

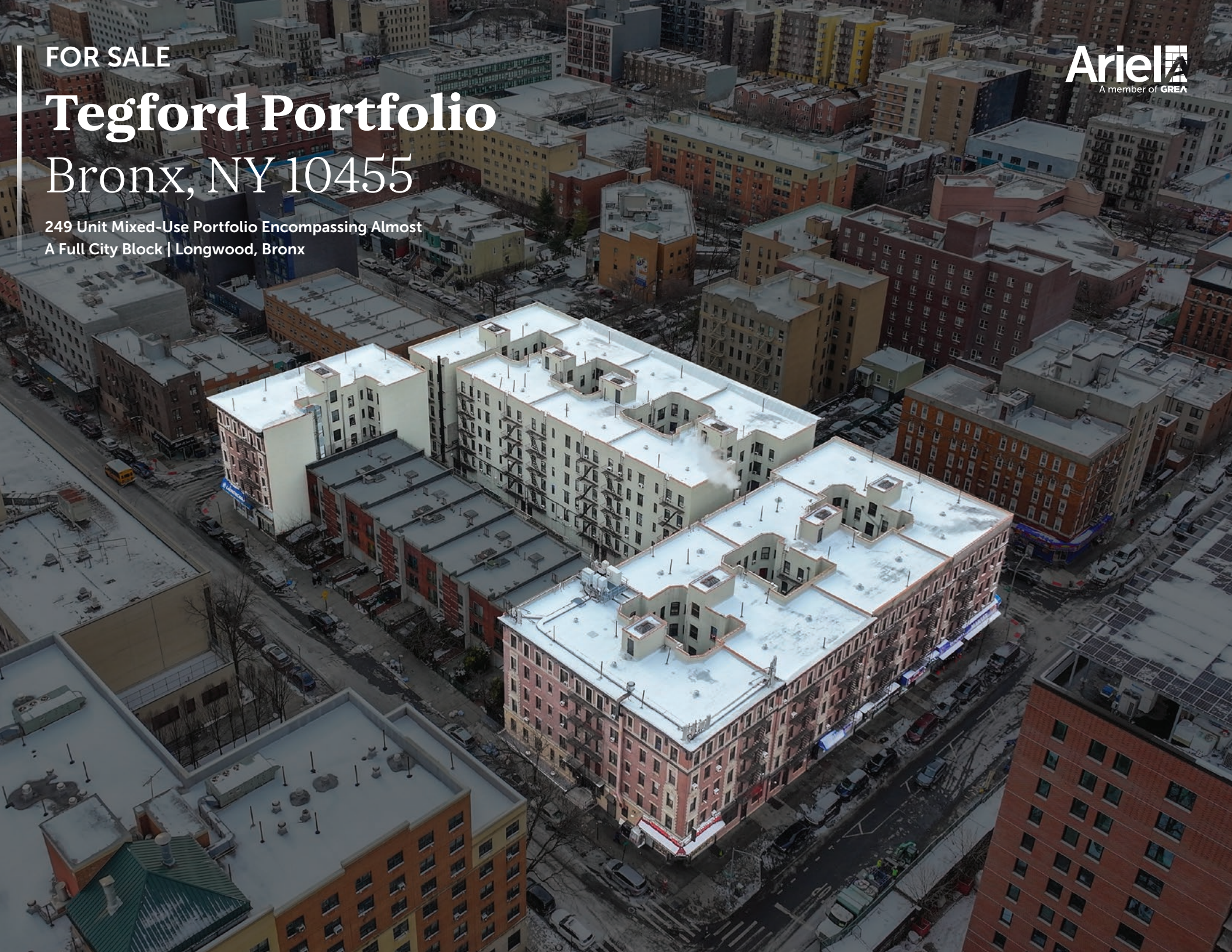
FOR SALE

Tegford Portfolio

Bronx, NY 10455

249 Unit Mixed-Use Portfolio Encompassing Almost
A Full City Block | Longwood, Bronx

Ariela
A member of GREA



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- 249 units across 9 walk-up buildings located in the Longwood section of the Bronx
- Large footprint encompassing almost a whole city block, ideal for assemblage buyers and prime for seamless management
- Sustainable retail tenancy with strong historical collections
- Concentrated scale with efficient building systems
- 48 year long term ownership
- 4 of the assets are situated along the 152nd Street retail corridor, 2 blocks from the Jackson Ave subway stop for the 2/5 trains along Westchester Avenue
- Portfolio benefits from a J-51 tax abatement expiring between 2038-2039
- Offered at well below replacement cost
- 25% of residential units currently on preferential rents



Asking Price: \$22,750,000 | \$139 / \$/SF | \$91,365 / \$/Unit | 7.99% / Current Cap Rate | 5.65 / GRM

For More Information Contact Our Exclusive
Sales Agents at **212.544.9500 | arielpa.nyc**

Victor Sozio x12
vsozio@arielpa.com

Jason M. Gold x22
jgold@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Gabriel Elyaszadeh x55
gelyaszadeh@arielpa.com

Jake Brody x62
jbrody@arielpa.com

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

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TOTAL PORTFOLIO PROPERTY INFORMATION

Lot Sq. Ft.	43,328
Stories	5
Residential Units	237
Commercial Units	12
Total Units	249
Building Sq. Ft.	163,428
Buildable Sq. Ft.	149,048
Air Rights Sq. Ft.	None
Tax Class	3
Assessment (24/25)	\$5,585,760
Taxes before Ex/Abt	\$698,220
J51 Exemption	(\$3,963,945)
Real Estate Taxes (24/25)	\$202,727

*All square footage/buildable area calculations are approximate

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Property Name	632 Wales Avenue	636 Wales Avenue	640 Wales Avenue	644 Wales Avenue	786 East 152 nd Street	790 East 152 nd Street	785 East 151 st Street	795 East 151 st Street	643 Tinton Avenue
Block / Lot	2653 / 59	2653 / 61	2653 / 63	2653 / 65	2653 / 67	2653 / 69	2653 / 57	2653 / 80	2653 / 71
Lot Dimensions	52' x 100'	52' x 100'	52' x 100'	46' x 100'	54' x 100'	54' x 100'	35.74' x 100'	41.54' x 100'	46' x 100'
Lot Sq. Ft.	5,200	5,200	5,200	4,600	5,400	5,400	3,574	4,154	4,600
Building Dimensions	52' x 87'	52' x 87'	52' x 87'	46' x 90'	54' x 85'	54' x 85'	35.74' x 90'	4105' x 90'	46' x 90'
Stories	5	5	5	5	5	5	5	5	5
Residential Units	31	31	31	23	27	29	18	22	25
Commercial Units	0	0	0	1	4	2	1	2	2
Total Units	31	31	31	24	31	31	19	24	27
Building Sq. Ft.	18,360	18,360	18,360	20,700	19,422	19,002	14,364	15,940	18,920
Zoning	R7-1	R7-1	R7-1	R7-1	R7-1 / C1-4	R7-1 / C1-4	R7-1	R7-1	R7-1 / C1-4
FAR	3.44	3.44	3.44	3.44	3.44	3.44	3.44	3.44	3.44
Buildable Sq. Ft.	17,888	17,888	17,888	15,824	18,576	18,576	12,295	14,290	15,824
Air Rights Sq. Ft.	None	None	None	None	None	None	None	None	None
Tax Class	2	2	2	2	2	2	2	2	2
Assessment (24/25)	\$722,520	\$675,900	\$663,930	\$535,950	\$689,040	\$716,490	\$484,290	\$555,030	\$542,610
Taxes before Ex/Abt	\$90,315	\$84,488	\$82,991	\$66,994	\$86,130	\$89,561	\$60,536	\$69,379	\$67,826
J51 Exemption	(\$604,665)	(\$473,850)	(\$452,880)	(\$340,650)	(\$471,240)	(\$503,190)	(\$386,619)	(\$379,080)	(\$351,771)
J-51 Expiration Date	2039	2038	2038	2039	2039	2039	2039	2039	2039
Real Estate Taxes (24/25)	\$14,732	\$25,256	\$26,381	\$24,413	\$27,225	\$26,663	\$12,209	\$21,994	\$23,855

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Longwood is a neighborhood in the South Bronx, known for its residential areas and diverse community. It has seen development in housing and infrastructure and is well-connected by public transportation.

Transit Within 2 Blocks

2 5 6 Subway - Jackson Ave and 149th St Stations
Bx17, Bx4, Bx19 - Buses

20 Minutes to Central Park
40 Minutes to Downtown Manhattan
40 Minutes to LaGuardia Airport

Hunts Point Metro North Station

Hunts Point station is a planned passenger rail station on Metro-North Railroad's New Haven Line. The station is planned to open in 2027 as part of the Penn Station Access project



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