

Bronx Affordable Housing

Property For Sale

627-629 Faile St
Bronx, NY 10474

MULTI-STORY NEW CONSTRUCTION



PointBridge CRE



Executive Summary and Investment Overview

Location Overview

Contact Information

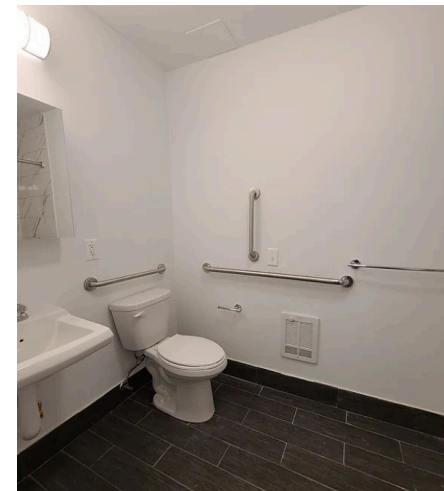
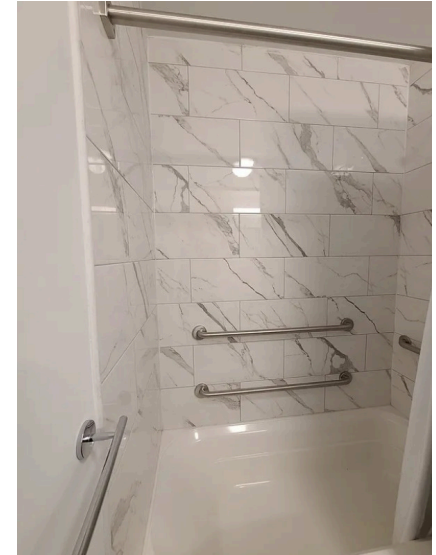
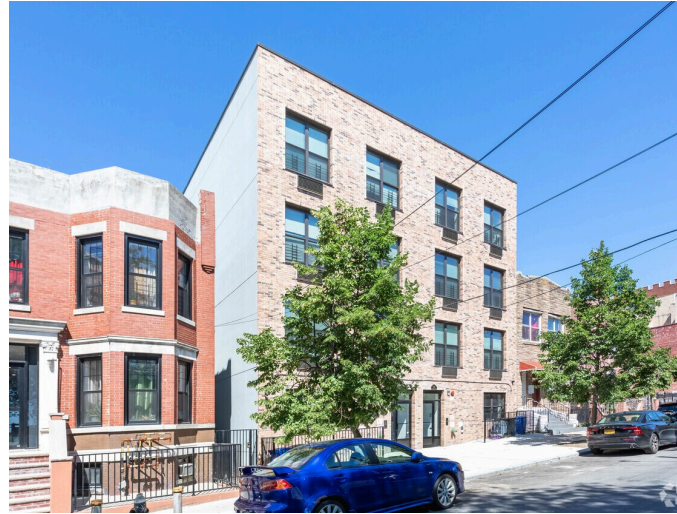
Executive Summary

627–629 Faile Street presents a rare opportunity to acquire a newly constructed (2021) multifamily asset in the rapidly evolving South Bronx submarket. This 4-story, 16-unit mid-rise apartment building offers stable in-place income with strong upside potential in one of New York City's most active rental growth corridors.

The property is being offered at \$5,000,000, representing a 6.52% capitalization rate on a net operating income of \$326,000.

Investment Overview

- Property Type: Multifamily
- Subtype: Apartment Building
- Building Class: B
- Style: Mid-Rise
- Year Built: 2021
- Stories: 4
- Units: 16
- Building Size: 14,450 SF
- Lot Size: 0.06 Acres
- Zoning: R6



Financial Overview

Asking Price: \$5,000,000

Net Operating Income (NOI): \$326,000

Cap Rate: 6.52%

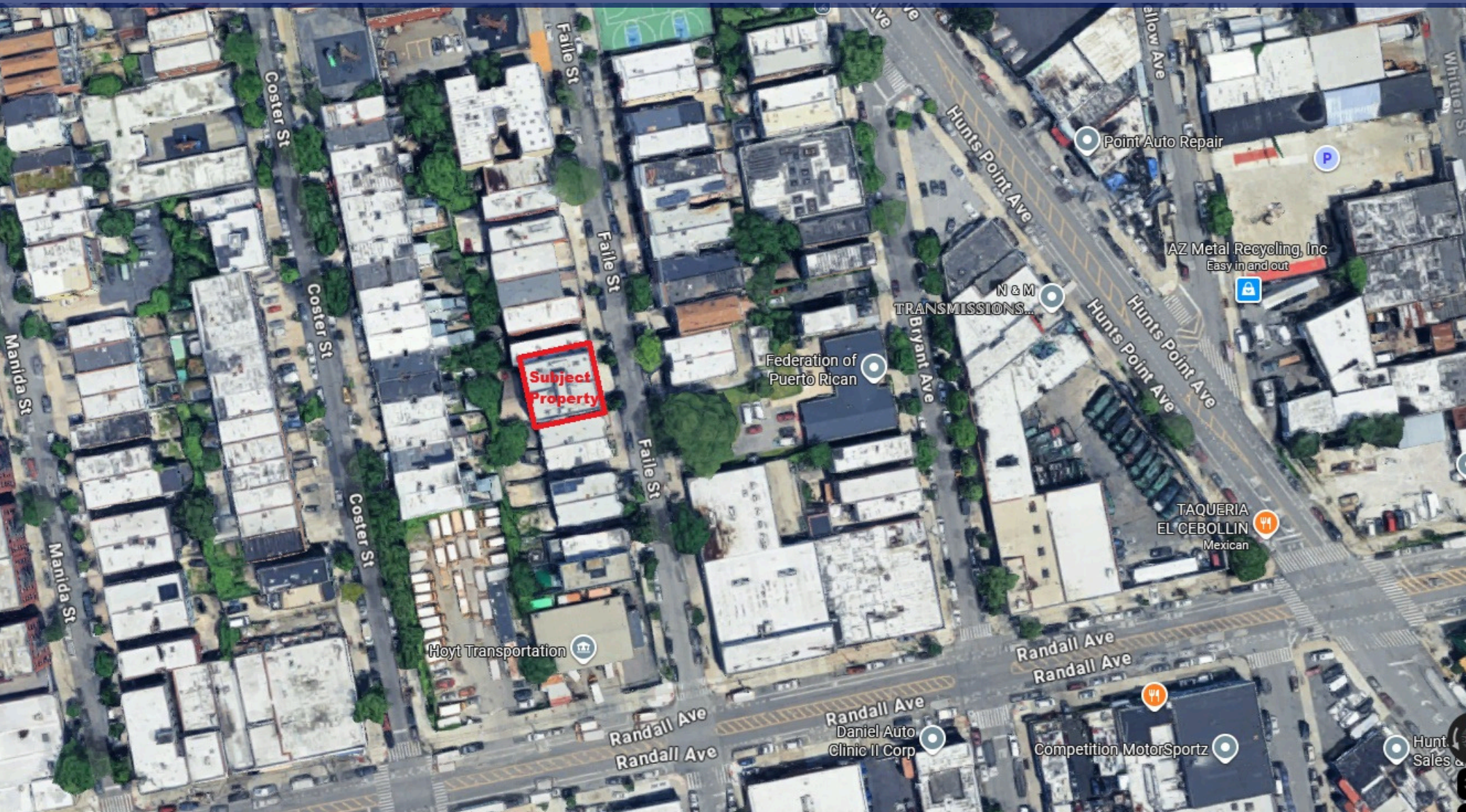


PointBridge CRE

Location Overview

Situated in the Hunts Point area of the Bronx, the property benefits from:

- Access to major highways (Bruckner Expressway)
- Proximity to industrial and logistics centers
- Continued public and private investment in the South Bronx



For more information contact us

Peter Kim

Managing Partner

Lic. R.E Broker

Pointbridge CRE LLC

Peter.Kim@pointbridgecre.com

646.476.1007



PointBridge CRE

CONFIDENTIALITY AGREEMENT

By accepting this Offering Memorandum, the recipient agrees to keep all information contained herein confidential and to use it solely for the purpose of evaluating the property for potential acquisition.

DISCLAIMER

This Offering Memorandum ("OM") has been prepared for informational purposes only and does not constitute an offer to sell or a solicitation to buy any securities or real estate. All information contained herein has been obtained from sources deemed reliable; however, no warranty or representation is made as to its accuracy or completeness. Prospective purchasers are advised to conduct their own independent investigations and due diligence.