JUST CLOSED - BRONX MULTIFMAILY 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)

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

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

ESTIMATED ANNUAL EXPENSES

44% of GSI • \$8.43/SF • \$8.0K/U	
\$3,229 /unit	(\$355,173)
\$1,071 /res. u	(\$106,000)
\$1,100 /unit	(\$121,000)
\$1,167/res. u	(\$115,500)
\$0.23 /SF	(\$24,150)
\$535 /res. u	(\$53,000)
\$283 /res. u	(\$28,000)
1.00% of GOI	(\$19,444)
3.00% of GOI	(\$58,331)
	(\$880,598)
	\$3,229 /unit \$1,071 /res. u \$1,100 /unit \$1,167 /res. u \$0.23 /SF \$535 /res. u \$283 /res. u 1.00% of GOI

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









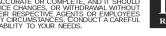














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323 EAST GUN HILL ROAD



























COMMERCIAL REAL ESTATE SERVICES



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DAVE RACITI



MICHELLE LALA

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

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