

FOR SALE

Belmont Mohegan Portfolio

11 Elevator Buildings | 345 Units | Article XI
| Affordable Housing Opportunity with Value-Add Potential

Ariela
GREM Partner

Belmont Mohegan Portfolio

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► Significant Scale & Concentration

345 residential units across 11 elevator buildings totaling 334,520 gross square feet
Concentrated nature of the sites allows for immediate management efficiencies and streamlined operations

► Deep Tax Abatement

Benefits from an Article XI tax exemption at 1% of Gross Rent with a long-term expiration in 2058

► Substantial Revenue Growth

A recent 610 amendment to the existing regulatory agreement enables significant rental upside with current voucher tenancy at 63%

► Unrivalled Transit-Oriented Location

A "Rider's Paradise" (97 Transit Score) Subway Access served by the 2 and 5 subway lines at West Farms Square-East Tremont Ave and the E 180th St stations, providing direct 24/7 access to Manhattan
Proximity to the Metro-North Harlem Line offers rapid transit to Grand Central Terminal and Westchester County

Multiple bus lines, including the Bx9, Bx36, Bx40, and Bx42, provide comprehensive cross-borough connectivity

► Strategically Clustered In The Heart of The Central Bronx

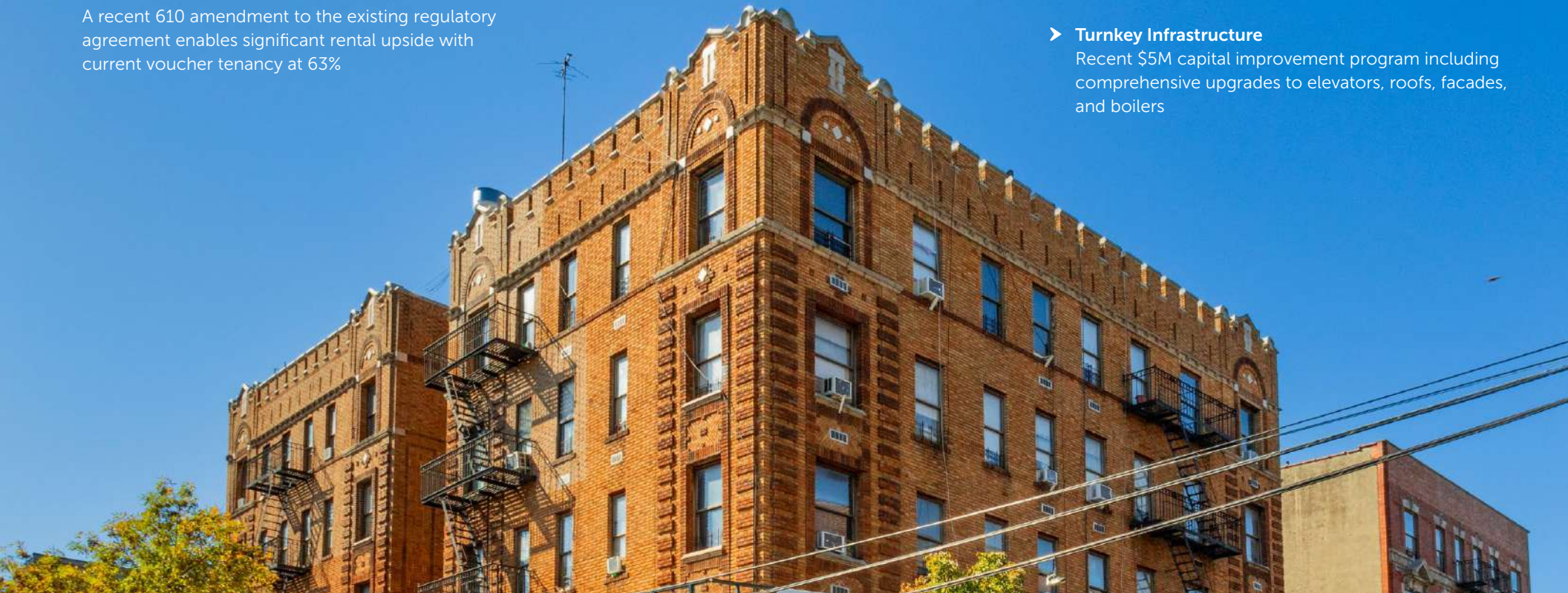
With an 89 Walk Score, residents enjoy a "Very Walkable" environment where daily errands do not require a car

Local retail hubs nearby, such as the New Horizons Mall, and essential healthcare at St. Barnabas Hospital are reachable within minutes.

Surrounded by over 100 acres of green space at Crotona Park and the historic Walter Gladwin Park

► Turnkey Infrastructure

Recent \$5M capital improvement program including comprehensive upgrades to elevators, roofs, facades, and boilers



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Property Information	Total Portfolio
Residential Units	343
Commercial Units	2
Total Units	345
Building Sq. Ft.	334,520
Lot Dimensions	-
Lot Sq. Ft.	84,857
Zoning	R7-1
FAR	3.44
Tax Class	2
Article XI Real Estate Taxes (25/26)	1% Gross Rent Tax

*All square footage/buildable area calculations are approximate

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Property Information	1892-1894 Arthur Avenue	1899 Belmont Avenue	1898 Belmont Avenue	1900 Belmont Avenue	1908 Belmont Avenue
Block / Lot	2947 / 9	2947 / 35	2946 / 16	2946 / 18	2946 / 22
Building Dimensions	126' x 97'	100' x 55'	50' x 98'	100' x 87'	100' x 90'
Stories	6	6	5	6	6
Residential Units	51	27	21	45	46
Commercial Units	0	0	0	0	0
Total Units	51	27	21	45	46
Building Sq. Ft.	52,882	28,279	20,025	42,000	43,299
Lot Dimensions	126.05' x 112.12'	100' x 67.33'	50' x 110.25'	100' x 100.25'	100.4' x 111.25'
Lot Sq. Ft.	12,026	6,733	5,513	10,025	11,170
Zoning	R7-1	R7-1	R7-1	R7-1	R7-1
FAR	3.44	3.44	3.44	3.44	3.44
Tax Class	2	2	2	2	2
Article XI Real Estate Taxes (25/26)	1% Gross Rent Tax	1% Gross Rent Tax	1% Gross Rent Tax	1% Gross Rent Tax	1% Gross Rent Tax

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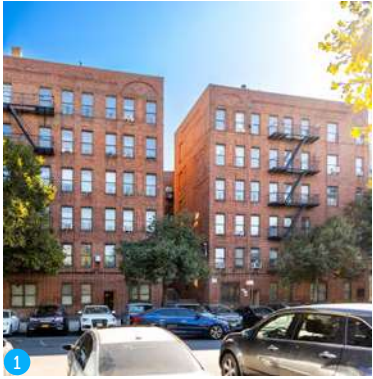
Property Information	2083 Mohegan Avenue & 2082 Crotona Parkway	2088 Mohegan Avenue	2090 Mohegan Avenue	876 East 180th Street	2095 Honeywell Avenue
Block / Lot	3118 / 33	3123 / 44	3123 / 46	3123 / 53	3123 / 56
Building Dimensions	66' x 61' (2)	66' x 133'	68' x 83'	50' x 106'	65.15' x 108'
Stories	6	5	6	5	5
Residential Units	42	34	24	25	28
Commercial Units	0	0	0	0	2
Total Units	42	34	24	25	30
Building Sq. Ft.	35,870	33,803	22,580	21,582	34,200
Lot Dimensions	66.08' x 146.08'	66.08' x 145.21'	68.58' x 95.15'	50.06' x 118.19'	65.15' x 118.19'
Lot Sq. Ft.	9,653	9,595	6,525	5,917	7,700
Zoning	R7-1	R7-1	R7-1	R7-1	R7-1
FAR	3.44	3.44	3.44	3.44	3.44
Tax Class	2	2	2	2	2
Article XI Real Estate Taxes (25/26)	1% Gross Rent Tax	1% Gross Rent Tax	1% Gross Rent Tax	1% Gross Rent Tax	1% Gross Rent Tax

*All square footage/buildable area calculations are approximate

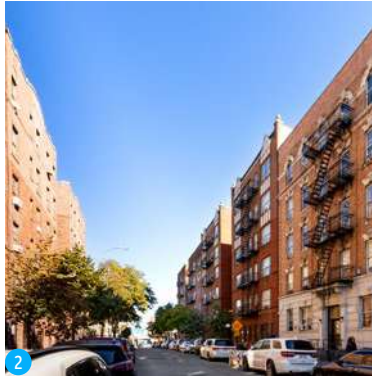
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1892-1894 Arthur Ave



1898 Belmont Ave



1899 Belmont Ave



1900 Belmont Ave



1908 Belmont Ave



2083 Mohegan Ave
& 2082 Crotona Pkwy



2088 Mohegan Ave



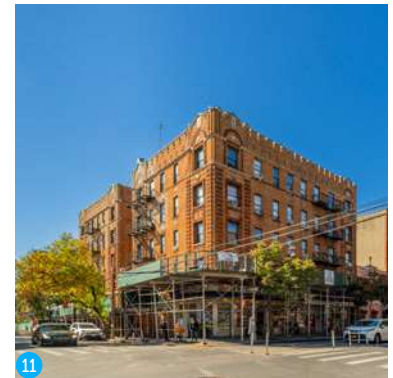
2090 Mohegan Ave



876 East 180th Street



2095 Honeywell Ave






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The South Bronx is a culturally rich area in New York City, known as the birthplace of hip-hop. Once struggling with urban decay, it has seen revitalization and remains a vibrant hub for arts and diverse communities.

Transportation Score

-  97
Public Transportation
-  89
Walker's Paradise
-  65
Rider's Paradise

[Visit Walk Score Website](#) →



Lower Manhattan

-  60 min.
-  35 min.



Grand Central Terminal

-  35 min.
-  30 min.





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

Victor Sozio x12
vsozio@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Daniel Mahfar x99
dmahfar@arielpa.com

Jason M. Gold x22
jgold@arielpa.com

Gabriel Elyaszadeh x55
gelyaszadeh@arielpa.com

Remi Mandell x33
rmandell@arielpa.com

For Financing Information:

Benjamin Schlegel x81
bschlegel@arielpa.com

Belmont

E 176 St

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. March 24, 2026 8:11 pm