

FOR SALE

5834 Fieldston Rd

Bronx, New York

4-UNIT MULTIFAMILY PROPERTY · VALUE-ADD UPSIDE

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by NortheastPCG, Inc. in compliance with all applicable fair housing and equal opportunity laws.

OVERVIEW

Executive Summary

\$1,500,000

OFFERING PRICE

7.47%

PRO FORMA CAP

4

TOTAL UNITS

4,775 SF

BUILDING SIZE

PROPERTY OVERVIEW

Northeast Private Client Group, Inc. is pleased to present **5834 Fieldston Rd**, a four-unit multifamily property in the Riverdale–Fieldston section of the northwest Bronx, set on the wooded hills above the Hudson River and a short distance from Van Cortlandt Park. The property is offered at \$1,500,000.

Built in 1975, the building holds four residential apartments — two three-bedroom units and two two-bedroom units — in an established residential enclave known for tree-lined streets and a quieter, low-density feel uncommon in the five boroughs. The landlord covers water and sewer service for the property.

The opportunity is a straightforward value-add: units can be marked to the rents that comparable Riverdale apartments command today, lifting income across the building to a pro forma gross scheduled rent of \$158,400. Riverdale's schools, parks, and commuter-rail access to Manhattan keep rental demand for the neighborhood consistent and deep.

5834 Fieldston Rd offers a value-add multifamily investment in one of the Bronx's most established residential neighborhoods — a clear runway to pro forma market rents and a low New York City tax class 1 burden. Please reach out to the deal contacts for more information.



OFFERING SUMMARY

Building Size	4,775 SF
Number of Units	4
Unit Mix	(2) 3 Bed • (2) 2 Bed
Year Built	1975
Pro Forma NOI	\$111,976
Pro Forma Cap Rate	7.47%

Investment Highlights

INCOME & VALUE-ADD UPSIDE

Comp-Backed Pro Forma Rents

Pro forma rents of \$3,800 a month for the three-bedrooms and \$2,800 for the two-bedrooms are backed by nearby Riverdale comparables reaching \$4,000 and \$2,800.

Value-Add Through Renovation

Renovating and marking all four units to market drives gross scheduled rent to a pro forma \$158,400 across two three-bedrooms and two two-bedrooms.

Low Tax Class 1 Burden

New York City tax class 1 holds real estate taxes near \$12,104 a year, keeping the operating load light for a four-unit building.



LOCATION & BASIS

\$375,000 Per Unit Basis

Offered at \$1,500,000, or \$375,000 per unit, for a four-unit building in the Riverdale–Fieldston enclave of the northwest Bronx.

Minutes to Manhattan

Downtown Manhattan is a routed 11 miles and about 24 minutes by car, with Metro-North's Hudson Line running from Riverdale to Grand Central.

Northwest Bronx Enclave

Yonkers sits a routed 2 miles north and New Rochelle about 9 miles east, with Van Cortlandt Park and the 1 train's terminus close by.





SECTION 01

The Property

Property Overview

SITE SUMMARY

Address 5834 Fieldston Rd, Bronx, NY

Property Type Multifamily

Building Size 4,775 SF

Year Built 1975

UTILITIES

Electric Landlord-paid (2-bed units) · Tenant-paid (3-bed units)

Gas Landlord-paid

Water & Sewer Landlord-paid

UNIT MIX & RENTS

3 Bed 2 units

2 Bed 2 units

Pro Forma Rent \$13,200 / mo · \$158,400 / yr

INVESTMENT PROFILE

Offering Price \$1,500,000

Price / Unit \$375,000

Price / SF \$314.14

Pro Forma NOI \$111,976 · 7.47% cap

Property Photos



Property Photos



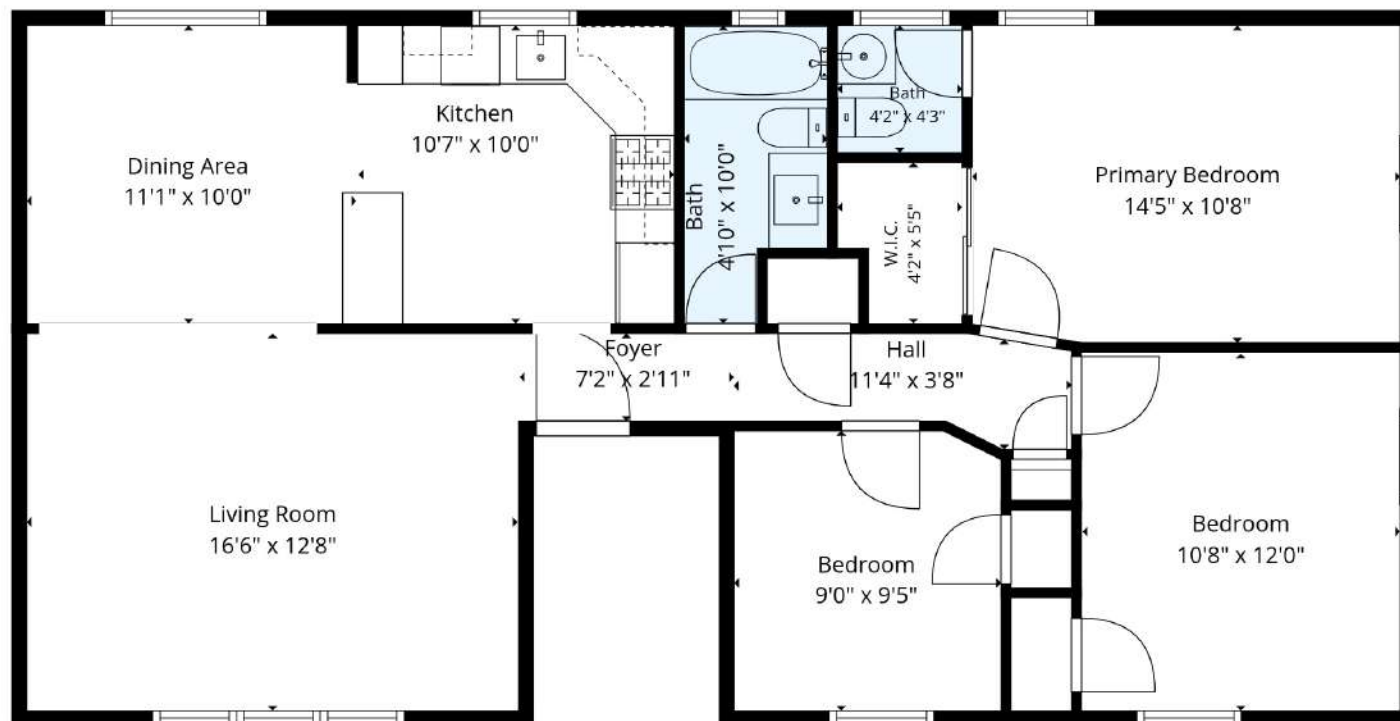
Property Photos



Property Photos



Floor Plans

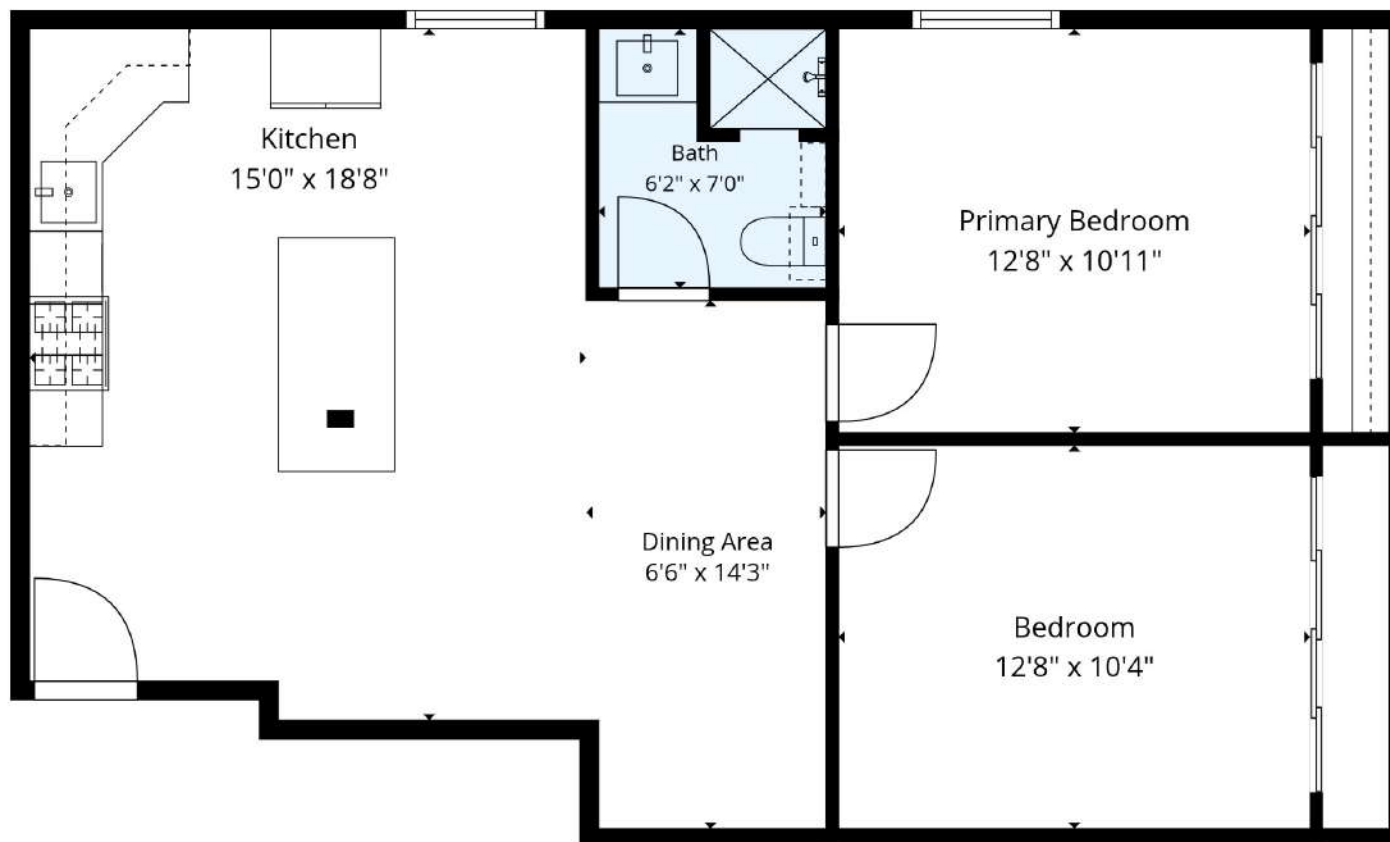


RISE
VISUAL MEDIA

Total: 1074 sq. ft
1st Floor: 1074 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Floor Plans



RISE
VISUAL MEDIA

Total: 737 sq. ft
1st Floor: 737 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



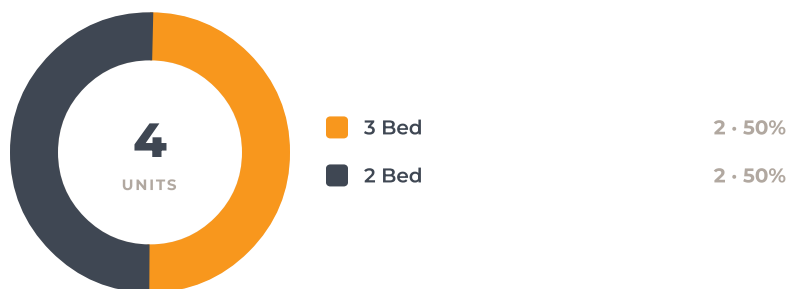
SECTION 02

Financial Analysis

Rent Roll

UNIT	TYPE	PRO FORMA
1	3 Bed	\$3,800
2	3 Bed	\$3,800
3	2 Bed	\$2,800
4	2 Bed	\$2,800
4 Units		\$13,200

UNITS BY TYPE



Income & Expense Analysis

\$111,976
NOI — PRO FORMA

OPERATING INCOME

Income	Pro Forma	%
Gross Scheduled Rent	\$158,400	
Vacancy & Collections Loss	-\$7,920	5.0%
Effective Rental Income	\$150,480	
Indoor Garage	\$3,000	
Effective Gross Income	\$153,480	

OPERATING EXPENSES

Expense	Pro Forma	\$/Unit
Real Estate Tax	\$12,104	\$3,026
Property Insurance	\$5,000	\$1,250
Electric	\$7,200	\$1,800
Heating Fuel	\$8,400	\$2,100
Water and Sewer	\$4,800	\$1,200
Repairs and Maintenance	\$4,000	\$1,000
Total Expenses	\$41,504	\$10,376
Net Operating Income	\$111,976	\$27,994

Rent Comparables

Recent leasing across Riverdale, Fieldston, and adjacent Yonkers supports the rents underwritten at 5834 Fieldston Rd. Comparable three-bedrooms lease from **\$3,300 to \$4,000** a month and two-bedrooms from **\$2,500 to \$3,600** — supporting the building's \$3,800 and \$2,800 pro forma marks, both comfortably within the range of recent nearby leasing. A three-bedroom unit at the subject property was previously rented at **\$3,700** a month, further validating the three-bedroom pro forma.

THREE-BEDROOM COMPARABLES

ADDRESS	CITY	BUILT	RENT / MO
5500 Fieldston Rd	Bronx	1960	\$4,000
2742 Johnson Ave	Bronx	1965	\$3,600
2744 Johnson Ave	Bronx	—	\$3,500
185 Valentine Ln	Yonkers	1965	\$3,415
16 Saratoga Ave	Yonkers	1925	\$3,400
125 W 227th St	Bronx	1925	\$3,300
Average			\$3,536

TWO-BEDROOM COMPARABLES

ADDRESS	CITY	BUILT	RENT / MO
5930 Spencer Ave	Bronx	1928	\$3,600
5545 Netherland Ave	Bronx	1948	\$2,899
6645 Broadway	Bronx	1959	\$2,895
149 Beech St	Yonkers	1893	\$2,800
6555 Broadway	Bronx	1961	\$2,795
155 School St	Yonkers	—	\$2,600
194 Buena Vista Ave	Yonkers	—	\$2,500
Average			\$2,870

PRO FORMA RENTS VS COMPARABLE AVERAGES

3-Bed Pro Forma		\$3,800
3-Bed Comp Avg		\$3,536
2-Bed Pro Forma		\$2,800
2-Bed Comp Avg		\$2,870

Source: NPCG rent survey of comparable Riverdale, Fieldston, and Yonkers apartments.

Sales Comparables

Recent four- and five-unit multifamily trades across the Bronx frame the pricing at 5834 Fieldston Rd. Comparable buildings sold from **\$316,000 to \$594,000 per unit**, against the subject's \$375,000-per-unit offering.

	\$1,500,000 OFFERING PRICE	\$375,000 PRICE / UNIT	4 UNITS	\$314.14 PRICE / SF	
PROPERTY		PRICE	\$ / UNIT	SF	SOLD
 2306 Cambreleng Ave Bronx · Multifamily · 4 Units		\$1,475,000	\$368,750	3,990	Apr 2026
 2305-2307 Crotona Ave Bronx · Multifamily · 5 Units		\$2,900,000	\$580,000	8,750	Feb 2026
 22 Mount Hope Pl Bronx · Multifamily · 4 Units		\$2,375,000	\$593,750	3,072	Feb 2026
 1549 Selwyn Ave Bronx · Multifamily · 4 Units		\$1,400,000	\$350,000	4,353	Feb 2025
 1727 Fowler Ave Bronx · Multifamily · 5 Units		\$1,580,000	\$316,000	3,024	Oct 2025
Average · 5 Comps		\$1,946,000	\$441,700	4,638	—

Source: NPCG survey of comparable Bronx multifamily sales.



SECTION 03

Location & Market

Bronx Overview

Riverdale — the northwest Bronx enclave on the hills above the Hudson.

The Bronx is New York City's northernmost borough, home to roughly 1.4 million residents. The property sits in Riverdale–Fieldston, a residential enclave in the borough's northwest corner set on wooded hills above the Hudson River — known for tree-lined streets, single-family estates, and a quieter, low-density feel rare within the five boroughs.

Riverdale draws households that want space and a commuter-rail ride to Manhattan without leaving the city. The neighborhood anchors two colleges — Manhattan College and the University of Mount Saint Vincent — and borders Van Cortlandt Park, one of the city's largest green spaces. Median household income across the Bronx runs near \$47,600, while Riverdale's incomes sit well above the borough norm.

Commuters reach Midtown on the Metro-North Hudson Line from the Riverdale station — about 30 minutes to Grand Central — and on the 1 train from its terminus at Van Cortlandt Park–242nd Street. That access, together with the enclave's schools and parks, keeps rental demand steady.

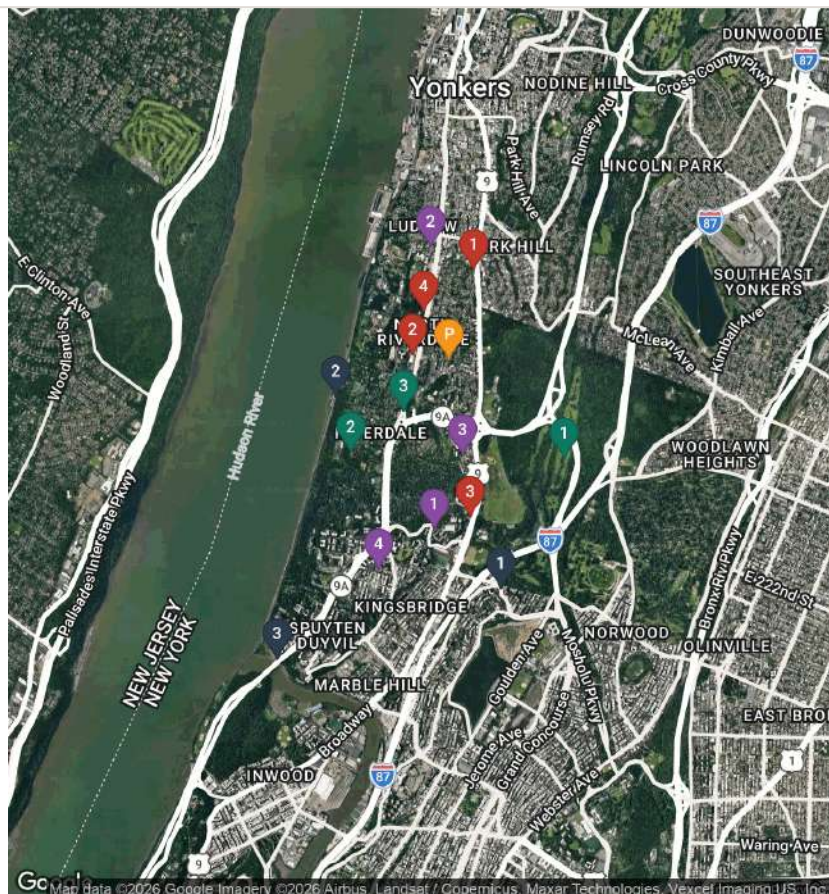
ABOUT RIVERDALE

- Northwest Bronx enclave on wooded hills above the Hudson
- Metro-North Riverdale station — about 30 minutes to Grand Central
- 1 train terminus at Van Cortlandt Park–242nd Street nearby
- Home to Manhattan College and University of Mount Saint Vincent
- Borders Van Cortlandt Park, one of NYC's largest parks
- Bronx population roughly 1.4 million; median age about 36



Location & Amenities

5834 Fieldston Rd sits in North Riverdale, a residential pocket of the northwest Bronx where Broadway and Riverdale Avenue carry the everyday retail — supermarkets, grocers, and restaurants within a few blocks. Manhattan College and the University of Mount Saint Vincent lie roughly a mile south, alongside private schools including Horace Mann and Ethical Culture Fieldston. Van Cortlandt Park and Wave Hill give the area rare green space for the city. Commuters use the Metro-North Riverdale station on the Hudson Line — about 30 minutes to Grand Central — and the 1 train from its terminus at Van Cortlandt Park–242nd Street, with LaGuardia Airport about 15 miles away.



Map locations are approximate; nearby pins may be offset slightly to prevent overlap.

Subject Property — 5834 Fieldston Rd

DINING & RETAIL

- 1 **Cherry Valley Marketplace**
Full-service supermarket
- 2 **Riverdale Kosher Market**
Neighborhood grocer
- 3 **Jake's Steakhouse**
Riverdale steakhouse
- 4 **Yukka**
Latin dining on Riverdale Ave
- **Burger King**
Quick-serve on Broadway

EMPLOYMENT & EDUCATION

- 1 **Manhattan College**
~2,900 students · ~1 mi
- 2 **University of Mount Saint Vincent**
Liberal-arts college on the Hudson
- 3 **Horace Mann School**
Private K-12 · ~1.5 mi
- 4 **Ethical Culture Fieldston School**
Private school in Fieldston

PARKS & CIVIC

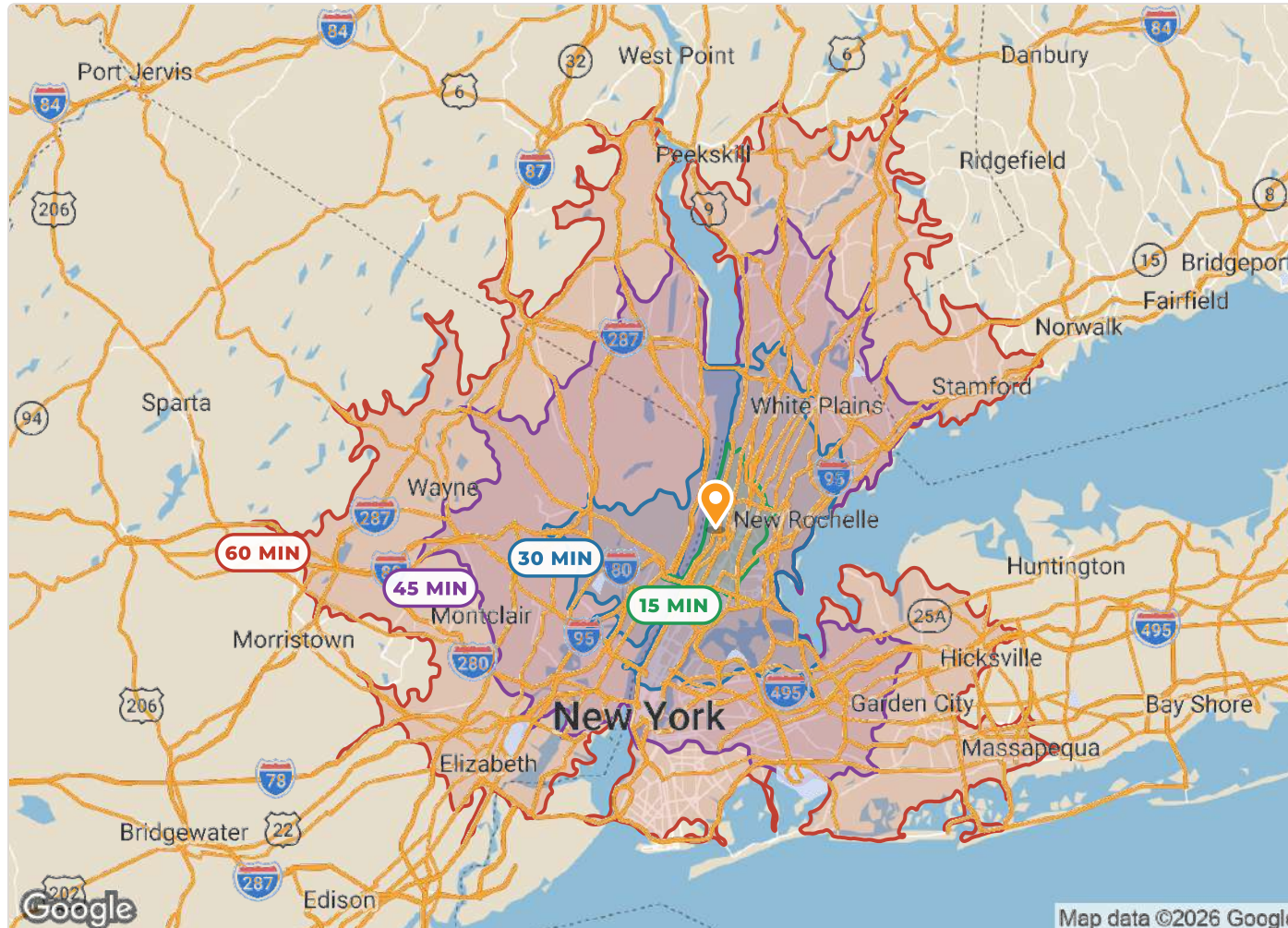
- 1 **Van Cortlandt Park**
One of NYC's largest parks
- 2 **Wave Hill**
Public garden & cultural center
- 3 **NYPL — Riverdale Branch**
Public library

TRANSIT

- 1 **Van Cortlandt Park–242 St**
1 train northern terminus
- 2 **Riverdale Station (Metro-North)**
Hudson Line · ~30 min to Grand Central
- 3 **Spuyten Duyvil Station (Metro-North)**
Hudson Line stop
- **LaGuardia Airport (LGA)**
Nearest commercial airport · ~15 mi

Drive Times

Road-network reach from the property. Drive-time bands at 15, 30, 45, and 60 minutes; city times are routed on the same engine as the bands.



Subject property

15-min drive

30-min drive

45-min drive

60-min drive

Manhattan

~11 mi · 24 min

Yonkers

~2 mi · 6 min

New Rochelle

~9 mi · 22 min

Stamford

~27 mi · 53 min

Newark

~27 mi · 48 min

Drive-time bands reflect typical road-network travel times and are approximate; actual times vary with traffic and time of day.

New York City Overview

New York City is the largest city in the United States, with roughly 8.5 million residents across five boroughs and an economy that anchors global finance, media, health care, and higher education. The Bronx, the northernmost borough, is home to about 1.4 million people. Riverdale sits at its northwest edge, pairing Manhattan access with rents below much of the city — the affordability gap that drives steady rental demand.

BRONX VS. NEW YORK CITY

METRIC	BRONX	NEW YORK CITY
Population	~1.4 million	~8.5 million
Median Household Income	~\$47,600	~\$80,500
Median Age	~36	~38
Median Gross Rent	~\$1,510	~\$1,690

Sources: U.S. Census ACS (2022–2024); NYU Furman Center (2024). Figures rounded.

MAJOR AREA EMPLOYERS

Health Care

Mount Sinai Health System is New York City's largest private employer at more than 42,000 workers, while Montefiore — the Bronx's largest employer — and NYC Health + Hospitals anchor care across the borough.

Government & Education

The New York City Department of Education (~143,000 jobs) and the City of New York (~108,000) are the metro's two largest employers; Manhattan College and the University of Mount Saint Vincent anchor higher education near Riverdale.

Finance & Professional

Global banks headquartered in the city — JPMorgan Chase, Goldman Sachs, and Citigroup — keep New York the nation's financial capital and a deep source of high-income renters.



Regional Positioning

5834 Fieldston Rd sits at the northern gateway of New York City, where the Bronx meets Westchester County. From Riverdale, the Hudson Line and the region's parkways run south into Manhattan and north into Westchester and Connecticut, placing the property on the Northeast Corridor between New York and the New England markets beyond. Yonkers, New Rochelle, and Stamford all fall within a routed half-hour to hour.

24 min

DRIVE TO MANHATTAN

~30 min

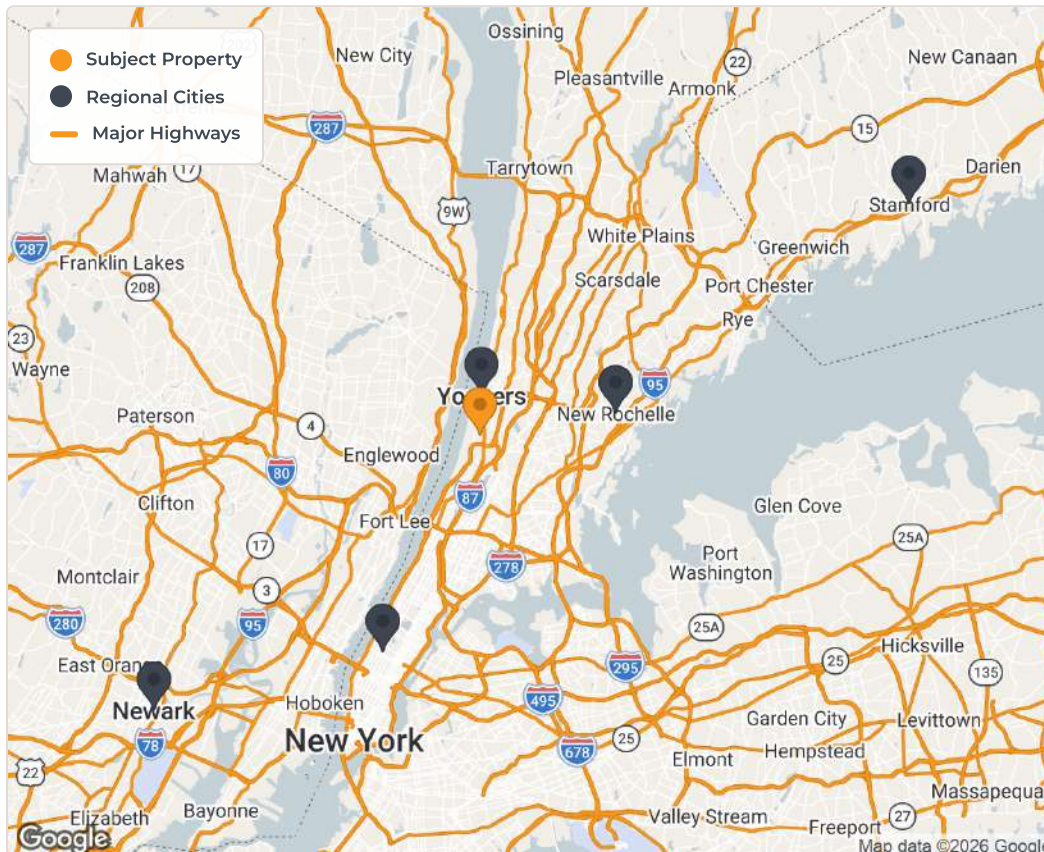
RAIL TO GRAND CENTRAL

~53 min

DRIVE TO STAMFORD, CT

~15 mi

TO LAGUARDIA AIRPORT



DRIVE & COMMUTE TIMES

Manhattan	~11 mi • 24 min
Yonkers	~2 mi • 6 min
New Rochelle	~9 mi • 22 min
Stamford	~27 mi • 53 min
Newark	~27 mi • 48 min

HIGHWAY ACCESS

The **Henry Hudson Parkway** runs along the neighborhood's western edge, linking south to Manhattan and north into Westchester, while the **Major Deegan Expressway (I-87)** and the **Cross County Parkway** tie into the regional interstate grid. Metro-North's **Hudson Line** and the **1 subway** add rail access from Riverdale into Manhattan.

ECONOMIC ANCHORS

The New York metropolitan economy anchors the Northeast Corridor — global finance, media, health care, and higher education. Employers such as Mount Sinai Health System, Montefiore, and the city's universities draw a large, well-paid workforce, and nearby Westchester and Fairfield County, Connecticut, add corporate headquarters within an easy commute of Riverdale.



SECTION 04

The Team

Our Team

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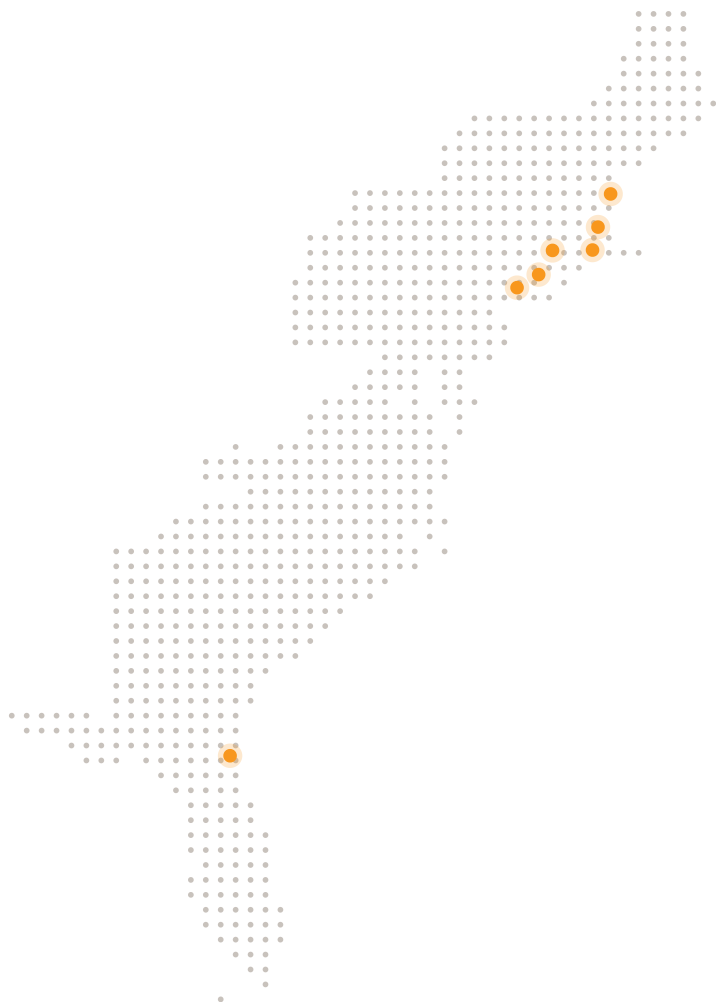
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