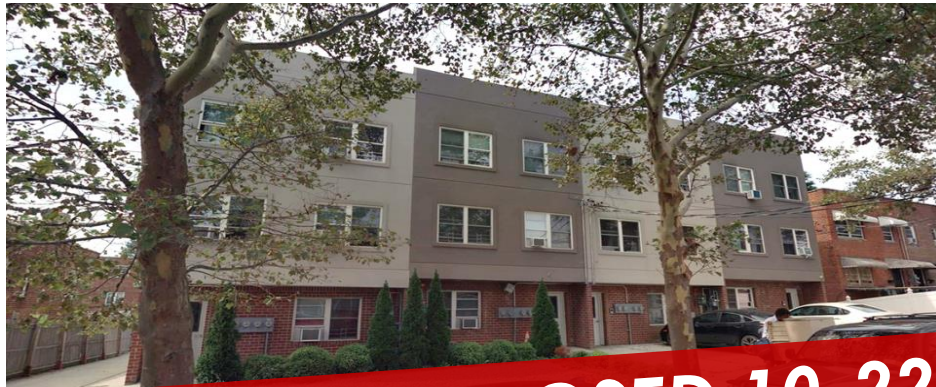


'GOOD CAUSE' EXEMPT (30 YRS) **100 PERCENT FREE-MARKET** **2019 BUILT** **FOUR 3-FAMS** **LACONIA THE BRONX**



CLOSED 10-22-2024
SALE PRICE: \$3,725,000 • 7.6% CAP • 9.5 x Rent • \$300 /SF • \$310K /Unit



**3217-3223 Pearsall Ave
 Bronx, NY 10469**

12
 Units

12,420
 Total SF

\$390,300
 Gross Income

\$284,188
 Net Operating Income

Scheduled Rents Est. @
 86% Of Subsidy Potential &
 80% Of Market Potential

THE LALA REALTY GROUP OF RM FRIEDLAND CLOSED OUT THE SALE OF 12 FREE-MARKET AND 'GOOD CAUSE' EXEMPT APARTMENTS WITH PARKING — FOUR 3-FAMILY HOMES IN THE BRONX'S LACONIA COMMUNITY

On October 22nd 2024, Team Lala of RM Friedland closed out the sale of these free-market and 'Good Cause' exempt residential properties located in the Bronx's Laconia neighborhood.

The subject property comprises four newly built 3-family homes with a total of twelve free-market apartments and on-site parking.

The property offers spacious units with contemporary finishes. Each home features modern amenities including high-quality cabinetry,

stainless steel appliances, and energy-efficient systems.

The properties are well-maintained, with separate tenant heating and hot water systems, ensuring minimal landlord expenses.

Tenants benefit from convenient access to shopping, dining, and transportation options,

With the deal finalized, the purchaser gains a valuable 'value-add' opportunity in a desirable location.

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EXTERIOR PHOTOS



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APARTMENTS/FINISHES



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MARCO LALA



JACK LALA



DAVE RACITI



MICHELLE LALA

**We Sell Buildings & Land
25+ Year Track Record
\$1.7B+ In Total Sales
New York & New Jersey**

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AND CONSULTATIONS**