



FOR SALE

EXCLUSIVE OFFERING | 10% CAP RATE | 4.5X RR 6-STORY ELEVATOR APARTMENT BUILDING 65 APTS

 3534 Bronx Boulevard
Bronx, NY 10467

 Northeast Corner of Bronx Boulevard and East 211th Street

Property Description: GFI Realty Services is pleased to present the exclusive offering of 3534 Bronx Boulevard, a six-story elevator building comprising 65 rent-stabilized apartments across approximately 63,388 square feet in the Olinville section of the Northeast Bronx. The unit mix comprises 11 studios, 36 one-bedroom, 11 two-bedroom, and 7 three-bedroom apartments. The property benefits from immediate access to the retail corridors along White Plains Road and Gun Hill Road, with the 2 and 5 subway lines at Gun Hill Road and multiple bus routes all within walking distance, providing direct service to Midtown Manhattan. Van Cortlandt Park, Pelham Bay Park, and Montefiore Medical Center are all in proximity, making 3534 Bronx Boulevard a well-located asset in one of the Northeast Bronx's most established rental submarkets.

Layout 11/2; 36/3; 11/4; 7/5= 209 Rms
Block & Lot 4641-10
Assessment \$1,619,550
Year Built 1927
Lot Size 122.67' x 100' (approx. 12,280 sf)
Built Size 122' x 90' (approx. 63,388 sf)
Zoning R6A
FAR 3.0
FAR as Built 5.16
Tax Class 2
Mortgage Delivered free and clear.



Income:	Residential	\$	1,220,973
	Vacancy (5%)	\$	(61,049)
	Effective Gross Income:		\$ 1,159,924
Estimated Expenses:	Real Estate Taxes (26/27)	\$	198,666
	Water/Sewer	\$	65,000
	Fuel	\$	68,250
	Electricity	\$	7,315
	Insurance	\$	97,500
	Payroll (Plus Free Apt)	\$	48,750
	Repairs & Maint.	\$	32,500
	Elevator	\$	10,000
	Management (5%)	\$	61,049
	Total Expenses:		\$ 589,030

NOI:			\$ 570,894
Apartments:	65	Price Per Square Foot:	\$ 87
Rooms:	209	Price Per Unit:	\$ 84,615
Average Rent/Unit/Mo:	\$ 1,565	GRM:	4.5 x RR
Average Rent/Room/Mo:	\$ 487	CAP Rate:	10.38%

Asking Price: \$5,500,000 All Cash



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Rent Roll: 3534 Bronx Boulevard Bronx, NY

Unit	Rent	Pref	Wash	Total Rent	Size	Type	S8/SC	LXP
1A	\$1,087.29	\$0.00	\$0.00	\$1,087.29	3	RS	S8	2/29/2028
1B	\$1,635.91	\$0.00	\$0.00	\$1,635.91	3	RS		8/31/2026
1C	\$1,360.26	\$0.00	\$0.00	\$1,360.26	3	RS		11/30/2026
1D	\$2,600.75	\$0.00	\$0.00	\$2,600.75	3	RS		1/31/2027
1E	\$1,420.71	\$0.00	\$20.76	\$1,441.47	3	RS		11/30/2026
1F	\$2,500.00	\$0.00	\$0.00	\$2,500.00	2	RS		5/31/2027
1G	\$1,559.77	\$0.00	\$0.00	\$1,559.77	3	RS		11/30/2027
1H	\$2,131.86	\$0.00	\$0.00	\$2,131.86	4	RS		5/31/2026
1I	\$1,445.88	\$0.00	\$0.00	\$1,445.88	2	RS		Vacant
1J	\$2,113.12	\$0.00	\$20.76	\$2,133.88	5	RS	S8	8/31/2026
1K	\$941.42	\$0.00	\$0.00	\$941.42	3	RS		2/28/2027
2A	\$2,885.00	\$0.00	\$0.00	\$2,885.00	4	RS		4/30/2026
2B	\$1,587.69	\$0.00	\$0.00	\$1,587.69	3	RS		8/31/2026
2C	\$1,836.49	(\$170.35)	\$0.00	\$1,666.14	3	RS		1/31/2027
2D	\$1,543.66	\$0.00	\$0.00	\$1,543.66	3	RS		2/28/2027
2E	\$1,375.01	\$0.00	\$0.00	\$1,375.01	3	RS		5/31/2026
2F	\$1,388.84	\$0.00	\$0.00	\$1,388.84	2	RS		4/30/2026
2G	\$950.17	\$0.00	\$20.76	\$970.93	3	RS		4/30/2026
2H	\$2,564.93	(\$914.76)	\$0.00	\$1,650.17	3	RS		2/28/2027
2I	\$1,185.04	\$0.00	\$0.00	\$1,185.04	2	RS		4/30/2026
2J	\$1,034.84	\$0.00	\$20.76	\$1,055.60	5	RS		8/31/2026
2K	\$1,792.33	\$0.00	\$20.76	\$1,813.09	4	RS	S8	8/31/2026
3A	\$2,577.00	\$0.00	\$0.00	\$2,577.00	4	RS		5/31/2027
3B	\$1,821.50	\$0.00	\$0.00	\$1,821.50	3	RS		10/31/2026
3C	\$1,299.91	\$0.00	\$0.00	\$1,299.91	3	RS		8/31/2027
3D	\$2,600.75	\$0.00	\$0.00	\$2,600.75	3	RS		2/28/2027
3E	\$1,346.85	\$0.00	\$0.00	\$1,346.85	3	RS		4/30/2026
3F	\$1,736.72	(\$263.36)	\$0.00	\$1,473.36	2	RS		4/30/2026
3G	\$1,022.80	\$0.00	\$20.76	\$1,043.56	3	RS		3/31/2024
3H	\$959.91	\$0.00	\$20.76	\$980.67	3	RS		9/30/2026
3I	\$1,368.75	\$0.00	\$0.00	\$1,368.75	2	RS		6/30/2026
3J	\$2,157.55	\$0.00	\$20.76	\$2,178.31	5	RS	S8	6/30/2026
3K	\$1,628.09	\$0.00	\$20.76	\$1,648.85	4	RS	S8	12/31/2027
4A	\$1,073.71	\$0.00	\$0.00	\$1,073.71	4	RS	SC	2/29/2028
4B	\$2,219.36	(\$519.83)	\$0.00	\$1,699.53	3	RS		4/30/2026
4C	\$1,436.87	\$0.00	\$0.00	\$1,436.87	3	RS		8/31/2026
4D	Super	\$0.00	\$0.00	Super	3	RS		
4E	\$1,179.84	\$0.00	\$20.76	\$1,200.60	3	RS	S8	11/30/2026
4F	\$1,384.35	\$0.00	\$0.00	\$1,384.35	2	RS		Vacant



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4G	\$1,462.03	\$0.00	\$0.00	\$1,462.03	3	RS		12/31/2026
4H	\$898.36	\$0.00	\$0.00	\$898.36	3	RS		Vacant
4I	\$2,525.00	\$0.00	\$0.00	\$2,525.00	2	RS		7/31/2026
4J	\$1,235.59	\$0.00	\$20.76	\$1,256.35	5	RS		3/31/2027
4K	\$1,763.86	\$0.00	\$20.76	\$1,784.62	4	RS	S8	8/31/2027
5A	\$1,747.66	\$0.00	\$0.00	\$1,747.66	4	RS		5/31/2027
5B	\$2,080.51	(\$431.10)	\$0.00	\$1,649.41	3	RS		4/30/2026
5C	\$1,554.48	\$0.00	\$0.00	\$1,554.48	3	RS	S8	2/28/2027
5D	\$1,944.24	(\$296.39)	\$0.00	\$1,647.85	3	RS		1/31/2028
5E	\$2,112.05	(\$328.79)	\$0.00	\$1,783.26	3	RS		1/31/2027
5F	\$1,545.57	\$0.00	\$0.00	\$1,545.57	2	RS		11/30/2027
5G	\$1,247.96	\$0.00	\$20.76	\$1,268.72	3	RS	S8	3/31/2027
5H	\$1,389.54	\$0.00	\$0.00	\$1,389.54	3	RS		5/31/2026
5I	\$1,416.87	\$0.00	\$0.00	\$1,416.87	2	RS		8/31/2026
5J	\$2,070.34	\$0.00	\$20.76	\$2,091.10	5	RS	S8	11/30/2027
5K	\$1,481.87	\$0.00	\$0.00	\$1,481.87	4	RS		1/31/2027
6A	\$1,373.84	\$0.00	\$0.00	\$1,373.84	4	RS		12/31/2026
6B	\$1,062.62	\$0.00	\$0.00	\$1,062.62	3	RS		Vacant
6C	\$2,384.30	(\$631.48)	\$0.00	\$1,752.82	3	RS		3/31/2027
6D	\$1,393.76	\$0.00	\$0.00	\$1,393.76	3	RS	S8	7/31/2027
6E	\$2,525.00	\$0.00	\$0.00	\$2,525.00	3	RS		4/30/2026
6F	\$1,955.60	(\$500.47)	\$0.00	\$1,455.13	2	RS		4/30/2026
6G	\$1,029.04	\$0.00	\$20.76	\$1,049.80	3	RS		12/31/2026
6H	\$1,537.46	\$0.00	\$0.00	\$1,537.46	5	RS		Vacant
6J	\$1,196.18	\$0.00	\$20.76	\$1,216.94	5	RS		8/31/2026
6K	\$1,762.74	\$0.00	\$20.76	\$1,783.50	4	RS	S8	1/31/2026
Total Monthly Income	\$105,451.40	(\$4,056.53)	\$352.92	\$101,747.79				
Total Annual Income	\$1,265,416.80	(\$48,678.36)	\$4,235.04	\$1,220,973.48				



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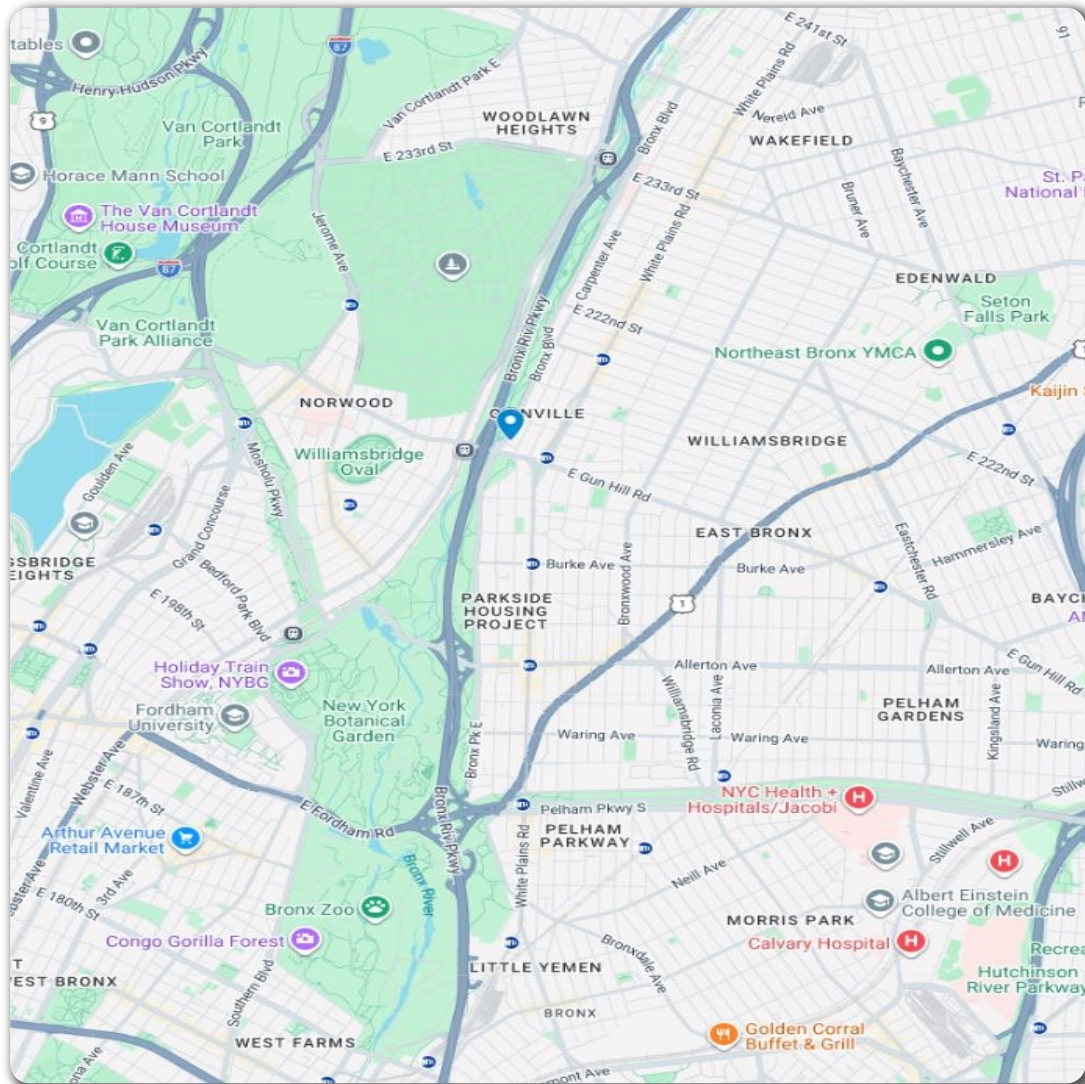


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PROPERTY MAP



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