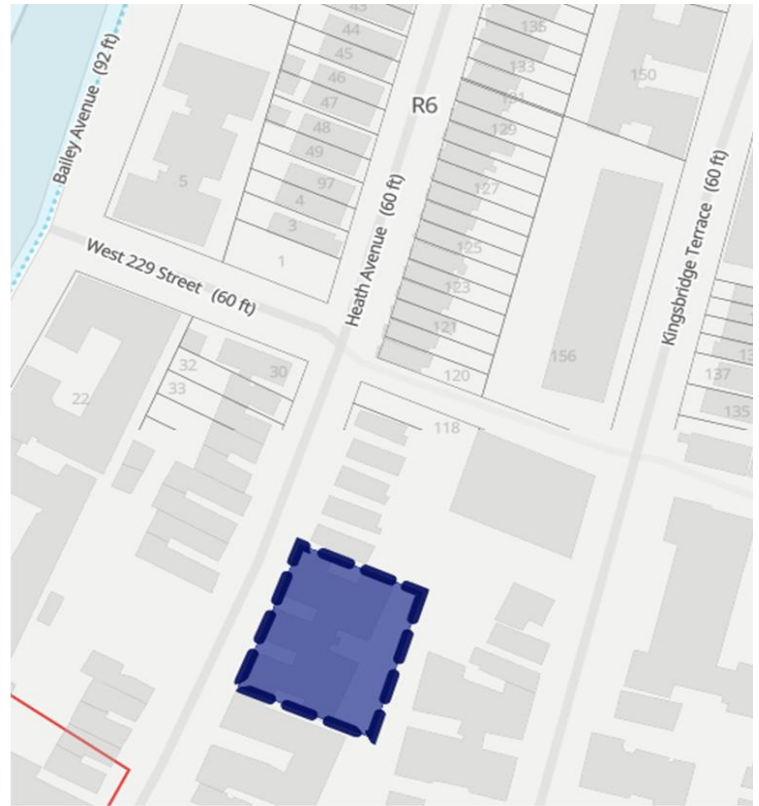
Bronx (Borough 2)
Block 3256 | Lot 64

Zoning District
R6

Intersecting Map Layers
FRESH Zone
Appendix I (Transit)

SOURCE

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**PRICE
REDUCED
\$5,000,000**

**MULTIFAMILY
FOR SALE**

**8.9%
CAP**

**5.7
x Rent**

**\$111
/SF**

**\$106K
/Unit**

OWN THIS FIVE-STORY PRE-WAR MULTIFAMILY BUILDING IN THE BRONX'S FORDHAM NEIGHBORHOOD

60 West 190th Street, The Bronx - Presenting a five-story, walk-up multifamily building in the Fordham neighborhood of the Bronx. This prewar property comprises 47 residential units.

A steel and glass entrance leads into a stonework foyer and an original tiled lobby with marble walls, maintaining the building's historic charm. An extra-wide steel and marble stairwell extends to the upper floors, enhancing durability and accessibility. Security is reinforced by a multi-camera surveillance system and an intercom-controlled entry. The roof features a silver-coated rubber membrane, and the parapet walls have been recently refurbished.

All meters are located in the basement, with circuit breakers in each unit. Heating is provided by a gas boiler with a heat timer and a dual-fuel burner, though the oil tank is inactive.

Fordham Road offers a wide range of essential retail, grocery stores, pharmacies, and diverse dining options, all within walking distance. Devoe Park and St. James Park are both nearby, offering convenient recreational spaces. The VA Hospital on Kingsbridge Road is also in close proximity, driving strong rental demand from healthcare professionals and hospital staff seeking convenient housing options near their workplace.

**\$879,702
Gross Income**

**\$443,468
Net Operating Income**

**47
Units**

**45,035
Total SF**

**Monthly Apartment Rent:
\$1,560/unit, \$405/room**

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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

60 W 190th St, Bronx, NY 10468 (Parcel #: 03213-0063)



45,035 Total SF

47 Total Units

\$879,702 Gross

\$443,468 NOI

Monthly Apartment Rent:

\$1,560/unit, \$405/room

PRICE REDUCED \$5,000,000

\$111 /SF

\$106K /Unit

5.7 x Rent

8.87% CAP

12.78% - 16.24% C/C Return

BUILDING DETAILS

- 47 Total Units
- 47 Residential Apartments
- No Commercial Units
- 1 Building, 5 Stories, Built 1922
- Over Six Families without Stores (C1)

BUILDING SIZE/SF

- 93 ft x 139 ft
- 45,035 Gross SF
- No SF With Non-Residential Use
- Avg. Apartment Size = 843 SF
- Est. 12% Common Area

PARCEL SIZE & ZONING

- 12,927 Square Feet
- 93.67 ft x 139.25 ft
- R6 Zone
- Max FAR: 2.43 - 4.80 (CF)

FINANCING ILLUSTRATION

Interest Rate	6.000%
Amortization	30 Years
30.0% Down	\$1.5M
70.0% LTV	\$3.5M
Annual Debt Service	-\$252K
DSCR & Debt Yield	1.76 & 12.7%
Cash Flow: Cautious	\$191,657
Cash Flow: Optimistic	\$243,647

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

ANNUAL INCOME PROJECTIONS

Gross Scheduled Income (GSI)	\$879,702
3.0% Vacancy & Collection Allowance	(\$26,391)
Gross Operating Income (GOI)	\$853,311
Estimated Expenses	(\$409,843)
Net Operating Income	\$443,468

ESTIMATED ANNUAL EXPENSES

	47% of GSI ◦ \$9.10/SF ◦ \$8.7K/u	
RE Tax	\$2,939 /unit	(\$138,116)
Water & Sewer	\$1,213 /res. u	(\$57,000)
Insurance	\$1,512 /unit	(\$71,050)
Gas For Heat	\$1,199 /res. u	(\$56,345)
Utilities	\$0.27 /SF	(\$12,200)
Repairs & Maintenance	\$511 /res. u	(\$24,000)
Payroll	\$362 /res. u	(\$17,000)
Legal, Reserves & Misc.	1.00% of GOI	(\$8,533)
Management	3.00% of GOI	(\$25,599)
Total Expenses		(\$409,843)

UNIT MIX & MONTHLY INCOME

TYPE	COUNT	/ROOM	/UNIT	MIN	MAX	TOTAL
1 Bedroom	22	\$462	\$1,387	\$799	\$1,756	\$30,525
2 Bedroom	14	\$400	\$1,600	\$1,035	\$2,122	\$22,394
3 Bedroom	7	\$374	\$1,871	\$1,225	\$2,255	\$13,100
4 Bedroom	4	\$304	\$1,822	\$1,367	\$2,172	\$7,289
Total	47	-	-	-	-	\$73,309

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RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES



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



David Raciti ◦ (914) 775-7322
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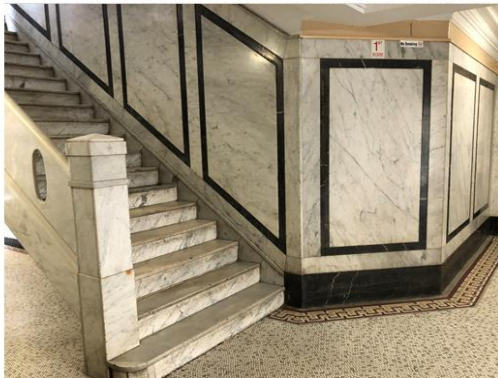


Jack Lala ◦ (914) 363-7903
jlala@rmfriedland.com



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

60 W 190TH ST



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60 W 190TH ST



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60 W 190TH ST

60 WEST 190 STREET, 10468

Bronx (Borough 2)
Block 3213 | Lot 63

Zoning District
R6

Intersecting Map Layers
FRESH Zone
Appendix I (Transit)

SOURCE

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**We Sell Buildings & Land
30 Year Track Record
\$1,800,000,000+ Gross Sales
New York & New Jersey**



Maro Lala



Jack Lala



Dave Raciti



Michelle Lala

**Our Team Of Advisors
Provides **Free** and **Confidential**
Property Evaluations, Equity
Reviews, & Consultations**

Reach Out Anytime
team.lala@rmfriedland.com
teamlalacre.com