

2105

BLACKROCK AVENUE

THE BRONX, NY



Marcus & Millichap
NYM GROUP

2105

BLACKROCK AVENUE

THE BRONX, NY

Seth Glasser

Senior Managing Director
(212) 430-5136
seth.glasser@marcusmillichap.com

Michael Fusco

Senior Director
(212) 430-5281
michael.fusco@mmreis.com

Chris Mehran

Investment Sales Associate
(646) 805-1494
chris.mehran@mmreis.com

Marcus & Millichap
NYM GROUP

260 Madison Avenue
New York, New York 10016

This information has been obtained from sources deemed reliable; however, The New York Multifamily Group of Marcus & Millichap makes no representations or warranties, express or implied, as to the accuracy or completeness of the information contained herein. All property information, including but not limited to square footage, age, and financial data, is approximate and subject to verification.

Prospective purchasers are advised to conduct their own independent investigations and due diligence, and shall rely solely on such investigations in evaluating the property. Any reliance on this information is at the sole risk of the purchaser.

Institutional Property Advisors, IPA, and Marcus & Millichap are service marks of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.

2105

BLACKROCK
AVENUE

THE BRONX, NY

Marcus & Millichap
NYM GROUP



2105 BLACKROCK AVENUE

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

THE OPPORTUNITY

The New York Multifamily Team at Marcus & Millichap is pleased to offer the following opportunity in the Castle Hill neighborhood of the Bronx. 2105 Blackrock Avenue is a 25-unit walk-up building located on the corner of Blackrock Avenue and Olmsted Avenue, just off Bruckner Expressway. This meticulously maintained, generationally owned asset has been owned and operated by the same family for over 29 years offering investors a unique opportunity to acquire 25 units in a sought-after submarket of the Bronx. 2105 Blackrock Avenue is steps away from the Parkchester 6 train, Bruckner Boulevard's retail corridor the Whitestone Bridge and Ferry Point Park.

The Building

- 2105 Blackrock Avenue is a 5 story walkup containing 25 rent stabilized apartments. The building consists of 19 one-bedroom and 6 two-bedroom apartments and has been owned & operated by the same family for over 29 years.

The Metrics

- 7.0% Cap Rate | 5.3x GRM | 84,000 PPU

Prime Location

- The building is located in close proximity from the Parkchester 6 train, Bruckner Boulevard's retail corridor, the Whitestone Bridge, and Ferry Point Park

25
UNITS

21,730
GROSS SF

7.0%
CURRENT CAP RATE

\$84,000
PRICE PER UNIT

FINANCIAL OVERVIEW

\$2,100,000

OFFERING PRICE

PRICE PER SQUARE FOOT	\$97
PRICE PER UNIT	\$84,000
TOTAL SQUARE FEET	21,730
TOTAL UNITS	25
CURRENT CAP RATE	7.0%
CURRENT GRM	5.30
PRO FORMA CAP RATE	6.7%
PRO FORMA GRM	5.3

PROPOSED DEBT

Debt Service	(\$114,866)
Debt Coverage Ratio	1.28
Net Debt Cash Flow After Debt Service	\$25,766
Loan Amount	\$1,500,000
Interest Rate	6.50%
Amortization	30

INCOME	CURRENT	PRO FORMA
Gross Potential Residential Rent	\$396,223	\$396,223
Gross Income	\$396,223	\$396,223
Vacancy/Collection Loss	(\$15,849)	(\$15,849)
Effective Gross Income	\$380,374	\$380,374
Average Residential Rent/Month/Unit	\$1,321	\$1,321

EXPENSES			
Property Taxes (Tax Class: 2)	<i>Actual</i>	\$73,174	\$75,369
Fuel - Gas	<i>Actual</i>	\$30,881	\$31,807
Insurance	<i>Projected</i>	\$35,000	\$36,050
Water and Sewer	<i>Projected</i>	\$32,500	\$33,475
Repairs and Maintenance	<i>Projected</i>	\$18,750	\$19,313
Common Electric	<i>Projected</i>	\$5,433	\$5,595
Super Salary - Offsite	<i>Actual</i>	\$16,000	\$16,480
Management Fee	<i>Projected</i>	\$15,215	\$15,215
General Administration	<i>Projected</i>	\$6,250	\$6,438
Total Expenses		\$233,202	\$239,742
Net Operating Income		\$147,172	\$140,632

LEASE STATUS ANALYSIS			
UNIT BREAKDOWN	% OF TOTAL	TOTAL	AVG. RENT
Total Units	--	25	\$1,321
Total RS Units	100%	25	\$1,321

UNIT TYPE ANALYSIS			
TYPE	% OF TOTAL	TOTAL	AVG. RENT
1 Bedroom	76%	19	\$1,286
2 Bedroom	24%	6	\$1,430

RENT ROLL

UNIT	STATUS NAME	NOTES	BEDROOMS	ROOMS	EXP	ACTUAL	PRO FORMA
BASE	RS	MTM	2 Bedroom	-	-	\$1,000	\$1,000
A	RS		1 Bedroom	3	Jul-28	\$1,269	\$1,269
B	RS		1 Bedroom	3	Feb-27	\$1,700	\$1,700
D	RS		2 Bedroom	4	Oct-26	\$1,618	\$1,618
E	RS		1 Bedroom	3	Jan-27	\$1,178	\$1,178
1A	RS		1 Bedroom	3	Aug-26	\$1,168	\$1,168
1B	RS		1 Bedroom	3	Mar-27	\$1,310	\$1,310
1C	RS		1 Bedroom	3	Feb-27	\$1,148	\$1,148
1D	RS		2 Bedroom	4	Oct-26	\$1,500	\$1,500
1E	RS		1 Bedroom	3	Jan-27	\$1,102	\$1,102
2A	RS		1 Bedroom	3	Nov-26	\$1,647	\$1,647
2B	RS		1 Bedroom	3	Dec-27	\$1,181	\$1,181
2C	RS		1 Bedroom	3	Apr-27	\$1,449	\$1,449
2D	RS		2 Bedroom	4	Jun-27	\$1,676	\$1,676
2E	RS		1 Bedroom	3	May-27	\$1,204	\$1,204
3A	RS		1 Bedroom	3	Apr-28	\$1,291	\$1,291
3B	RS		1 Bedroom	3	Mar-26	\$1,202	\$1,202
3C	RS		1 Bedroom	3	Oct-26	\$1,449	\$1,449
3D	RS		2 Bedroom	4	Feb-25	\$1,424	\$1,424
3E	RS		1 Bedroom	3	Jul-26	\$1,203	\$1,203
4A	RS		1 Bedroom	3	Feb-28	\$1,397	\$1,397
4B	RS		1 Bedroom	3	Oct-28	\$1,190	\$1,190
4C	RS		1 Bedroom	3	Oct-26	\$1,084	\$1,084
4D	RS		2 Bedroom	4	Oct-26	\$1,359	\$1,359
4E	RS		1 Bedroom	3	Jun-27	\$1,270	\$1,270
MONTHLY RESIDENTIAL REVENUE			31	77		\$33,019	\$33,019
ANNUAL RESIDENTIAL REVENUE						\$396,223	\$396,223
						ACTUAL	ACTUAL
TOTAL ANNUAL REVENUE						\$396,223	\$396,223

CASH FLOW PRO FORMA

			ACTUAL
GROSS POTENTIAL INCOME	% EGI		\$/UNIT
RENTAL REVENUE			
Gross Potential Residential Rent	\$396,223	100%	\$15,849
Gross Income	\$396,223		\$15,849
Vacancy/Collection Loss	(\$15,849)	4%	(\$634)
Effective Gross Income	\$380,374		\$15,215
Average Residential Rent/Month/Unit	\$1,321		
OPERATING EXPENSES			
Property Taxes	\$73,174	19%	\$2,927
Fuel - Gas	\$30,881	8%	\$1,235
Insurance	\$35,000	9%	\$1,400
Water and Sewer	\$32,500	9%	\$1,300
Repairs and Maintenance	\$18,750	5%	\$750
Common Electric	\$5,433	1.4%	\$0.25
Super Salary - Offsite	\$16,000	4%	\$640
Management Fee	\$15,215	4%	\$609
General Administration	\$6,250	2%	\$250
Total Expenses	\$233,202	61%	\$9,328
Net Operating Income	\$147,172		

			PRO FORMA
	% EGI		\$/UNIT
	\$396,223	100%	\$15,849
	\$396,223		\$15,849
	(\$15,849)	4%	(\$634)
\$380,374			\$15,215
\$1,321			
	\$75,369	20%	\$3,015
	\$31,807	8%	\$1,272
	\$36,050	9%	\$1,442
	\$33,475	9%	\$1,339
	\$19,313	5%	\$773
	\$5,595	1.5%	\$0.26
	\$16,480	4%	\$659
	\$15,215	4%	\$609
	\$6,438	2%	\$258
\$239,742	63%		\$9,590
\$140,632			

LEASE STATUS MIX	% OF TOTAL	RENT	TOTAL	AVG. RENT
UNIT BREAKDOWN				
Total RS Units	100%	\$33,019	25	\$1,321
Total Units		\$33,019	25	\$1,321

LEASE STATUS MIX	% OF TOTAL	RENT	TOTAL	AVG. RENT
TYPE				
1 Bedroom	76%	\$24,441	19	\$1,286
2 Bedroom	24%	\$8,578	6	\$1,430

PROPERTY OVERVIEW

The New York Multifamily Group at Marcus & Millichap is pleased to present **2105 Blackrock Avenue, a 21,730-square-foot, 25-unit walk-up apartment building (no elevator) in the Castle Hill section of the Bronx (Block 3808 / Lot 1).** The unit mix is 19 one-bedroom and 6 two-bedroom units, 100% rent-stabilized and fully occupied, with lease expirations laddered through 2028 — a durable, predictable income profile.

The building operates with an off-site superintendent; average in-place rent is \$1,321 per unit per month.



2105 Blackrock Avenue





2105 Blackrock Avenue





2105 Blackrock Avenue





2105 Blackrock Avenue



Marcus & Millichap
NYM GROUP

2105
BLACKROCK
AVENUE



2105 Blackrock Avenue



Marcus & Millichap
NYM GROUP

2105
BLACKROCK
AVENUE

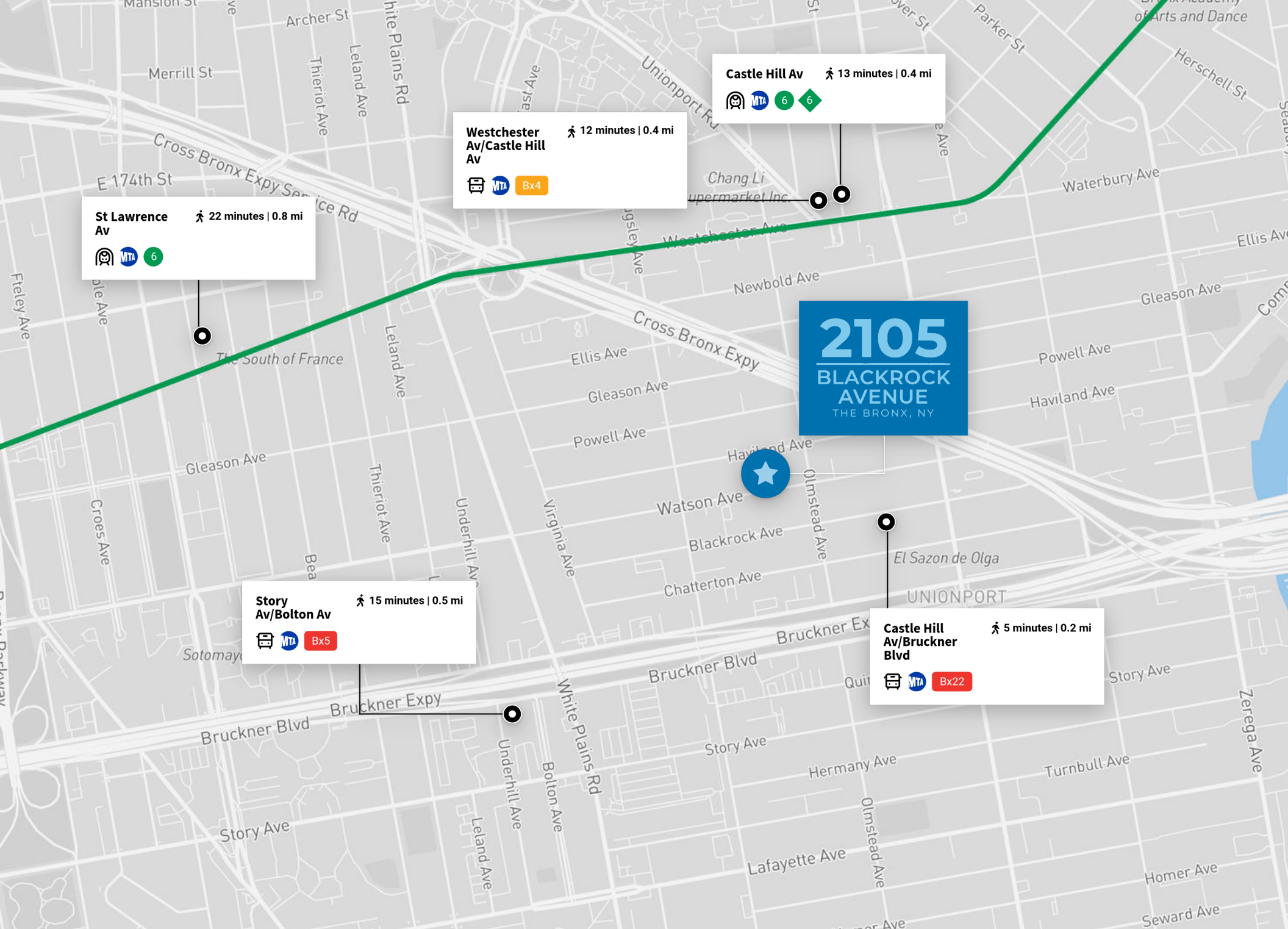
Transportation Overview

CASTLE HILL

2105 Blackrock Avenue offers excellent connectivity via the **(6)** train at Castle Hill Avenue station on the Westchester Avenue corridor, with additional 6 express/local service at nearby Parkchester—providing direct Lexington Avenue corridor service to East Midtown (Grand Central–42 St) and Downtown Manhattan. The Property benefits from direct access to the Bruckner Expressway (I-278) and the Cross Bronx Expressway (I-95), connecting to Manhattan, Queens, and Westchester. The **\$3.1 billion Penn Station Access** project will add four new ADA-accessible Metro-North stations in the East Bronx—Hunts Point, Parkchester/Van Nest (nearest the subject), Morris Park, and Co-op City—with direct service to Penn Station via Amtrak's Hell Gate Line. MTA estimates completion by 2030, cutting East Bronx commutes by up to **50 minutes** each way, with trains as frequent as every 20 minutes at peak and 500,000 residents put within one mile of a railway.

AREA	SUBWAY	BIKE
HUNTS POINT TO PENN STATION (PSA)	~16 Min	~15 Min
PARKCHESTER / VAN NEST NEAREST STATION (PSA)	~20 Min	~10 Min
MORRIS PARK TO PENN STATION (PSA)	~25–28 Min	~15 Min
CO-OP CITY TO PENN STATION (PSA)	~25–28 Min	~25 Min
MIDTOWN EAST GRAND CENTRAL – 42ND STREET	~45 Min	~35 Min
DOWNTOWN MANHATTAN LEXINGTON AVENUE LINE	~55 Min	~45 Min





St Lawrence Av 22 minutes | 0.8 mi
MTA 6

Westchester Av/Castle Hill Av 12 minutes | 0.4 mi
MTA Bx4

Castle Hill Av 13 minutes | 0.4 mi
MTA 6 6

**2105
BLACKROCK AVENUE**
THE BRONX, NY

Story Av/Bolton Av 15 minutes | 0.5 mi
MTA Bx5

Castle Hill Av/Bruckner Blvd 5 minutes | 0.2 mi
MTA Bx22

2105

BLACKROCK AVENUE

THE BRONX, NY

Seth Glasser

Senior Managing Director
(212) 430-5136
seth.glasser@marcusmillichap.com

Michael Fusco

Senior Director
(212) 430-5281
michael.fusco@mmreis.com

Chris Mehran

Investment Sales Associate
(646) 805-1494
chris.mehran@mmreis.com

260 MADISON AVENUE, 5TH FLOOR | NEW YORK, NEW YORK 10016

Marcus & Millichap
NYM GROUP