

FOR SALE

Bronx

Rent Stabilized Portfolio

Five Multifamily & Mixed-Use Buildings Containing 194
Units Located in the Bronx

Ariel
GREA Partner



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- Package of four (4) multifamily walk-ups and one (1) mixed-use walk-up located in the Bronx which can be sold together or separately
- Consists of 189 multifamily units, 5 commercial units and spans a total of 170,770 gross square feet
- Unit breakdown is comprised of, seven (7) studioapartments eighty-four (84) 1-bedroom apartments, seventy-three (73) 2-bedroom apartments, nineteen (19) 3-bedroom apartments, five (5) 4-bedroom apartments, one (1) 5-bedroom apartment and five (5) commercial units
- Transportation is in abundance surrounding all five buildings as the properties are located in close proximity to the bus lines & 4/6/B/D subway lines
- Abundance of national/local commercial tenants are accessible for residents on E Tremont Avenue, E Burnside Avenue, & Grand Concourse
- Several of the assets are in close proximity to supermarkets, local eateries, schools & medical institutions



Asking Price: \$14,500,000 | \$85 / \$/SF | \$74,742 / \$/Unit | 8.29% / Cap Rate | 4.67 / GRM

Exclusively Represented By
212.544.9500 | arielpa.nyc

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For Financing
Information: **Matthew Swerdlow x56**
mswerdlow@arielpa.com

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Property Information	Total
Lot Sq. Ft.	41,547
Residential Units	189
Commercial Units	5
Total Units	194
Building Sq. Ft.	170,770
Buildable Sq. Ft.	178,382
Air Rights Sq. Ft.	29,193
Tax Class	2
Assessment (25/26)	\$3,739,770
Real Estate Taxes (25/26)	\$467,471

*All square footage/buildable area calculations are approximate

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Property Information	1592 University Avenue	1600 University Avenue	724-728 East 187th Street	1704 Seddon Street	2001 Grand Concourse
Block / Lot	2876 / 67	2876 / 65	3102 / 29	3999 / 1	2808 / 96
Lot Dimensions	58.16' x 135.25'	62.52' x 137.35'	100' x 70'	98.8' x 96.75'	79.7' x 104.31'
Lot Sq. Ft.	7,199	8,567	7,000	9,581	9,200
Building Dimensions	62.42' x 102'	62.42' x 102'	98' x 63'	98' x 86'	104' x 97'
Stories	5	5	5	5	6
Residential Units	32	32	35	48	42
Commercial Units	0	0	5	0	0
Total Units	32	32	40	48	42
Building Sq. Ft.	29,315	29,315	28,000	42,140	42,000
Zoning	R7-1	R7-1	R7-1	R6	R8 / C
FAR	4.00	4.00	4.00	2.20	7.20
Buildable Sq. Ft.	28,796	34,268	28,000	21,078	66,240
Air Rights Sq. Ft.	None	4,953	None	None	24,240
Tax Class	2	2	2	2	2
Assessment (25/26)	\$641,610	\$641,610	\$825,300	\$859,050	\$772,200
Real Estate Taxes (25/26)	\$80,201	\$80,201	\$103,163	\$107,381	\$96,525

*All square footage/buildable area calculations are approximate

Asking Price: **\$14,500,000** | **\$85 / \$/SF** | **\$74,742 / \$/Unit** | **8.29% / Cap Rate** | **4.67 / GRM**

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