

Carlisle Place Portfolio

3545 & 3547 Carlisle Place
Bronx, NY 10467 • Williamsbridge

ASKING PRICE

\$3,000,000



UNITS

16

CAP RATE

7.90%

NOI

\$236,952

01

INVESTMENT OVERVIEW

16-unit Bronx multifamily portfolio

INVESTMENT OVERVIEW

Carlisle Place Portfolio

Distinguished Realty Services is pleased to present Carlisle Place Portfolio, a 16-unit, two-building multifamily investment located in the Williamsbridge section of the Bronx. Originally constructed in 2011, the side-by-side properties operate as a single asset with a stabilized voucher-backed tenant base and benefit from a 421-a 25-Year No Cap tax exemption that materially reduces operating expenses through the remainder of the abatement period.

At the asking price of \$3,000,000, the offering represents a 7.90% in-place cap rate on \$236,952 of NOI, with stabilized voucher rent collections and modern construction reducing both vacancy and capital expenditure risk.

INVESTMENT HIGHLIGHTS

- 16-unit, two-building stabilized multifamily portfolio
- Constructed in 2011 — modern construction, low capex profile
- 421-a 25-Year No Cap exemption — minimal real estate tax burden
- Voucher-backed tenant base with consistent collections
- 0.2 mi to Gun Hill Road (2, 5) — direct Manhattan access

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PROPERTY SUMMARY

Built 2011 • Zoned R6A • Tax Class 2B

PROPERTY SUMMARY

Carlisle Place Portfolio

ADDRESS	3545 & 3547 Carlisle Place, Bronx, NY 10467	LOT SIZE	~5,000 SF
NEIGHBORHOOD	Williamsbridge	ZONING	R6A
YEAR BUILT	2011	TAX CLASS	2B
STORIES	4	TAX EXEMPTION	421-a 25-Year, No Cap
TOTAL UNITS	16 units	TAX LOTS	Block 4660 (Lots 32 & 33)
BUILDING SIZE	~12,110 SF	PRIMARY BBL	2-04660-0032

Note: Two adjacent tax lots operating as one asset. Property comprises two side-by-side buildings on adjacent tax lots, owned by a common entity (3547 Carlisle Associates LLC) and offered for sale together.

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FINANCIAL SUMMARY

7.90% in-place cap on \$236,952 NOI

FINANCIAL SUMMARY

Carlisle Place Portfolio

ASKING PRICE

\$3,000,000

CAP RATE

7.90%

NOI

\$236,952

PRICE / UNIT

\$187,500

Annual Rent (In-Place)

\$321,728

Net Operating Income

\$236,952

Annual Property Tax (combined)

\$640

Tax Exemption

421-a 25-Year, No Cap

Tax Class

2B

Cap Rate (In-Place)

7.90%

All figures based on in-place collections. Buyer to verify in due diligence. NOI presented before debt service.

Distinguished Realty Services • Frank Morris, Licensed Real Estate Broker

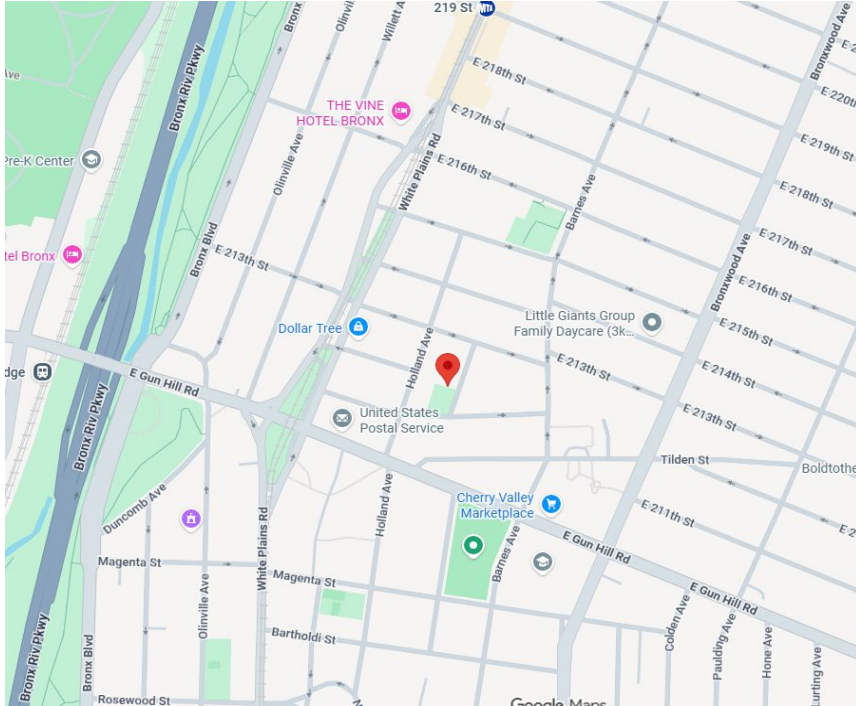
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LOCATION & MARKET

Williamsbridge, Bronx

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Carlisle Place Portfolio



WILLIAMSBRIDGE

Williamsbridge is the unofficial crossroads of the northern Bronx, balancing residential streets with direct subway access to Manhattan. The area benefits from proximity to Montefiore Medical Center, Lehman College, and Bronx Park. Steady rental demand is driven by healthcare workers, students, and voucher-program tenants.

NEAREST TRANSIT

Gun Hill Road (2, 5) — 0.2 mi

CONFIDENTIALITY & CONTACT

Carlisle Place Portfolio

This memorandum has been prepared by Distinguished Realty Services for use by qualified prospective purchasers in considering the acquisition of the subject property. The information contained herein has been obtained from sources believed reliable but is not warranted as to accuracy or completeness. All projections, assumptions, and financial information are illustrative and should be independently verified. Recipients agree to hold this material in strict confidence and not to reproduce or distribute it without the express written consent of Distinguished Realty Services.

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