

JUST CLOSED - BRONX MULTIFAMILY PACKAGE

2303 Holland Ave & 323 E Gun Hill Rd



104,470 Total SF
110 Total Units
\$2,004,499 Gross
\$1,063,766 NOI

Monthly Apartment Rent:
\$1,354/unit, \$430/room

CLOSED 6/26/25 \$10,300,000
\$99 /SF
\$94K /Unit
5.1 x Rent
10.33% CAP



ANNUAL INCOME PROJECTIONS

Gross Scheduled Income (GSI)	\$2,004,499
3.0% Vacancy & Collection Allowance	(\$60,135)
Gross Operating Income (GOI)	\$1,944,364
Estimated Expenses	(\$880,598)
Net Operating Income	\$1,063,766

ESTIMATED ANNUAL EXPENSES

	44% of GSI • \$8.43/SF • \$8.0K/U	
RE Tax	\$3,229 /unit	(\$355,173)
Water & Sewer	\$1,071 /res. u	(\$106,000)
Insurance	\$1,100 /unit	(\$121,000)
Heat	\$1,167 /res. u	(\$115,500)
Utilities	\$0.23 /SF	(\$24,150)
Repairs & Maintenance	\$535 /res. u	(\$53,000)
Payroll	\$283 /res. u	(\$28,000)
Legal, Reserves & Misc.	1.00% of GOI	(\$19,444)
Management	3.00% of GOI	(\$58,331)
Total Expenses		(\$880,598)

BUILDING DETAILS

- 110 Total Units
- 99 Residential Apartments
- 11 Commercial Units
- 2 Buildings

BUILDING SIZE/SF

- 104,470 Gross SF
- No SF With Non-Residential Use
- Avg. Apartment Size = 929 SF
- Est. 12% Common Area

PARCEL SIZE & ZONING

- 22,465 Square Feet

TEAM LALA OF RMF
CLOSED OUT THIS TRANSACTION
ON JUNE 25th 2025

Two Building, 110 Unit
Bronx Multifamily Package
Holland & Gun Hill

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS



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2303 HOLLAND AVENUE



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LALA
REALTY GROUP

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

323 EAST GUN HILL ROAD



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MARCO LALA



JACK LALA



DAVE RACITI



MICHELLE LALA

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