

*In Contract*

**LAST ASK**  
**\$6,195,000**

**8.8%**  
**CAP**

**5.2**  
**x Rent**

**\$134**  
**/SF**

**\$92K**  
**/Unit**

## 67-UNIT BRICK MULTIFAMILY IN FIELDSTON NEAR MANHATTAN COLLEGE & MTA STATION

**4652 Manhattan College Parkway and 215 West 242nd Street, The Bronx** - Team Lala of RM Friedland just facilitated a fully executed contract on this two-building, 67-unit multifamily package located in the Fieldston/Riverdale section of the Bronx, steps from Manhattan College.

Built in 1923 and spanning five stories each, these all-brick buildings feature updated steel and glass entry doors, intercom systems, security cameras throughout, and marble staircases. Both properties share a silver coat rubber roof system and benefit from recent capital improvements, including an upgraded skylight, fresh pointing, refurbished parapets, and updated flashing. Select ground-floor units are walk-in.

West 242nd houses the mechanicals for both buildings, including a 2010-installed dual-fuel boiler (No. 4 oil) with a 4,000-gallon tank, and electric meters in newer condition. A single gas meter in the basement services the boiler. Electric meters are located in the basement of Manhattan College Parkway, while gas meters are inside apartments.

Residents benefit from immediate proximity to the 242nd Street–Van Cortlandt Park 1 Train station, providing direct subway access into Manhattan. The property is also within walking distance to Manhattan College, the expansive Van Cortlandt Park, and a variety of nearby amenities, including local shopping, entertainment, and dining along Broadway and Riverdale Avenue.

**\$1,201,150**  
**Gross Income**

**\$545,184**  
**NOI**

**67**  
**Units**

**46,204**  
**Total SF**

**Monthly Apartment Rent:**  
**\$1,517/unit, \$461/room**

**FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS**

**LALA REALTY GROUP**

**RM FRIEDLAND**

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4652 MANHATTAN COLLEGE PKWY & 215 W242ND ST

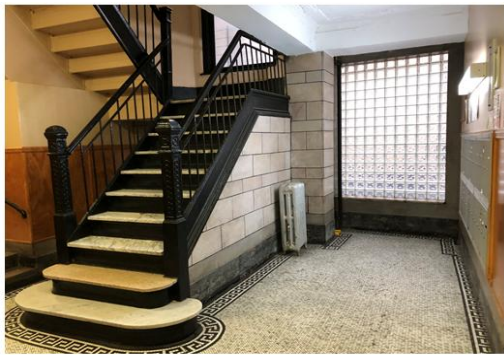


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PRIVATE FAMILY ESTATE SALE - THE BRONX - PROPERTY INFORMATION

	<div>Closed 2022 \$14.20M</div> <div> </div> <div>Webb/Claflin</div>	<div>Closed April 2025 \$3.10M</div> <div></div> <div>Briggs</div>	<div>Closed June 2025 \$10.30M</div> <div></div> <div>Gun Hill &amp; Holland</div>	<div>Closed August 2025 \$3.20M</div> <div></div> <div>Morris</div>	<div>Closed September 2025 \$11.55M</div> <div></div> <div>Decatur/MP/E196</div>	<div>Closed November 2025 \$8.92M</div> <div></div> <div>Heath &amp; W190</div>	<div>Under Contract</div> <div></div> <div>Man/W242</div>	<div>For Sale</div> <div></div> <div>Kingsbridge</div>	Package
• LOCATION									
Address(es)	2518 Webb Ave & 2807 Claflin Ave	3021 Briggs Ave	323 E Gun Hill Rd & 2303 Holland Ave	1665 Morris Ave	3209 Decatur Ave, 762 Morris Park Ave, & 2965 E 196th St	2834 Heath Ave, & 60 W 190th St	4652 Manhattan College Pkwy & 215 W242nd St	2700 Kingbridge Terrace	-
Zip Code	10468	10458	10467	10457	10467,62,61	10463,68	10471	10463	-
Parcel Number	3220-10, 3249-149	03308-0077	3356-107, 4347-1	02824-0015	350-34, 4035-5,4251-4	3256-64,3213-63	5801-1057,1054	03253-0020	-
• PARCEL & ZONING									
Parcel Count	2	1	2	1	3	2	2	1	14
SF (Approx.)	32,152	8,330	22,465	8,220	32,073	32,427	12,200	9,375	157,242
Zoning	R6	R8	R7-1 Wide, C1-3	R8 Wide	R7B, R5/C1-2, R7-1	R6	R6	R6	R7-1
• BUILDING INFO									
# of Buildings	2	1	2	1	3	2	2	1	14
Dimensions	multiple	46 ft x 100 ft		96 ft x 75 ft			271 ft Frontage	75 ft x 105 ft	
Stories	5 each	5	6 & 5	6	6,4,4	6 & 5	5 Each	5	
Year Built	1924-25	1927	1920 & 1928	1931	1959, 1927, 1928	1927 & 22	1923	1930	
Building Class	2 Walkups	Walkup	Elevator & Walkup	Elevator	Elevator & 2 Walkups	Elevator & Walkup	2 Walkups	Elevator	9 Walkups, 5 Elevator
• UNIT MIX	Owner	Owner		Owner	Owner	Owner	Owner	Owner	Owner
Total Units	114	38	110	45	128	112	67	44	658
Res.+ Comm.	114+0	38+0	99+11	43+2	126+2	112+0	67+0	44+0	643+15
• SQUARE FEET (EST.)									
Gross Building Area	126,000	37,000	104,470	37,716	128,124	113,483	46,204	37,000	629,997
Commercial Use Area	0	0	0	3,000	1,250	0	0	0	4,250
Est. Common Area	15,120	4,440	12,536	4,526	15,225	13,618	5,544	4,440	75,450
Loss Factor	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.06%
Residential SF	110,880	32,560	91,934	33,190	111,649	99,865	40,660	32,560	550,297
Est. Avg. Res. Unit SF	973	857	929	772	886	892	607	740	860

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PRIVATE FAMILY ESTATE SALE - THE BRONX - PRICING & INCOME

									Package
EST. EXPENSES									
True Real Estate Tax	(\$204,467)	(\$76,456)	(\$355,173)	(\$160,223)	(\$342,055)	(\$311,141)	(\$230,821)	(\$80,944)	(\$1,761,280)
Water / Sewer	(\$119,700)	(\$44,650)	(\$106,000)	(\$55,255)	(\$141,050)	(\$136,000)	(\$86,095)	(\$56,540)	(\$745,290)
Insurance	(\$99,750)	(\$62,720)	(\$121,000)	(\$74,250)	(\$191,300)	(\$169,050)	(\$110,550)	(\$72,600)	(\$901,220)
Heating Fuel	(\$114,000)	(\$47,500)	(\$115,500)	(\$54,825)	(\$144,575)	(\$134,270)	(\$85,425)	(\$56,100)	(\$752,195)
Utility (Gas / Electric)	(\$22,680)	(\$9,990)	(\$24,150)	(\$10,183)	(\$30,400)	(\$28,200)	(\$12,475)	(\$9,990)	(\$148,068)
Repairs / Maintenance	(\$65,550)	(\$19,000)	(\$53,000)	(\$21,500)	(\$61,900)	(\$54,400)	(\$33,500)	(\$22,000)	(\$330,850)
Payroll/Janitorial	(\$50,185)	(\$10,578)	(\$28,000)	(\$23,650)	(\$39,500)	(\$32,450)	(\$14,461)	(\$12,731)	(\$211,555)
Legal, Accounting & Misc.	(\$15,793)	(\$5,277)	(\$19,444)	(\$8,465)	(\$22,292)	(\$18,490)	(\$11,651)	(\$6,812)	(\$108,224)
Management	(\$55,085)	(\$15,831)	(\$58,331)	(\$25,394)	(\$66,876)	(\$55,470)	(\$34,953)	(\$20,437)	(\$332,377)
Total Effective Expenses	(\$747,210)	(\$292,002)	(\$880,598)	(\$433,745)	(\$1,039,949)	(\$939,471)	(\$619,932)	(\$338,154)	(\$5,291,060)
/unit	\$6,554	\$7,684	\$8,005	\$9,639	\$8,125	\$8,388	\$9,253	\$7,685	-
/SF	\$5.93	\$7.89	\$8.43	\$11.50	\$8.12	\$8.28	\$13.42	\$9.14	\$8.40
% of GSI	46%	54%	43.93%	50%	45.25%	49.29%	52%	48%	47%
INCOME/EXPENSE									
Gross Sched. Income	\$1,630,956	\$544,008	\$2,004,499	\$872,649	\$2,298,159	\$1,906,187	\$1,201,150	\$702,294	\$11,159,903
Collection/Vac. Loss	(\$57,083)	(\$16,320)	(\$60,135)	(\$26,179)	(\$68,945)	(\$57,186)	(\$36,035)	(\$21,069)	(\$342,952)
	3.50%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.07%
Gross Oper. Income	\$1,573,873	\$527,688	\$1,944,364	\$846,470	\$2,229,214	\$1,849,002	\$1,165,116	\$681,225	\$10,816,951
less Expenses	(\$747,210)	(\$292,002)	(\$880,598)	(\$433,745)	(\$1,039,949)	(\$939,471)	(\$619,932)	(\$338,154)	(\$5,291,060)
Net Operating Income	\$826,663	\$235,686	\$1,063,766	\$412,725	\$1,189,266	\$909,531	\$545,184	\$343,072	\$5,525,892
	CLOSED 2022	CLOSED APRIL 2025	CLOSED JUNE 2025	CLOSED AUGUST 2025	CLOSED SEPTEMBER 2025	CLOSED NOVEMBER 2025	UNDER CONTRACT	FOR SALE	
Price	\$14.200M	\$3.100M	\$10.300M	\$3.200M	\$11.550M	\$8.923M	\$6.195M (Last Ask)	\$3.500M	\$60.968M
CAP Rate	5.82%	7.60%	10.33%	12.90%	10.30%	10.19%	8.80%	9.80%	9.06%
GRM	8.71	5.70	5.14	3.67	5.03	4.68	5.16	4.98	5.46
/unit	\$124,561	\$81,579	\$93,636	\$71,111	\$90,234	\$79,672	\$92,463	\$79,545	-
/SF	\$113	\$84	\$99	\$85	\$90	\$79	\$134	\$95	\$97

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