

EXCLUSIVE OFFERING · OFF-MARKET PORTFOLIO

5-PROPERTY PORTFOLIO

ZEREGA AVENUE THE BRONX, NY 10473

5

TWO-FAMILY HOMES

10

RENTAL UNITS TOTAL

\$21K

CURRENT MONTHLY INCOME



646-321-9428



VALON@LINKNYREALTY.COM



ABOUT US



WHO WE ARE

Link NY Realty is a full-service real estate brokerage specializing in connecting motivated sellers with active investors across New York's dynamic real estate market. With access to over 200,000 properties and a network of more than 50,000 investors—including individuals, syndicates, and institutional groups—we help clients close deals quickly and strategically.

Our team represents a diverse portfolio of property types, from co-ops and condominiums to multifamily buildings, commercial assets, development sites, and mixed-use properties. We are proud to offer an extensive selection of on-market and off-market opportunities, giving our clients a genuine competitive edge.

Whether you are buying, selling, or investing, our mission is simple: deliver value, maximize opportunity, and get results—through experience, discretion, and deep local market knowledge. We are not just a brokerage; we are your partner in financial success.

[LINKNYREALTY.COM](https://linknyrealty.com)

20+

Years of Operations

\$65M+

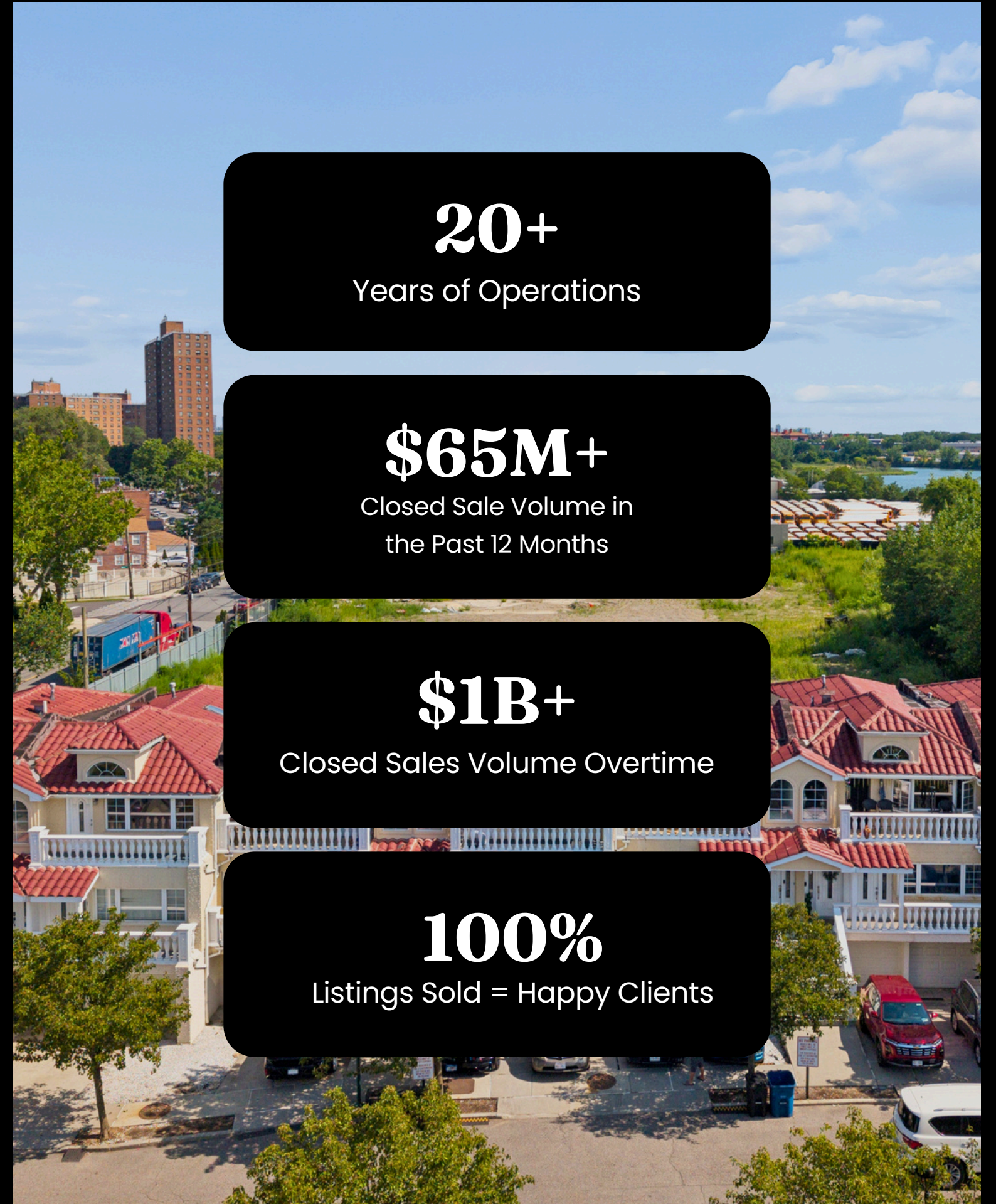
Closed Sale Volume in
the Past 12 Months

\$1B+

Closed Sales Volume Overtime

100%

Listings Sold = Happy Clients



INSIDE THE HOMES

A CLOSER LOOK

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PORTFOLIO OVERVIEW

FIVE HOMES, ONE BLOCK

PHOTO	PROPERTY	UNITS & CONFIGURATION		TOTAL SQFT	
	256 Zerega Block/Lot 3487 / 142	Unit A	2BR / 2BA + finished basement	1,190 sf	2,910 sf
		Unit B	2BR / 2BA	1,720 sf	
	258 Zerega Block/Lot 3487 / 141	Unit A	2BR / 2BA + finished basement	1,190 sf	2,910 sf
		Unit B	2BR / 2BA	1,720 sf	
	286 Zerega Block/Lot 3487 / 127	Basement	1BR / 1BA	970 sf	2,910 sf
		Unit A	2BR / 1BA	970 sf	
		Unit B	2BR / 1BA + half bath	970 sf	
	290 Zerega Block/Lot 3488 / 125	Unit A	2BR / 2BA + finished basement	1,720 sf	2,910 sf
		Unit B	2BR / 1BA + half bath	1,190 sf	
	294 Zerega Block/Lot 3488 / 123	Unit A	2BR / 2BA + finished basement	1,720 sf	2,910 sf
		Unit B	2BR / 1BA + half bath	1,190 sf	

INCOME SUMMARY & LOCATION

ADDRESS	BLOCK/LOT	UNITS	MONTHLY RENT	HOA FEE
256 Zerega Ave	3487/142	A + B	\$5,808.00	\$567.27
258 Zerega Ave	3487/141	A + B	\$2,780.00	\$567.27
286 Zerega Ave	3487/127	A + B + Bsmt	\$3,500.00	\$694.44
290 Zerega Ave	3488/125	A + B	\$3,333.00*	\$567.27
294 Zerega Ave	3488/123	A + B	\$5,926.00	\$567.27
TOTAL	\$21,347.00 / mo			

*One unit currently vacant / under review. Totals reflect currently collected rents; HOA fees are informational only and excluded from income calculations.



NEIGHBORHOOD HIGHLIGHTS

- Highly desirable area — strong buyer demand and pricing
- 6 subway/bus lines within walking distance (Zerega Ave 6 Train)
- Minutes from Westchester Ave, shopping centers & restaurants
- Near major hospitals, schools, and highway access (I-95, Bruckner Expwy)
- Stable residential neighborhood with long-term appreciation

 ZEREGA AVENUE BRONX, NY 10473

- Zerega Ave/6 Train Station: 5 min walk
- I-95 Bruckner Expressway: 2 min drive
- Westchester Square: 8 min walk
- NYC Schools & Medical Centers nearby

\$21,347

Current Monthly Income

~\$256K

Gross Annual Income

5

Properties in Portfolio

CONCIERGE-LEVEL SERVICE

THE LINK ADVANTAGE

The **Link Advantage** is our premium, concierge-level approach to selling and buying homes. For sellers, we put our own resources and capital toward preparing your property for market. For buyers, it covers select transaction costs — inspections, appraisals, landscaping, professional cleaning, and more.

SELL SMARTER . PROFIT MORE.



Minor Repairs

Strategic, budget-friendly updates that maximize appeal.

Result:

Faster sales and higher prices without over-improving.



Landscaping for Sellers

Enhance curb appeal to attract more buyers and stronger offers.

Result:

Higher perceived value and increased demand.



Professional Cleaning

88% of homes sell faster when professionally cleaned.

Result:

Better showings, faster sales, stronger first impressions.

SCAN QR CODE
TO LEARN MORE



100% COVERED BY US.
NO PAYBACKS.
NO CATCH.

BUY SMARTER . SAVE MORE.



Minor Repairs

Strategic, budget-friendly updates that maximize appeal.

Result:

Faster sales and higher prices without over-improving.



Landscaping for Buyers

Enhance curb appeal to attract more buyers and stronger offers.

Result:

Immediate enjoyment and long-term value protection.



Transportation Service

Private driver for stress-free home tours.

Result:

Focus on decisions, not logistics.

RENT ROLL SNAPSHOT

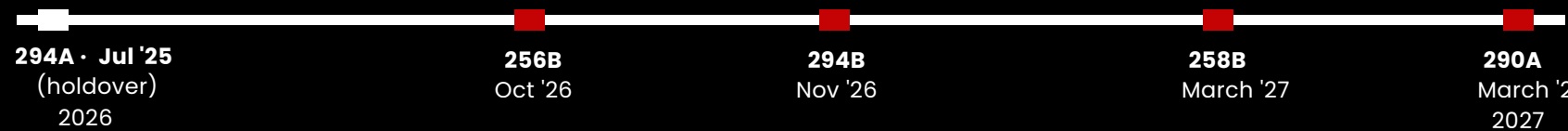
10 UNITS – ZEREGA AVENUE PORTFOLIO

4 BELOW MARKET



Below the \$3,000 market-rent estimate At or above market

LEASE TURNOVER SCHEDULE



What this means for a buyer: four units are leased below ownership's own \$3,000 market-rent benchmark, and five leases roll over between now and March 2027 — including one unit already on holdover past its original term. Staggered, near-term upside without displacing tenants on day one.

Disclaimer: Link Advantage services are offered at the sole discretion of Link NY Realty and may vary by property, transaction type, and client qualification. Services are provided on a case-by-case basis and are not guaranteed. Link NY Realty is a licensed real estate brokerage and does not directly provide construction, legal, financial, moving, or other non-real-estate services. Any third-party services are independent and subject to separate agreements. Rent roll figures are based on ownership-provided lease records as of May 2026 and are subject to change.

LET'S TALK ABOUT YOUR INVESTMENT



VALON NIKÇI
LICENSED REAL ESTATE BROKER/OWNER

COMPANY

LINK NY REALTY

EMAIL

VALON@LINKNYREALTY.COM

PHONE

(646) 321-9428

WEBSITE

LINKNYREALTY.COM

**At Link NY Realty, we have
access to exclusive real estate
opportunities:**

FORECLOSURES

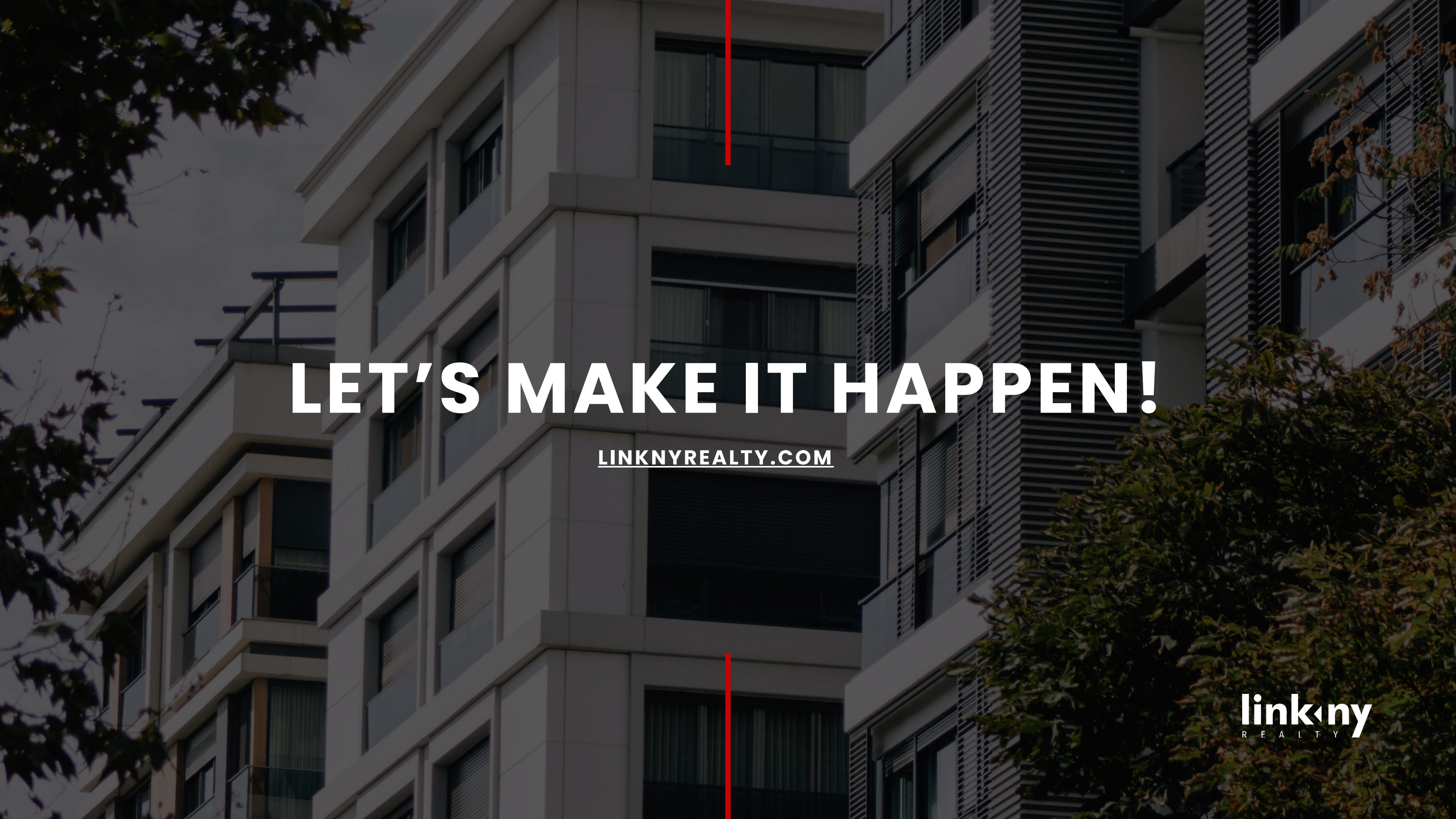
AUCTIONS

INVESTMENT PROPERTIES

VACANT LOTS

DEVELOPMENT SITES

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A low-angle photograph of a modern, multi-story apartment building with a light-colored facade and large windows. The building is partially framed by dark, leafy trees in the foreground. A thin red vertical line runs down the center of the image, passing through the text.

LET'S MAKE IT HAPPEN!

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