

FOR SALE

Ariela
GREA Partner

Matsia Properties Portfolio, Bronx, NY

372 Unit Mixed-Use Portfolio with
Long-Term Article XI Shelter Rent Tax



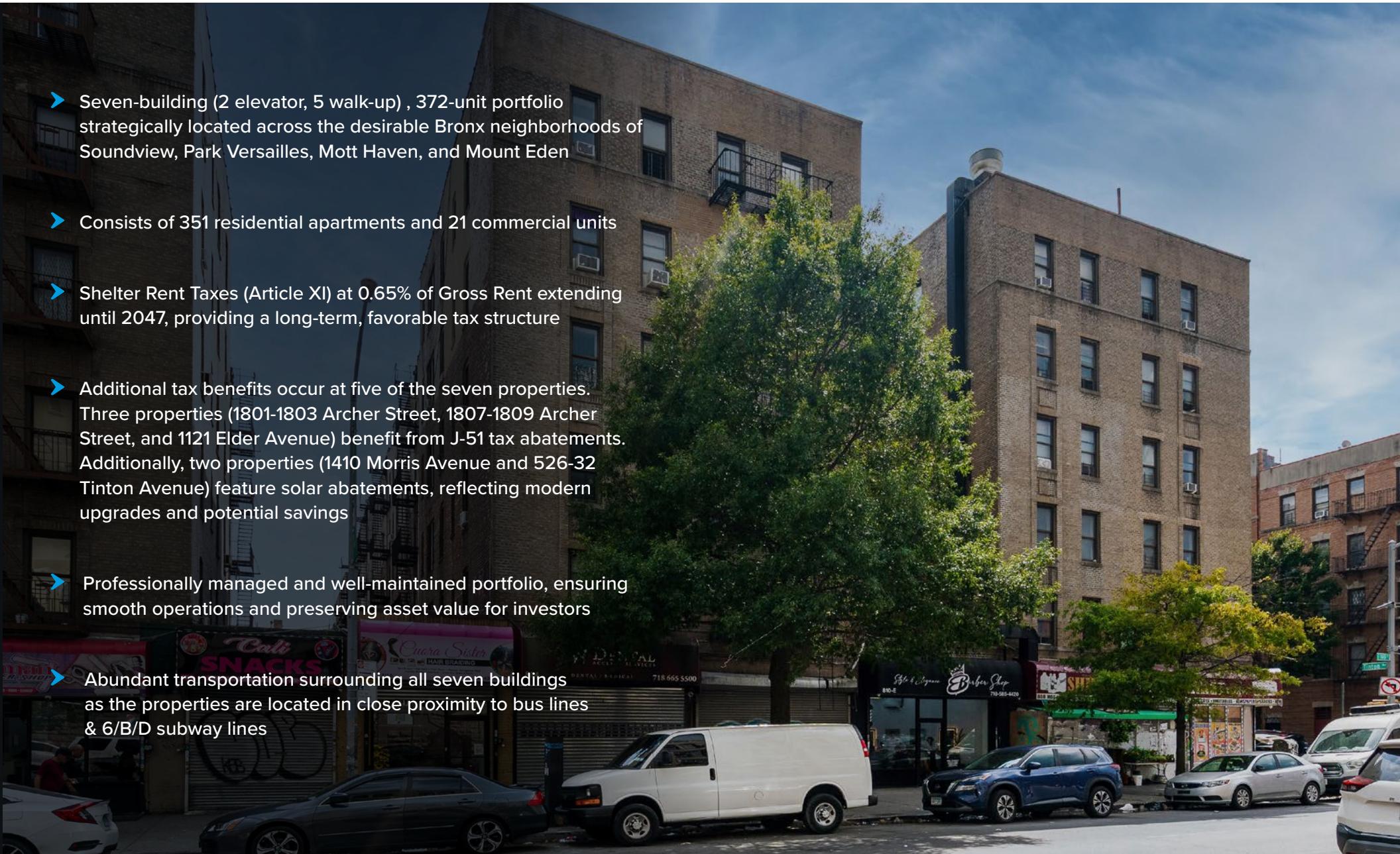
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- ▶ Seven-building (2 elevator, 5 walk-up) , 372-unit portfolio strategically located across the desirable Bronx neighborhoods of Soundview, Park Versailles, Mott Haven, and Mount Eden
- ▶ Consists of 351 residential apartments and 21 commercial units
- ▶ Shelter Rent Taxes (Article XI) at 0.65% of Gross Rent extending until 2047, providing a long-term, favorable tax structure
- ▶ Additional tax benefits occur at five of the seven properties. Three properties (1801-1803 Archer Street, 1807-1809 Archer Street, and 1121 Elder Avenue) benefit from J-51 tax abatements. Additionally, two properties (1410 Morris Avenue and 526-32 Tinton Avenue) feature solar abatements, reflecting modern upgrades and potential savings
- ▶ Professionally managed and well-maintained portfolio, ensuring smooth operations and preserving asset value for investors

▶ Abundant transportation surrounding all seven buildings as the properties are located in close proximity to bus lines & 6/B/D subway lines



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Property Information	Total
Lot Sq. Ft.	74,224
Residential Units	351
Commercial Units	21
Total Units	372
Building Sq. Ft.	308,689
Buildable Sq. Ft.	202,663
Air Rights Sq. Ft.	None
Tax Class	2
Shelter Rent Taxes (Article XI)	\$80,250
Abatement Amount	(\$35,425)
Real Estate Taxes (25/26)	\$44,825

*All square footage/buildable area calculations are approximate



Asking Price: \$26,000,000 | \$84 / SF | \$69,892 / Unit | 8.23% / Cap Rate | 5.01 / GRM

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Property Information	1117 Manor Avenue	1410 Morris Avenue	1801-1803 Archer Street	1807-1809 Archer Street	1121 Elder Avenue	526-30-32 Tinton Avenue	1214 Wheeler Avenue
Block / Lot	3742 / 70	2786 / 2	3920 / 29	3920 / 24	3739 / 67	2582 / 34	3772 / 12
Lot Dimensions	100' x 100'	95' x 150.33'	92.25' x 100'	92.25' x 100'	100' x 100'	100' x 175'	40' x 100'
Lot Sq. Ft.	10,000	14,250	9,237	9,237	10,000	17,500	4,000
Building Dimensions	100' x 86'	95' x 142'	92.3' x 100'	92.25' x 100'	100' x 88'	100' x 175'	40 ft x 67 ft
Stories	6	6	5	5	5	6	5
Residential Units	54	64	45	45	49	77	17
Commercial Units	1 Antenna Unit	5	3	4	0	9	0
Total Units	54	69	48	49	49	86	17
Building Sq. Ft.	47,000	66,564	34,356	34,945	36,500	75,924	13,400
Building Type	Elevator	Elevator	Walk-Up	Walk-Up	Walk-Up	Walk-Up	Walk-Up
Zoning	R6 / C1-2	R7-1 / C1-4	R6 / C1-2	R6 / C1-2	R6	R7-1 / C1-4	C4-2 / R6
FAR	2.20	3.44	2.20	2.20	2.20	3.44	2.20
Buildable Sq. Ft.	22,000	49,020	20,321	20,321	22,000	60,200	8,800
Air Rights Sq. Ft.	None	None	None	None	None	None	None
Tax Class	2	2	2	2	2	2	2
Shelter Rent Taxes (Article XI)	\$3,898	\$14,858	\$20,344	\$14,374	\$3,862	\$21,704	\$1,212
Tax Abatement Program	-	Solar	J-51	J-51	J-51	Solar	-
Abatement Amount	-	(\$9,293)	(\$2,182)	(\$2,172)	(\$3,539)	(\$18,240)	-
Real Estate Taxes (25/26)	\$3,898	\$5,565	\$18,162	\$12,202	\$323	\$3,463	\$1,212

*All square footage/buildable area calculations are approximate

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2) 1410 Morris Avenue

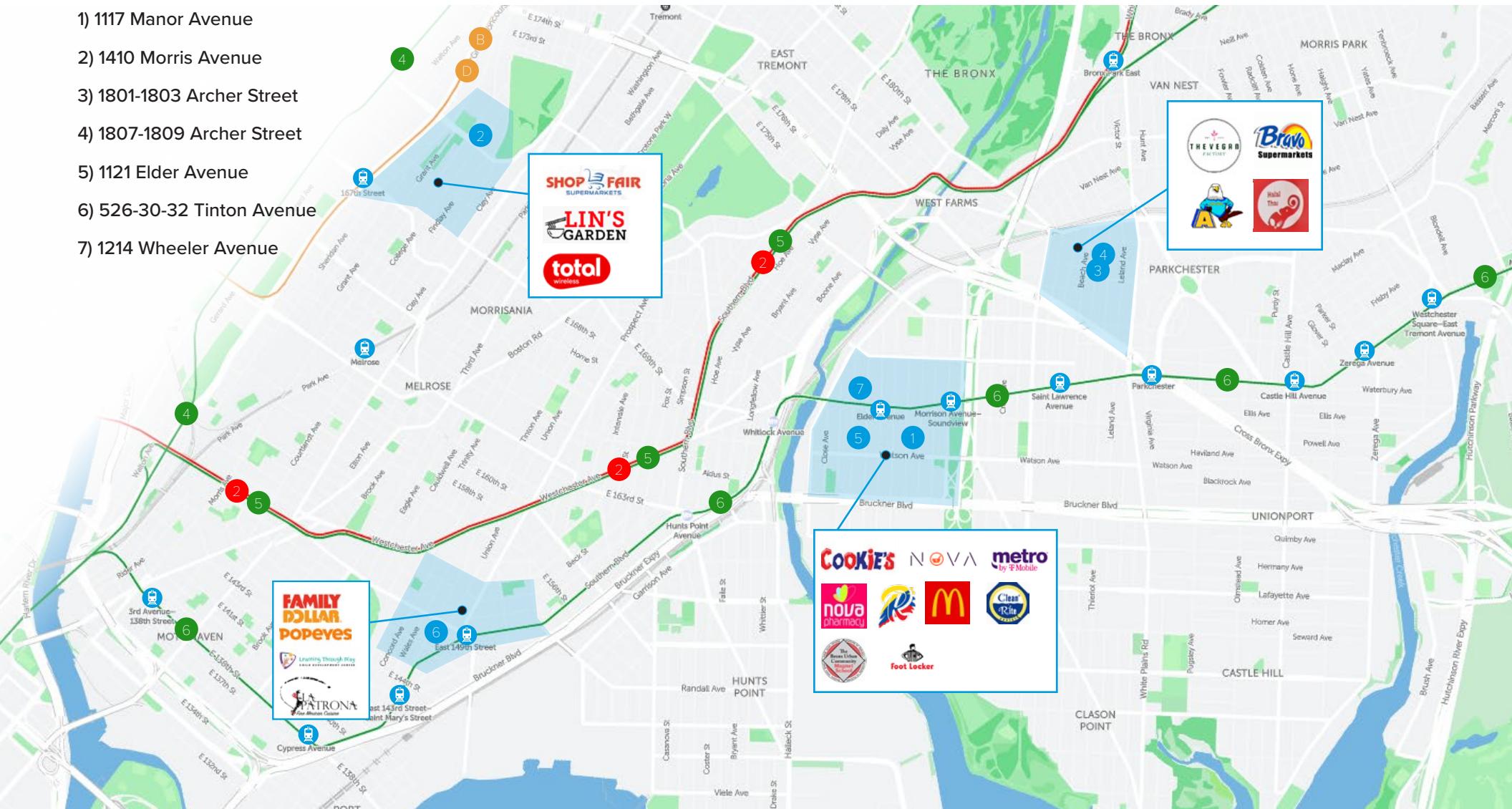
3) 1801-1803 Archer Street

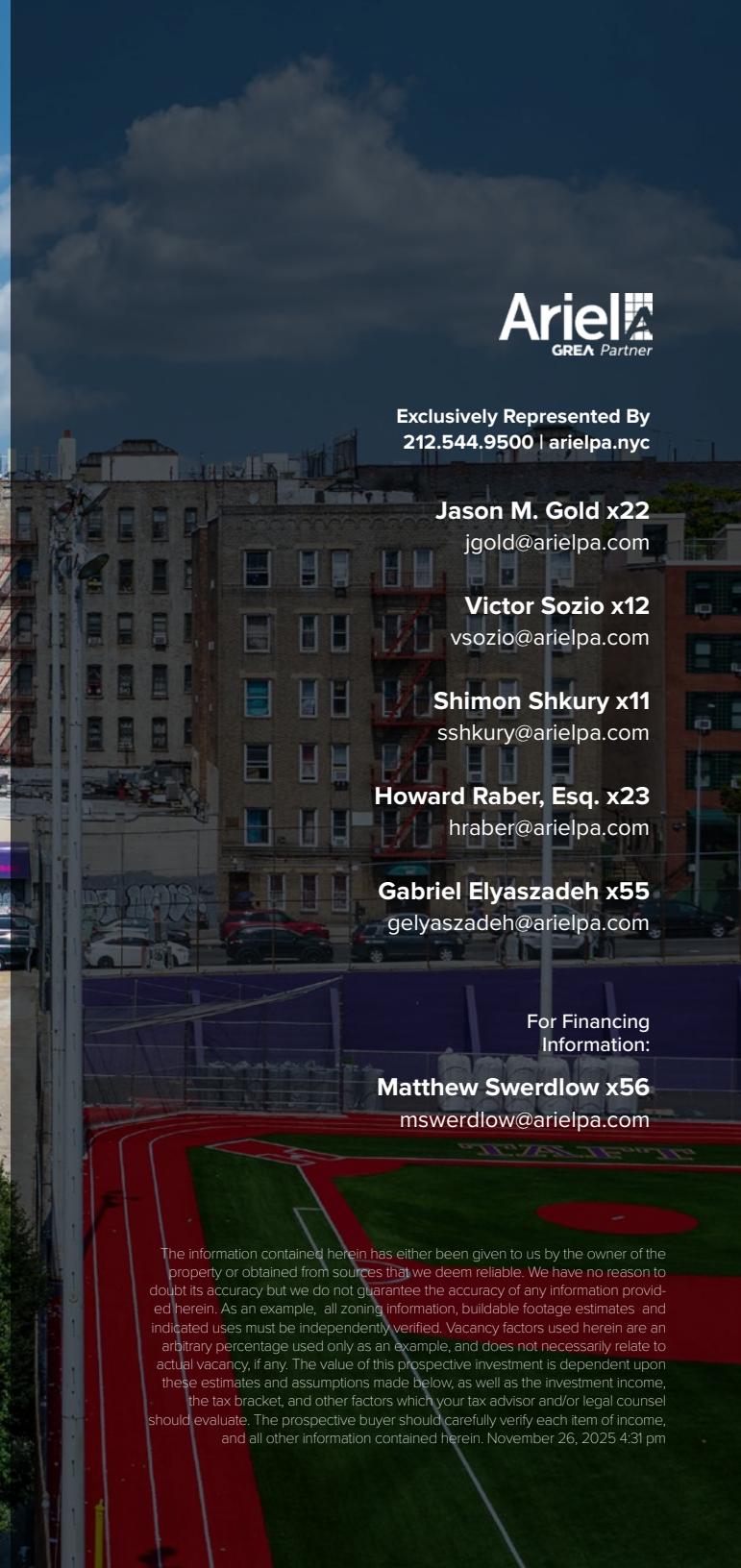
4) 1807-1809 Archer Street

5) 1121 Elder Avenue

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates, and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. November 26, 2025 4:31 pm