

**FOR  
SALE**

**MULTIFAMILY  
IN THE BRONX**

**ASKING  
\$7,310,000**

**8.4%  
CAP**

**4.5  
x Rent**

**\$71  
/SF**

**\$66K  
/Unit**



**EXCEPTIONALLY MAINTAINED, NEARLY VIOLATION-FREE MULTIFAMILY  
TWO BLDGS ♦ 110 UNITS ♦ ALMOST \$1.5M IN CAPEX ♦ THE BRONX**

**Morris & Walton Package, The Bronx** – Team Lala of RM Friedland is pleased to present this meticulously maintained multifamily package consisting of 110 residential apartments across two adjoining prewar brick buildings – 1860 Morris Avenue, a six-story elevator building with 67 units, and 2256 Walton Avenue, a five-story walkup with 43 units.

Constructed in 1931 and 1926, the properties together span over 103,000 gross square feet with an average unit size of approximately 829 square feet. Both buildings feature gated front courtyards, clean and updated lobbies, steel-and-glass entry doors, security cameras, intercom systems, LED lighting, and hardwired smoke detectors. Interiors include steel and marble staircases and well-kept common areas. Laundry facilities are available at both sites, and both roofs are silver coat rubber systems with coping stones, flashing, and pointing in solid condition.

Mechanical systems are in excellent order, with dual-fuel boilers (2018 at Morris and an upgraded system at Walton) fed by above-ground 5,000-gallon oil tanks.



Recent upgrades across the package total just under \$1.5 million, including new boilers and gas conversions, building-wide pointing, electrical and plumbing improvements, apartment renovations, and general repairs.

Located in the Mount Hope and Fordham neighborhoods, the properties offer excellent transit with nearby B, D, and 4 subway lines plus multiple bus routes. Shopping, dining, parks, and healthcare facilities are all close by.

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

**LALA REALTY GROUP**

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# 1860 MORRIS & 2256 WALTON THE BRONX, NY



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# PROPERTY & FINANCIAL OVERVIEW

1860 Morris Ave & 2256 Walton Ave, Bronx, NY 10453 (Parcel #: 2805-1 & 3182-8)



<b>103,606 Total SF</b>	<b>ASKING \$7,310,000</b>
<b>110 Total Units</b>	<b>\$71 /SF</b>
<b>\$1,637,500 Gross Rent</b>	<b>\$66K /Unit</b>
<b>\$613,313 Net Operating Income</b>	<b>4.5 x Rent</b>
<b>Average Apartment Rents:</b>	<b>8.39% CAP</b>
<b>\$1,239/unit, \$346/room</b>	<b>11.2% - 15.6% C/C Return</b>

## BUILDING DETAILS

- 110 Total Units
- 110 Residential Apartments
- No Commercial Units
- 2 Buildings, 6 & 5, 1931 & 1926
- Elevator (D1) & Walkup (C1)

## BUILDING SIZE/SF

- 150 ft x 79 ft & 100 ft x 82 ft
- 103,606 Gross SF
- No SF With Non-Residential Use
- Avg. Apartment Size = 829 SF
- Est. 12% Common Area

## PARCEL SIZE & ZONING

- 24,650 Square Feet
- 150 ft x 101 ft & 100 ft x 95 ft
- Both R8 Zone
- Max FAR: 6.02 - 6.50 (CF)

## FINANCING ILLUSTRATION

Interest Rate	6.000%
Amortization	30 Years
30.0% Down	\$2.193M
70.0% LTV	\$5.117M
Annual Debt Service	-\$368K
DSCR & Debt Yield	1.67 & 12.0%
Cash Flow: Cautious	\$245,165
Cash Flow: Optimistic	\$341,941

☆ Optimistic scenario assumes efficient self-management and 100% rent collection.

## ANNUAL INCOME PROJECTIONS

Gross Scheduled Income (GSI)	\$1,637,500
3.0% Vacancy & Collection Allowance	(\$49,125)
Gross Operating Income (GOI)	\$1,588,375
Estimated Expenses	(\$975,062)
<b>Net Operating Income</b>	<b>\$613,313</b>

## ESTIMATED ANNUAL EXPENSES

	60% of GSI ÷ \$9.41/SF ÷ \$8.9K/u	
RE Tax	\$1,974 /unit	(\$217,136)
Water & Sewer	\$1,350 /res. u	(\$148,500)
Insurance	\$1,650 /unit	(\$181,500)
Heat	\$1,275 /res. u	(\$140,250)
Utilities	\$0.30 /SF	(\$31,082)
Repairs & Maintenance	\$550 /res. u	(\$60,500)
Payroll	\$1,205 /res. u	(\$132,559)
Legal, Reserves & Misc.	1.00% of GOI	(\$15,884)
Management	3.00% of GOI	(\$47,651)
<b>Total Expenses</b>		<b>(\$975,062)</b>

## PACKAGE: UNIT MIX & MONTHLY INCOME

TYPE	COUNT	/ROOM	/UNIT	MIN	MAX	TOTAL
1 Bedroom	83	\$404	\$1,212	\$472	\$1,567	\$100,599
2 Bedroom	22	\$319	\$1,277	\$589	\$1,733	\$28,102
3 Bedroom	4	\$318	\$1,588	\$1,307	\$1,789	\$6,353
Super's Unit	1	-	-	-	-	-
Other	-	-	-	-	\$1,404	\$1,404
<b>Total</b>	<b>110</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$136,458</b>

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## **1860 Morris Avenue**

### **Recent Upgrades Totaling \$987,314**

**Boiler & Gas Conversion (Dual Fuel) - \$270,399**

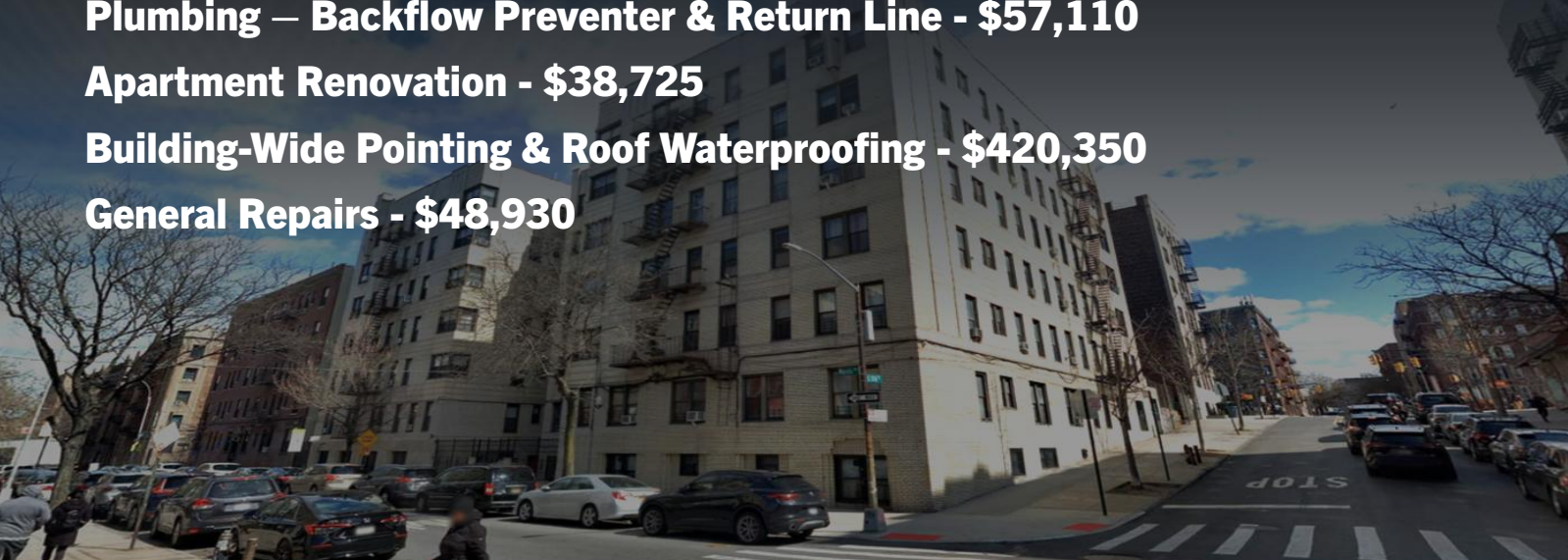
**Electrical Meters & Apt Lines Upgrade - \$151,800**

**Plumbing — Backflow Preventer & Return Line - \$57,110**

**Apartment Renovation - \$38,725**

**Building-Wide Pointing & Roof Waterproofing - \$420,350**

**General Repairs - \$48,930**



## **2256 Walton Avenue**

### **Recent Upgrades Totaling \$499,466**

**Apartment Renovations - \$126,510**

**Electrical Upgrade - \$33,240**

**Building-Wide Pointing - \$88,400**

**Gas Line & Meter Replacement - \$132,500**

**Burner & Boiler Gas Conversion - \$118,816**

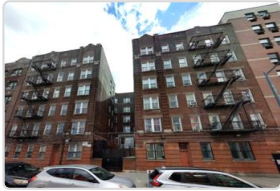


PROPERTY INFORMATION

1860 Morris Avenue



2256 Walton Avenue



Package

• LOCATION

Address	1860 Morris Ave	2256 Walton Ave	
Municipality	Bronx	Bronx	Bronx
State	NY	NY	NY
Zip Code	10453	10453	10453
Parcel Number	02805-0001	03182-0008	2805-1 & 3182-8
Area	Mount Hope	Fordham	Mt. Hope & Fordham
Alternate Address	141-145 E 176th St	2256-2258 Walton Ave	

• PARCEL & ZONING

Parcel Count	1	1	2
Dimensions	150 ft x 101 ft	100 ft x 95 ft	150 ft x 101 ft & 100 ft x 95 ft
SF (Approx.)	15,150	9,500	24,650
Zoning	R8	R8	Both R8
Floor Area Ratio	6.02 - 6.50 (CF)	6.02 - 6.50 (CF)	6.02 - 6.50 (CF)
Maximum Buildable SF	91,203 - 98,475	57,190 - 61,750	148,393 - 160,225
Air Rights	24,653 - 31,925	20,134 - 24,694	44,787 - 56,619

• RE TAX 2025/2026

	Class: 2	Class: 2	
Tentative Assessed Value	\$1,057,050	\$680,040	\$1,737,090
Estimated Rate	12.500%	12.500%	12.500%
True/Full Tax	\$132,131	\$85,005	\$217,136
Abatements/Fees	\$0	\$0	\$0
Estimated Tax Expense	\$132,131	\$85,005	\$217,136

• BUILDING INFORMATION

# of Buildings	1	1	2
Dimensions	150 ft x 79 ft	100 ft x 82 ft	150 ft x 79 ft & 100 ft x 82 ft
Stories	6	5	6 & 5
Year Built	1931	1926	1931 & 1926
Building Class	Elevator (D1)	Walkup (C1)	Elevator (D1) & Walkup (C1)

• VIOLATIONS/PROGRAMS

	9/18/2025	9/18/2025	9/18/2025
HPD: {A,B,C,I}	0 [0,0,0,0]	0 [0,0,0,0]	0 [0,0,0,0]
DOB: {DOB,ECB}	1 [1,0]	0 [0,0]	1 [1,0]

• EFFECTIVE UNIT MIX

	Owner	Owner	Owner
Total Units	67	43	110
Res.+ Comm.	67+0	43+0	110+0

• SQUARE FEET (EST.)

Gross Building Area	66,550	37,056	103,606
Commercial Use Area	0	0	0
Est. Common Area	7,986	4,447	12,433
Loss Factor	12.00%	12.00%	12.00%
Residential SF	58,564	32,609	91,173
Est. Avg. Res. Unit SF	874	758	829



# INCOME & EXPENSE

## 1860 Morris Avenue



## 2256 Walton Avenue



## Package

### EFFECTIVE EXPENSES

True Real Estate Tax	(\$132,131)	(\$85,005)	(\$217,136)
Water / Sewer	(\$90,450)	(\$58,050)	(\$148,500)
Insurance	(\$110,550)	(\$70,950)	(\$181,500)
Heating Fuel	(\$85,425)	(\$54,825)	(\$140,250)
Utility (Gas / Electric)	(\$19,965)	(\$11,117)	(\$31,082)
Repairs / Maintenance	(\$36,850)	(\$23,650)	(\$60,500)
Payroll/Janitorial	(\$79,105)	(\$53,454)	(\$132,559)
Legal, Accounting & Misc.	(\$9,624)	(\$6,260)	(\$15,884)
Management	(\$28,873)	(\$18,779)	(\$47,651)
<b>Total Effective Expenses</b>	<b>(\$592,973)</b>	<b>(\$382,089)</b>	<b>(\$975,062)</b>
/unit	\$8,850	\$8,886	\$8,864
/SF	\$8.91	\$10.31	\$9.41
% of GSI	59.76%	59.21%	59.55%

### NET OPERATING INCOME

Gross Scheduled Income	\$992,186	\$645,313	\$1,637,500
Collection And Vacancy Loss	(\$29,766)	(\$19,359)	(\$49,125)
	3.00%	3.00%	3.00%
Gross Operating Income	\$962,421	\$625,954	\$1,588,375
less Expenses	(\$592,973)	(\$382,089)	(\$975,062)
<b>Investor's NOI</b>	<b>\$369,448</b>	<b>\$243,865</b>	<b>\$613,313</b>

### ASKING PRICE & METRICS

<b>Asking</b>	<b>\$4,560,000</b>	<b>\$2,750,000</b>	<b>\$7,310,000</b>
CAP Rate	8.10%	8.87%	8.39%
x Rent (GRM)	4.60	4.26	4.46
/unit	\$68,060	\$63,953	\$66,455
/SF	\$69	\$74	\$71



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REALTY GROUP

*of*

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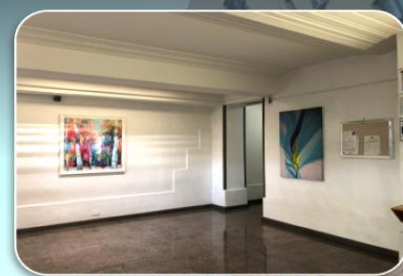
**ASKING  
\$4,560,000**

**8.1%  
CAP**

**4.6  
x Rent**

**\$69  
/SF**

**\$68K  
/Unit**



## ELEVATOR BUILDING WITH 67 RESIDENTIAL UNITS AND EXTENSIVE CAPITAL IMPROVEMENTS LOCATED IN THE MOUNT HOPE SECTION OF THE BRONX

**1860 Morris Avenue, The Bronx** – Team Lala of RM Friedland is pleased to present 1860 Morris Avenue, a six-story, all-brick, elevator apartment building containing 67 rent-stabilized units. Built in 1931, this meticulously maintained property spans approximately 66,550 gross square feet.

The building features a gated front courtyard with landscaped garden areas, a steel-and-glass entrance, and a lobby enhanced with tiled flooring, artwork, and excellent paint condition. Security is provided by cameras throughout, an intercom system, and hardwired battery/electric smoke detectors. Interior finishes include steel and marble staircases, LED lighting, and updated common areas. The super's three-bedroom garden unit includes direct courtyard access and houses building systems including electric meters and a backflow prevention line.

Mechanical systems include a dual-fuel boiler installed in 2018, paired with an above-ground 5,000-gallon (4,500 usable) oil tank (#2 fuel). Laundry facilities feature three

washers and two dryers, with some gas meters located in the same area. Circuit breakers are in-unit, with additional electric and gas meters located in the building's other wing. The elevator cab is in good condition, with the machine room located on the roof. The roof itself is a silver coat/rubber system with metal flashing, coping stones, and pointing all noted in excellent condition.

Recent upgrades total nearly \$1 million and include boiler and gas conversion new electric meters and apartment line upgrades, plumbing and backflow preventer installation, building-wide pointing and roof waterproofing, and general repairs.

Convenient public transit options are within walking distance. There are nearby subway station on the Grand Concourse and Jerome Avenue plus multiple local bus stops offering connections across the Bronx. Grocery stores and small markets are nearby at Burnside Avenue, including convenience-style food shops. Residents have access to a variety of eateries. Green space is available in nearby parks, and hospitals are reasonably close.

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# PROPERTY & FINANCIAL OVERVIEW

1860 Morris Ave, Bronx, NY 10453 (Parcel #: 02805-0001)



66,550 Total SF	ASKING \$4,560,000
67 Total Units	\$69 /SF
\$992,186 Gross Rent	\$68K /Unit
\$369,448 Net Operating Income	4.6 x Rent
Average Apartment Rents:	8.10% CAP
\$1,213/unit, \$328/room	10.2% - 14.5% C/C Return

## BUILDING DETAILS

- 67 Total Units
- 67 Residential Apartments
- No Commercial Units
- 1 Building, 6 Stories, Built 1931
- Elevator Apartment - Semi-fireproof without Stores (D1)

## BUILDING SIZE/SF

- 150 ft x 79 ft
- 66,550 Gross SF
- No SF With Non-Residential Use
- Avg. Apartment Size = 874 SF
- Est. 12% Common Area

## PARCEL SIZE & ZONING

- 15,150 Square Feet
- 150 ft x 101 ft
- R8 Zone
- Max FAR: 6.02 - 6.50 (CF)

## FINANCING ILLUSTRATION

Interest Rate	6.000%
Amortization	30 Years
30.0% Down	\$1.368M
70.0% LTV	\$3.192M
Annual Debt Service	-\$230K
DSCR & Debt Yield	1.61 & 11.6%
Cash Flow: Cautious	\$139,796
Cash Flow: Optimistic	\$198,434

☆ Optimistic scenario assumes efficient self-management and 100% rent collection.

## ANNUAL INCOME PROJECTIONS

Gross Scheduled Income (GSI)	\$992,186
3.0% Vacancy & Collection Allowance	(\$29,766)
Gross Operating Income (GOI)	\$962,421
Estimated Expenses	(\$592,973)
<b>Net Operating Income</b>	<b>\$369,448</b>

## ESTIMATED ANNUAL EXPENSES

	60% of GSI • \$8.91/SF • \$8.9K/u	
RE Tax	\$1,972 /unit	(\$132,131)
Water & Sewer	\$1,350 /res. u	(\$90,450)
Insurance	\$1,650 /unit	(\$110,550)
Heat	\$1,275 /res. u	(\$85,425)
Utilities	\$0.30 /SF	(\$19,965)
Repairs & Maintenance	\$550 /res. u	(\$36,850)
Payroll	\$1,181 /res. u	(\$79,105)
Legal, Reserves & Misc.	1.00% of GOI	(\$9,624)
Management	3.00% of GOI	(\$28,873)
<b>Total Expenses</b>		<b>(\$592,973)</b>

## UNIT MIX & MONTHLY INCOME

TYPE	COUNT	/ROOM	/UNIT	MIN	MAX	TOTAL
1 Bedroom	54	\$398	\$1,194	\$472	\$1,567	\$64,482
2 Bedroom	12	\$317	\$1,267	\$589	\$1,680	\$15,206
3 Bedroom	1	\$318	\$1,590	-	-	\$1,590
Other	-	-	-	-	\$1,404	\$1,404
<b>Total</b>	<b>67</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$82,682</b>

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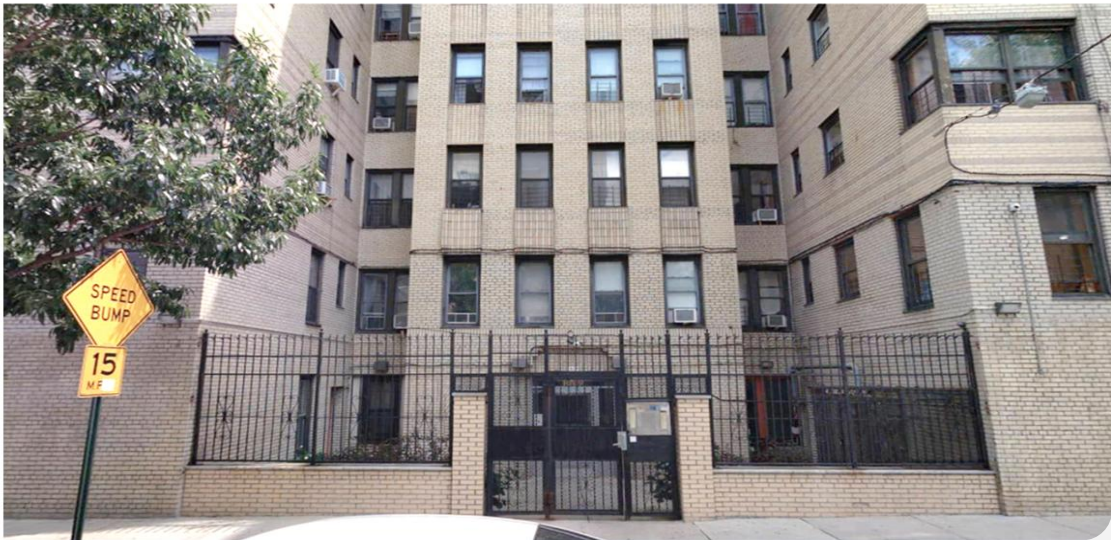
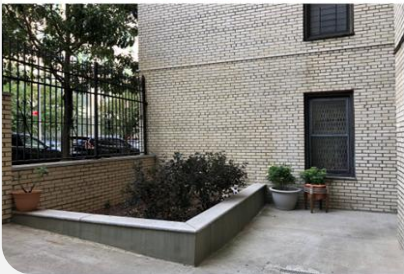
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1860 MORRIS AVENUE



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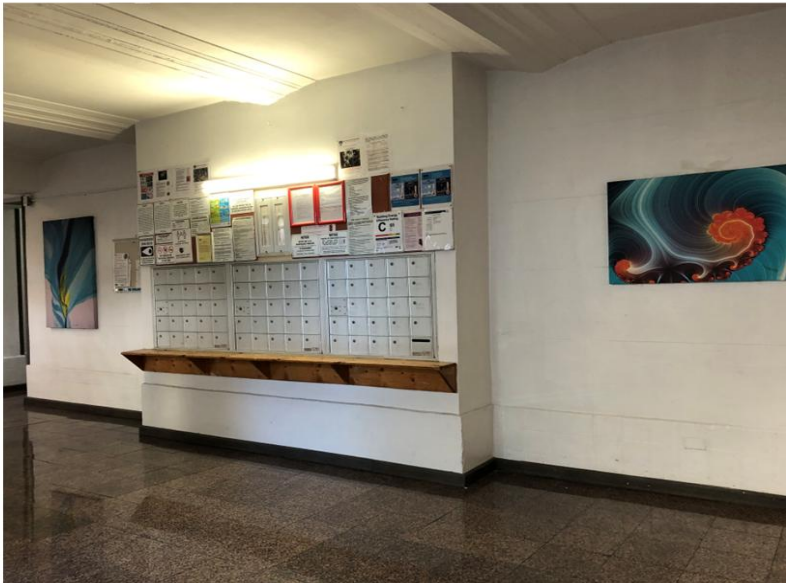
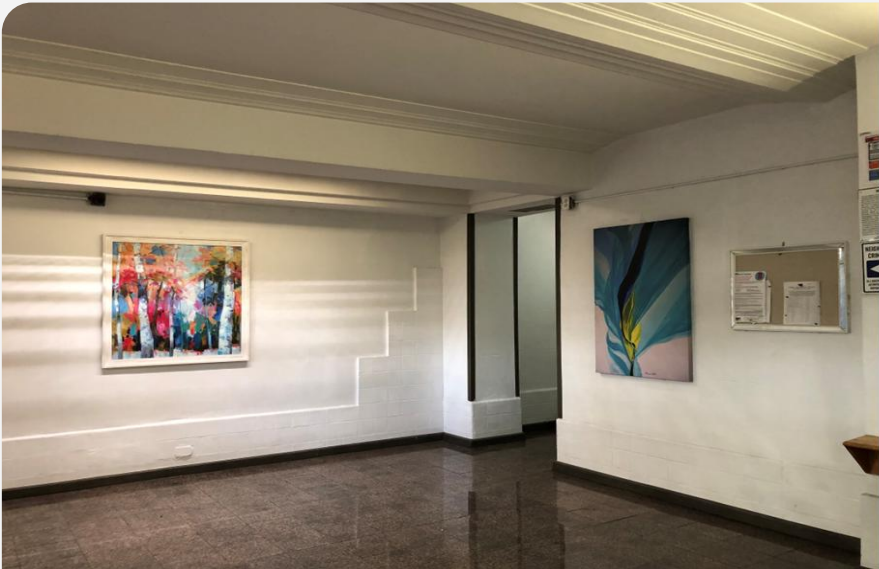
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1860 MORRIS AVENUE



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1860 MORRIS AVENUE





# 1860 MORRIS AVENUE

**1860 MORRIS AVENUE, 10453**

Bronx (Borough 2)

Block 2805 | Lot 1

**Zoning District**

R8

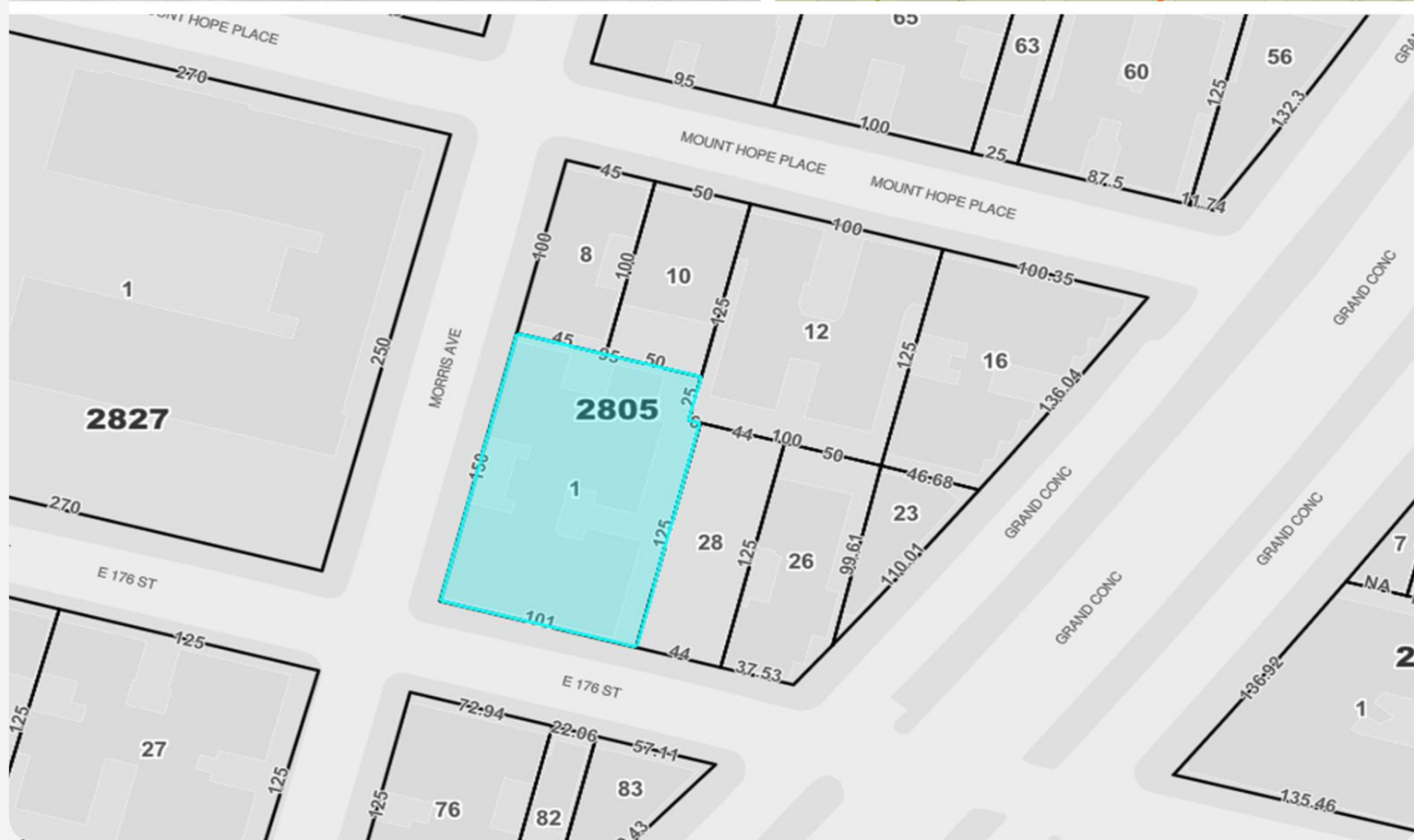
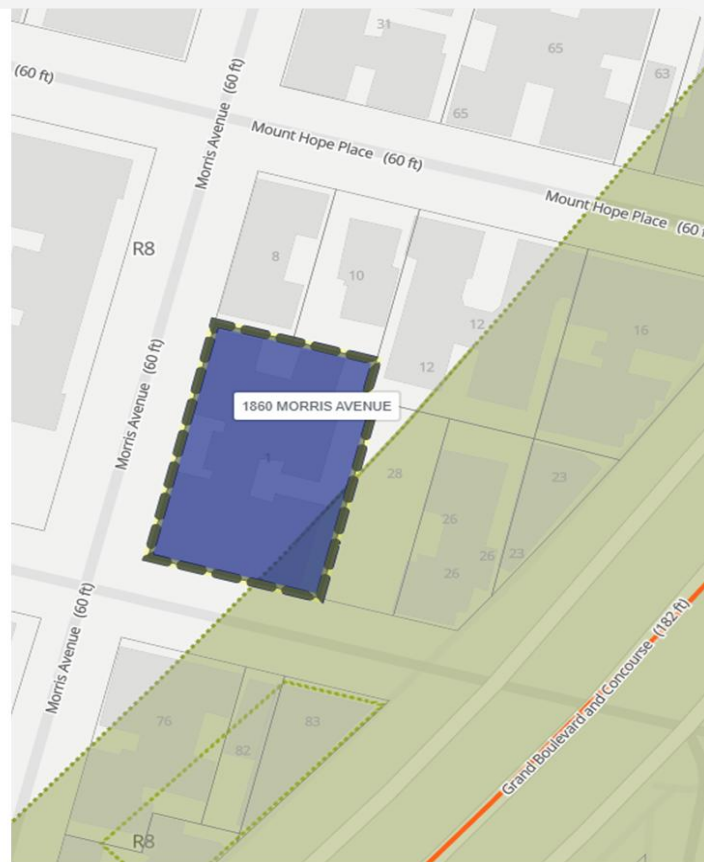
**Intersecting Map Layers**

FRESH Zone

Appendix I

**SOURCE**

<https://zola.planning.nyc.gov>



RENT ROLL

P = projected or estimated

1860 MORRIS AVENUE

Unit	Type	Legal Rent	Scheduled Rent	Unit Size	Rent Metrics	Lease Expires	Notes
1A	Stabilized	\$1,024.89	\$1,024.89	3.5 rm	\$293/rm/mo	10/31/2025	▪ TENANT: \$1,024.89
1B	Stabilized	\$1,391.49	\$1,391.49	3.5 rm	\$398/rm/mo	2/28/2026	▪ TENANT: \$1,391.49
1C	Stabilized	\$1,223.96	\$1,186.01	3.5 rm	\$339/rm/mo	8/31/2026	▪ TENANT: \$1,223.96 ▪ PREF: -\$37.95
1D	Stabilized	\$1,481.16	\$1,389.78	4.5 rm	\$309/rm/mo	5/31/2027	▪ TENANT: \$1,481.16 ▪ PREF: -\$91.38
1E	Stabilized	\$1,360.98	\$1,360.98	3.5 rm	\$389/rm/mo	11/30/2025	▪ TENANT: \$1,360.98
1F	Stabilized	\$936.16	\$936.16	3.5 rm	\$267/rm/mo	11/30/2026	▪ TENANT: \$936.16
1G	Stabilized	\$1,451.98	\$1,451.98	3.5 rm	\$415/rm/mo	7/31/2025	▪ TENANT: \$1,451.98
1H	Stabilized	\$1,390.90	\$1,390.90	4.5 rm	\$309/rm/mo	10/31/2025	▪ TENANT: \$1,390.90
1J	Stabilized	\$1,049.38	\$989.63	3.5 rm	\$283/rm/mo	3/31/2026	▪ TENANT: \$1,049.38 ▪ PREF: -\$59.75
1K	Stabilized	\$1,448.28	\$1,448.28	3.5 rm	\$414/rm/mo	3/31/2026	▪ TENANT: \$1,448.28
1L	Stabilized	\$1,087.07	\$983.67	3.5 rm	\$281/rm/mo	4/30/2027	▪ TENANT: \$1,087.07 ▪ PREF: -\$103.40
2A	Stabilized	\$1,246.50	\$1,207.85	3.5 rm	\$345/rm/mo	6/30/2026	▪ TENANT: \$1,246.50 ▪ PREF: -\$38.65
2B	Stabilized	\$1,241.58	\$1,241.58	3.5 rm	\$355/rm/mo	6/30/2025	▪ TENANT: \$1,241.58
2C	Stabilized	\$1,374.46	\$1,374.46	3.5 rm	\$393/rm/mo	4/30/2026	▪ TENANT: \$1,374.46
2D	Stabilized	\$899.30	\$899.30	4.5 rm	\$200/rm/mo	3/31/2027	▪ TENANT: \$899.30
2E	Stabilized	\$1,363.61	\$1,363.61	3.5 rm	\$390/rm/mo	5/31/2026	▪ TENANT: \$1,363.61
2F	Stabilized	\$1,121.21	\$1,121.21	3.5 rm	\$320/rm/mo	12/31/2025	▪ TENANT: \$1,121.21
2G	Stabilized	\$1,086.77	\$703.37	3.5 rm	\$201/rm/mo	5/31/2026	▪ TENANT: \$1,086.77 ▪ PREF: -\$383.40



RENT ROLL

P = projected or estimated

1860 MORRIS AVENUE

Unit	Type	Legal Rent	Scheduled Rent	Unit Size	Rent Metrics	Lease Expires	Notes
2H	Stabilized	\$1,089.74	\$588.55	4.5 rm	\$131/rm/mo	10/31/2026	<ul style="list-style-type: none"><li>TENANT: \$1,089.74</li><li>PREF: -\$501.19</li></ul>
2J	Stabilized	\$1,194.32	\$1,157.29	3.5 rm	\$331/rm/mo	6/30/2026	<ul style="list-style-type: none"><li>TENANT: \$1,194.32</li><li>PREF: -\$37.03</li></ul>
2K	Stabilized	\$1,294.88	\$1,294.88	3.5 rm	\$370/rm/mo	2/28/2026	<ul style="list-style-type: none"><li>TENANT: \$1,294.88</li></ul>
2L	Stabilized	\$1,103.80	\$1,103.80	3.5 rm	\$315/rm/mo	10/31/2025	<ul style="list-style-type: none"><li>TENANT: \$1,103.80</li></ul>
3A	Stabilized	\$1,223.92	\$1,223.92	3.5 rm	\$350/rm/mo	10/31/2025	<ul style="list-style-type: none"><li>TENANT: \$1,223.92</li></ul>
3B	Stabilized	\$1,243.16	\$1,243.16	3.5 rm	\$355/rm/mo	6/30/2026	<ul style="list-style-type: none"><li>TENANT: \$1,243.16</li></ul>
3C	Stabilized	\$1,307.20	\$1,307.20	3.5 rm	\$373/rm/mo	1/31/2026	<ul style="list-style-type: none"><li>TENANT: \$1,307.20</li></ul>
3D	Stabilized	\$1,427.68	\$1,427.68	4.5 rm	\$317/rm/mo	5/31/2027	<ul style="list-style-type: none"><li>TENANT: \$1,427.68</li></ul>
3E	Stabilized	\$851.30	\$474.20	3.5 rm	\$135/rm/mo	11/30/2026	<ul style="list-style-type: none"><li>TENANT: \$851.30</li><li>PREF: -\$377.10</li></ul>
3F	Stabilized	\$1,051.38	\$889.29	3.5 rm	\$254/rm/mo	8/31/2027	<ul style="list-style-type: none"><li>TENANT: \$1,051.38</li><li>PREF: -\$162.09</li></ul>
3G	Stabilized	\$1,320.42	\$1,320.42	3.5 rm	\$377/rm/mo	11/30/2026	<ul style="list-style-type: none"><li>TENANT: \$1,320.42</li></ul>
3H	Stabilized	\$1,679.53	\$1,679.53	4.5 rm	\$373/rm/mo	2/28/2026	<ul style="list-style-type: none"><li>TENANT: \$1,679.53</li></ul>
3J	Stabilized	\$872.95	\$698.98	3.5 rm	\$200/rm/mo	1/31/2026	<ul style="list-style-type: none"><li>TENANT: \$872.95</li><li>PREF: -\$173.97</li></ul>
3K	Stabilized	\$1,345.06	\$1,345.06	3.5 rm	\$384/rm/mo	8/31/2027	<ul style="list-style-type: none"><li>TENANT: \$1,345.06</li></ul>
3L	Stabilized	\$1,274.98	\$1,274.98	3.5 rm	\$364/rm/mo	5/31/2026	<ul style="list-style-type: none"><li>TENANT: \$1,274.98</li></ul>
4A	Stabilized	\$1,092.39	\$1,058.52	3.5 rm	\$302/rm/mo	8/31/2026	<ul style="list-style-type: none"><li>TENANT: \$1,092.39</li><li>PREF: -\$33.87</li></ul>
4B	Stabilized	\$1,487.31	\$1,487.31	3.5 rm	\$425/rm/mo	2/28/2027	<ul style="list-style-type: none"><li>TENANT: \$1,487.31</li></ul>
4C	Stabilized	\$1,300.52	\$1,300.52	3.5 rm	\$372/rm/mo	1/31/2026	<ul style="list-style-type: none"><li>TENANT: \$1,300.52</li></ul>

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RENT ROLL

P = projected or estimated

1860 MORRIS AVENUE

Unit	Type	Legal Rent	Scheduled Rent	Unit Size	Rent Metrics	Lease Expires	Notes
4D	Stabilized	\$1,559.86	\$1,559.86	4.5 rm	\$347/rm/mo	4/30/2026	▪ TENANT: \$1,559.86
4E	Stabilized	\$915.75	\$915.75	3.5 rm	\$262/rm/mo	2/28/2026	▪ TENANT: \$915.75
4F	Stabilized	\$807.36	\$472.34	3.5 rm	\$135/rm/mo	9/30/2026	▪ TENANT: \$807.36 ▪ PREF: -\$335.02
4G	Stabilized	\$1,397.14	\$1,397.14	3.5 rm	\$399/rm/mo	2/28/2027	▪ TENANT: \$1,397.14
4H	Stabilized	\$1,366.69	\$1,366.69	4.5 rm	\$304/rm/mo	2/28/2027	▪ TENANT: \$1,366.69
4J	Stabilized	\$1,332.93	\$1,291.60	3.5 rm	\$369/rm/mo	6/30/2026	▪ TENANT: \$1,332.93 ▪ PREF: -\$41.33
4K	Stabilized	\$1,567.03	\$1,567.03	3.5 rm	\$448/rm/mo	6/30/2027	▪ TENANT: \$1,567.03
4L	Stabilized	\$1,140.12	\$1,140.12	3.5 rm	\$326/rm/mo	11/30/2026	▪ TENANT: \$1,140.12
5A	Stabilized	\$1,263.83	\$1,263.83	3.5 rm	\$361/rm/mo	12/31/2025	▪ TENANT: \$1,263.83
5B	Stabilized	\$1,360.98	\$1,360.98	3.5 rm	\$389/rm/mo	3/31/2026	▪ TENANT: \$1,360.98
5C	Stabilized	\$1,085.89	\$949.13	3.5 rm	\$271/rm/mo	1/31/2027	▪ TENANT: \$1,085.89 ▪ PREF: -\$136.76
5D	Stabilized	\$1,216.81	\$1,216.81	4.5 rm	\$270/rm/mo	11/30/2026	▪ TENANT: \$1,216.81
5E	Stabilized	\$1,487.31	\$1,487.31	3.5 rm	\$425/rm/mo	8/31/2027	▪ TENANT: \$1,487.31
5F	Stabilized	\$1,115.97	\$1,115.97	3.5 rm	\$319/rm/mo	12/31/2025	▪ TENANT: \$1,115.97
5G	Stabilized	\$1,114.06	\$1,079.52	3.5 rm	\$308/rm/mo	7/31/2026	▪ TENANT: \$1,114.06 ▪ PREF: -\$34.54
5H	Stabilized	\$1,035.42	\$829.06	4.5 rm	\$184/rm/mo	1/31/2026	▪ TENANT: \$1,035.42 ▪ PREF: -\$206.36
5J	Stabilized	\$1,151.88	\$1,151.88	3.5 rm	\$329/rm/mo	4/30/2027	▪ TENANT: \$1,151.88
5K	Stabilized	\$1,503.97	\$1,503.97	3.5 rm	\$430/rm/mo	4/30/2026	▪ TENANT: \$1,503.97
5L	Stabilized	\$1,289.83	\$1,289.83	3.5 rm	\$369/rm/mo	4/30/2026	▪ TENANT: \$1,289.83

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RENT ROLL

P = projected or estimated

1860 MORRIS AVENUE

Unit	Type	Legal Rent	Scheduled Rent	Unit Size	Rent Metrics	Lease Expires	Notes
6A	Stabilized	\$1,391.06	\$1,391.06	3.5 rm	\$397/rm/mo	2/28/2026	▪ TENANT: \$1,391.06
6B	Stabilized	\$1,263.15	\$1,263.15	3.5 rm	\$361/rm/mo	4/30/2026	▪ TENANT: \$1,263.15
6C	Stabilized	\$1,330.46	\$1,330.46	3.5 rm	\$380/rm/mo	1/31/2026	▪ TENANT: \$1,330.46
6D	Stabilized	\$1,208.42	\$1,208.42	4.5 rm	\$269/rm/mo	9/30/2025	▪ TENANT: \$57.00 ▪ HAP: \$1,131.42 ▪ CHARGE: \$20.00
6E	Stabilized	\$1,434.07	\$1,434.07	3.5 rm	\$410/rm/mo	6/30/2027	▪ TENANT: \$1,434.07
6F	Stabilized	\$1,429.56	\$1,429.56	3.5 rm	\$408/rm/mo	9/30/2026	▪ TENANT: \$1,429.56
6G	Stabilized	\$1,177.45	\$1,177.45	3.5 rm	\$336/rm/mo	10/31/2026	▪ TENANT: \$1,177.45
6H	Stabilized	\$1,701.93	\$1,649.16	4.0 rm	\$412/rm/mo	8/31/2026	▪ TENANT: \$1,701.93 ▪ PREF: -\$52.77
6J	Stabilized	\$1,245.83	\$1,245.83	3.5 rm	\$356/rm/mo	3/31/2027	▪ TENANT: \$1,245.83
6K	Stabilized	\$1,264.27	\$1,264.27	3.5 rm	\$361/rm/mo	3/31/2027	▪ TENANT: \$1,264.27
6L	Stabilized	\$995.05	\$995.05	3.5 rm	\$284/rm/mo	2/28/2027	▪ TENANT: \$250.00 ▪ HAP: \$745.05
GR1	Extra, 3.5 Rm	⇒	\$1,404.08			1/31/2027	▪ TENANT: \$1,404.08
GR2	Stabilized	\$1,590.38	\$1,590.38	5.5 rm	\$289/rm/mo	5/31/2026	▪ TENANT: \$218.00 ▪ HAP: \$1,372.38
GR3	Extra, Super	⇒					

TOTALS

Monthly	\$85,489	\$82,682	67 Units	Building	
Annual	\$1,025,865	\$992,186	248.0 Rooms	Averages:	
				\$14.91/SF,	Average Apartment Rents:
				\$1,234.06/unit	\$1,213/unit, \$328/room





**LALA**  
REALTY GROUP

*of*

**RM FRIEDLAND**

COMMERCIAL REAL ESTATE SERVICES

**FOR  
SALE**

**MULTIFAMILY  
IN THE BRONX**

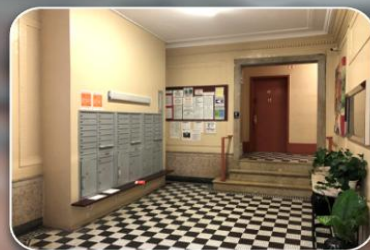
**ASKING  
\$2,750,000**

**8.9%  
CAP**

**4.3  
x Rent**

**\$74  
/SF**

**\$64K  
/Unit**



## **METICULOUSLY UPKEPT 43-UNIT WALKUP WITH SUBSTANTIAL SYSTEM UPGRADES LOCATED IN THE FORDHAM SECTION OF THE BRONX**

**2256 Walton Avenue, The Bronx** – Team Lala of RM Friedland is pleased to present 2256 Walton Avenue, a five-story, all-brick, walkup apartment building containing 43 residential units. Built in 1926, the property spans approximately 37,056 gross square feet.

The building offers a gated front courtyard, updated brickwork on the entrance stairs, and a clean lobby highlighted by artwork and steel-and-marble staircases.

Security features include 17 cameras, an intercom system, LED lighting, and hardwired smoke detectors.

Hallways contain newer windows, and the basement includes electric and gas meter rooms along with the super's apartment. Two walk-in units are present on the ground floor.

Mechanical systems include a dual-fuel boiler originally installed in 1987 but subsequently upgraded, with remote monitoring capability via six to seven sensors. Heat and hot water are supplemented by an above-ground 5,000-gallon

oil tank (#2 fuel). Laundry facilities are located in a gated area accessible from the front courtyard, equipped with four washers and two dryers.

The roof is a torched-down silver coat rubber system, with pointing, flashing, coping stones, and courtyard walls all in solid condition.

Recent capital investments total nearly \$500,000, including apartment renovations, electrical upgrades, building-wide pointing, gas line and meter replacement, and a burner/boiler gas conversion.

This location benefits from excellent public transportation access, including subway on the Grand Concourse and Jerome Avenue within a few minutes' walk. There are multiple bus routes nearby. Residents enjoy strong walkability, with a variety of shopping, restaurants, and services along Jerome Avenue and Burnside Avenue. Parks and playgrounds are within a short walk.

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

**LALA REALTY GROUP**

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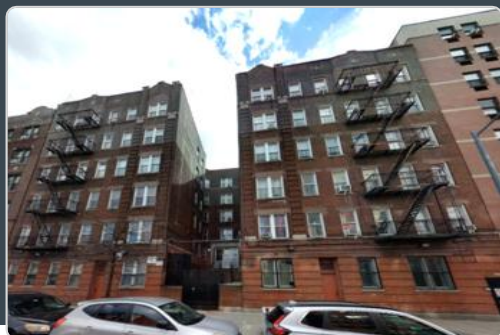
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# PROPERTY & FINANCIAL OVERVIEW

2256 Walton Ave, Bronx, NY 10453 (Parcel #: 03182-0008)



<b>37,056 Total SF</b>	<b>ASKING \$2,750,000</b>
<b>43 Total Units</b>	<b>\$74 /SF</b>
<b>\$645,313 Gross Rent</b>	<b>\$64K /Unit</b>
<b>\$243,865 Net Operating Income</b>	<b>4.3 x Rent</b>
<b>Average Apartment Rents:</b>	<b>8.87% CAP</b>
<b>\$1,280/unit, \$379/room</b>	<b>12.8% - 17.4% C/C Return</b>

## BUILDING DETAILS

- 43 Total Units
- 43 Residential Apartments
- No Commercial Units
- 1 Building, 5 Stories, Built 1926
- Over Six Families without Stores (C1)

## BUILDING SIZE/SF

- 100 ft x 82 ft
- 37,056 Gross SF
- No SF With Non-Residential Use
- Avg. Apartment Size = 758 SF
- Est. 12% Common Area

## PARCEL SIZE & ZONING

- 9,500 Square Feet
- 100 ft x 95 ft
- R8 Zone
- Max FAR: 6.02 - 6.50 (CF)

## FINANCING ILLUSTRATION

Interest Rate	6.000%
Amortization	30 Years
30.0% Down	\$825K
70.0% LTV	\$1.925M
Annual Debt Service	-\$138K
DSCR & Debt Yield	1.76 & 12.7%
Cash Flow: Cautious	\$105,369
Cash Flow: Optimistic	\$143,507

☆ Optimistic scenario assumes efficient self-management and 100% rent collection.

## ANNUAL INCOME PROJECTIONS

Gross Scheduled Income (GSI)	\$645,313
3.0% Vacancy & Collection Allowance	(\$19,359)
Gross Operating Income (GOI)	\$625,954
Estimated Expenses	(\$382,089)
<b>Net Operating Income</b>	<b>\$243,865</b>

## ESTIMATED ANNUAL EXPENSES

	59% of GSI ÷ \$10.31/SF ÷ \$8.9K/u	
RE Tax	\$1,977 /unit	(\$85,005)
Water & Sewer	\$1,350 /res. u	(\$58,050)
Insurance	\$1,650 /unit	(\$70,950)
Heat	\$1,275 /res. u	(\$54,825)
Utilities	\$0.30 /SF	(\$11,117)
Repairs & Maintenance	\$550 /res. u	(\$23,650)
Payroll	\$1,243 /res. u	(\$53,454)
Legal, Reserves & Misc.	1.00% of GOI	(\$6,260)
Management	3.00% of GOI	(\$18,779)
<b>Total Expenses</b>		<b>(\$382,089)</b>

## UNIT MIX & MONTHLY INCOME

TYPE	COUNT	/ROOM	/UNIT	MIN	MAX	TOTAL
1 Bedroom	29	\$415	\$1,245	\$839	\$1,554	\$36,117
2 Bedroom	10	\$322	\$1,290	\$1,041	\$1,733	\$12,896
3 Bedroom	3	\$318	\$1,588	\$1,307	\$1,789	\$4,763
Super's Unit	1	-	-	-	-	-
<b>Total</b>	<b>43</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$53,776</b>

## FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS



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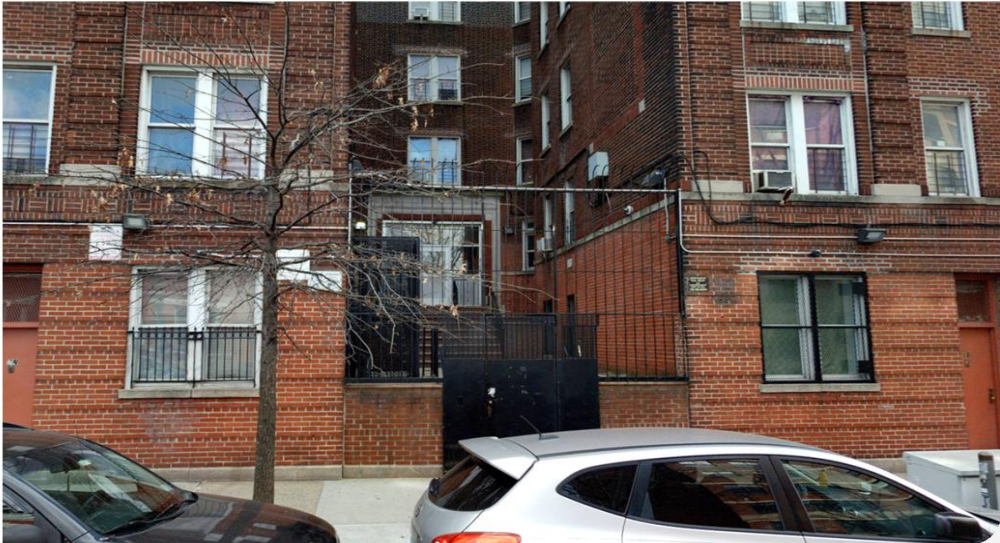
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2256 WALTON AVENUE



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2256 WALTON AVENUE





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# 2256 WALTON AVENUE

**2256 WALTON AVENUE, 10453**

Bronx (Borough 2)

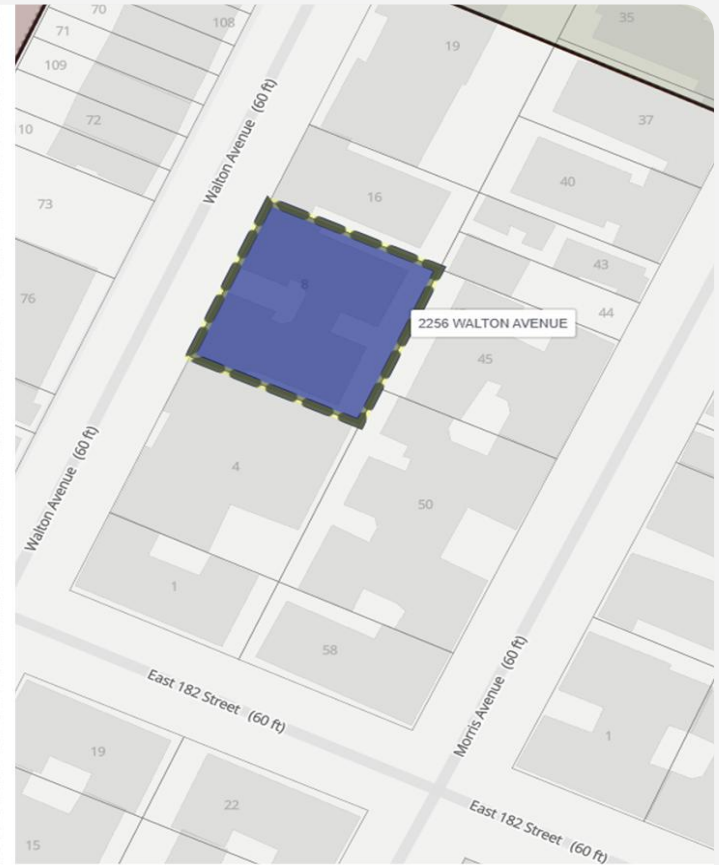
Block 3182 | Lot 8

**Zoning District**  
R8

**Intersecting Map Layers**  
FRESH Zone  
Appendix I

**SOURCE**

<https://zola.planning.nyc.gov>



RENT ROLL

P = projected or estimated

2256 WALTON AVENUE

Unit	Type	Legal Rent	Scheduled Rent	Unit Size	Rent Metrics	Lease Expires	Notes
1A	Stabilized	\$1,151.00	\$1,151.00	3.0 rm	\$384/rm/mo	12/31/2026	▪ TENANT: \$1,151.00
1B	Stabilized	\$1,323.93	\$1,323.93	4.0 rm	\$331/rm/mo	9/30/2026	▪ TENANT: \$1,323.93
1C	Stabilized	\$1,111.71	\$1,077.24	3.0 rm	\$359/rm/mo	7/31/2026	▪ TENANT: \$1,111.71 ▪ PREF: -\$34.47
1D	Stabilized	\$1,529.54	\$1,529.54	3.0 rm	\$510/rm/mo	3/31/2026	▪ TENANT: \$1,529.54
1E	Stabilized	\$1,169.71	\$1,169.71	3.0 rm	\$390/rm/mo	6/30/2027	▪ TENANT: \$1,169.71
1F	Stabilized	\$1,243.74	\$1,243.74	3.0 rm	\$415/rm/mo	9/30/2026	▪ TENANT: \$1,243.74
1G	Stabilized	\$1,040.94	\$1,040.94	4.0 rm	\$260/rm/mo	2/28/2027	▪ TENANT: \$1,040.94
1H	Stabilized	\$1,424.75	\$1,424.75	3.0 rm	\$475/rm/mo	12/31/2026	▪ TENANT: \$1,424.75
1N	Stabilized	\$1,367.90	\$1,367.90	4.0 rm	\$342/rm/mo	5/31/2027	▪ TENANT: \$1,367.90
1S	Stabilized	\$1,732.87	\$1,732.87	4.0 rm	\$433/rm/mo	2/28/2026	▪ TENANT: \$1,732.87
2A	Stabilized	\$1,212.27	\$1,212.27	3.0 rm	\$404/rm/mo	11/30/2025	▪ TENANT: \$1,212.27
2B	Stabilized	\$1,098.53	\$1,098.53	4.0 rm	\$275/rm/mo	11/30/2025	▪ TENANT: \$1,098.53
2C	Stabilized	\$1,280.07	\$1,280.07	3.0 rm	\$427/rm/mo	4/30/2026	▪ TENANT: \$1,280.07
2D	Stabilized	\$1,290.56	\$1,290.56	3.0 rm	\$430/rm/mo	11/30/2025	▪ TENANT: \$1,290.56
2E	Stabilized	\$1,281.06	\$1,281.06	3.0 rm	\$427/rm/mo	4/30/2026	▪ TENANT: \$1,281.06
2F	Stabilized	\$1,209.11	\$1,171.62	3.0 rm	\$391/rm/mo	8/31/2026	▪ TENANT: \$1,209.11 ▪ PREF: -\$37.49
2G	Stabilized	\$1,788.88	\$1,788.88	5.0 rm	\$358/rm/mo	3/31/2027	▪ TENANT: \$1,788.88
2H	Stabilized	\$1,190.95	\$1,190.95	3.0 rm	\$397/rm/mo	9/30/2026	▪ TENANT: \$1,190.95



RENT ROLL

P = projected or estimated

2256 WALTON AVENUE

Unit	Type	Legal Rent	Scheduled Rent	Unit Size	Rent Metrics	Lease Expires	Notes
3A	Stabilized	\$1,411.84	\$1,411.84	3.0 rm	\$471/rm/mo	6/30/2026	▪ TENANT: \$1,411.84
3B	Stabilized	\$1,137.70	\$1,137.70	4.0 rm	\$284/rm/mo	12/31/2026	▪ TENANT: \$1,137.70
3C	Stabilized	\$1,464.56	\$1,464.56	3.0 rm	\$488/rm/mo	1/31/2026	▪ TENANT: \$1,464.56
3D	Stabilized	\$1,554.15	\$1,554.15	3.0 rm	\$518/rm/mo	4/30/2027	▪ TENANT: \$1,554.15
3E	Stabilized	\$1,214.59	\$1,176.93	3.0 rm	\$392/rm/mo	6/30/2026	▪ TENANT: \$1,214.59 ▪ PREF: -\$37.66
3F	Stabilized	\$1,023.43	\$1,023.43	3.0 rm	\$341/rm/mo	11/30/2025	▪ TENANT: \$1,023.43
3G	Stabilized	\$1,306.74	\$1,306.74	5.0 rm	\$261/rm/mo		▪ TENANT: \$1,306.74
3H	Stabilized	\$1,467.40	\$1,467.40	3.0 rm	\$489/rm/mo	1/31/2026	▪ TENANT: \$1,467.40
4A	Stabilized	\$1,146.97	\$1,146.97	3.0 rm	\$382/rm/mo	9/30/2025	▪ TENANT: \$1,146.97
4B	Stabilized	\$1,086.48	\$1,086.48	4.0 rm	\$272/rm/mo	8/31/2025	▪ TENANT: \$1,086.48
4C	Stabilized	\$1,039.32	\$1,007.09	3.0 rm	\$336/rm/mo	6/30/2026	▪ TENANT: \$1,039.32 ▪ PREF: -\$32.23
4D	Stabilized	\$1,056.32	\$1,056.32	3.0 rm	\$352/rm/mo	11/30/2025	▪ TENANT: \$1,056.32
4E	Stabilized	\$1,473.50	\$1,473.50	3.0 rm	\$491/rm/mo	8/31/2027	▪ TENANT: \$1,473.50
4F	Stabilized	\$1,442.91	\$1,442.91	4.0 rm	\$361/rm/mo	7/31/2027	▪ TENANT: \$1,442.91
4G	Stabilized	\$1,390.28	\$1,390.28	4.0 rm	\$348/rm/mo	10/31/2025	▪ TENANT: \$1,390.28
4H	Stabilized	\$1,469.46	\$1,469.46	3.0 rm	\$490/rm/mo	10/31/2026	▪ TENANT: \$1,469.46
5A	Stabilized	\$1,324.36	\$1,324.36	3.0 rm	\$441/rm/mo	4/30/2027	▪ TENANT: \$1,324.36
5B	Stabilized	\$1,274.80	\$1,274.80	4.0 rm	\$319/rm/mo	12/31/2025	▪ TENANT: \$1,274.80

RENT ROLL

P = projected or estimated

2256 WALTON AVENUE

Unit	Type	Legal Rent	Scheduled Rent	Unit Size	Rent Metrics	Lease Expires	Notes
5C	Stabilized	\$1,145.29	\$1,145.29	3.0 rm	\$382/rm/mo	11/30/2025	▪ TENANT: \$1,145.29
5D	Stabilized	\$1,153.59	\$1,153.59	3.0 rm	\$385/rm/mo	11/30/2025	▪ TENANT: \$1,153.59
5E	Stabilized	\$1,158.39	\$1,158.39	3.0 rm	\$386/rm/mo	12/31/2026	▪ TENANT: \$1,158.39
5F	Stabilized	\$865.84	\$838.99	3.0 rm	\$280/rm/mo	6/30/2026	▪ TENANT: \$865.84 ▪ PREF: -\$26.85
5G	Stabilized	\$1,666.94	\$1,666.94	5.0 rm	\$333/rm/mo	5/31/2027	▪ TENANT: \$1,666.94
5H	Stabilized	\$1,222.43	\$1,222.43	3.0 rm	\$407/rm/mo	6/30/2027	▪ TENANT: \$1,222.43
BAS	Super	⇒		4.0 rm			

TOTALS

<b>Monthly</b>	<b>\$53,945</b>	<b>\$53,776</b>	43 Units	Building Averages:	Average Apartment Rents:
<b>Annual</b>	<b>\$647,338</b>	<b>\$645,313</b>	146.0 Rooms	\$17.41/SF, \$1,250.61/unit	\$1,280/unit, \$379/room



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