

EXCLUSIVE
2070 & 2074 ARTHUR AVENUE
BELMONT, BRONX, NY 10457
9.0% CAP RATE



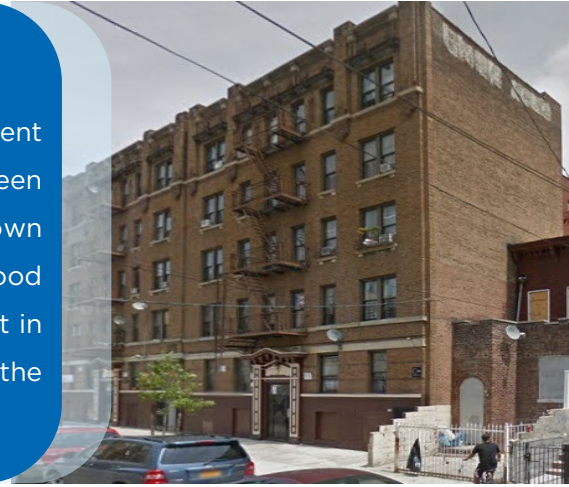
EXCLUSIVE

2070 & 2074 ARTHUR AVENUE, BELMONT, NY 10457

54 UNITS | 45,246 GSF | STEPS FROM BRONX LITTLE ITALY | 9.0% CAP RATE

ASKING PRICE: ~~\$6,130,000~~ \$5,450,000

Built in 1915, 2070 & 2074 Arthur Avenue are two 5-story walkup apartment buildings that have 45,246 SF and includes 54 apartments. Located between East 179th Street and East 180th Street, Belmont is a lively neighborhood known for its diverse community and bustling commercial corridors. The neighborhood is known as the Bronx “Little Italy” with a rich Italian-American culture present in restaurants, shops, and bakeries. Belmont is well-connected to other parts of the city by several bus and subway lines.



PROPERTY INFORMATION

ADDRESS	2070 Arthur Avenue	2074 Arthur Avenue
NEIGHBORHOOD	Belmont	
CROSS STREETS	E 179 th & E 180 th Streets	
BLOCK / LOT	3069 / 63	3069 / 65
LOT DIMENSIONS	50' x 116.42'	50' x 113.42'
BUILT DIMENSIONS	50' x 90.83'	50' x 90.5'
STORIES	5 Stories	5 Stories
GROSS SF	22,746 SF	22,500 SF
YEAR BUILT	1915	1915
APARTMENTS / ROOMS	27 Apts / 108 Rooms	27 Apts / 108 Rooms
LAYOUT	6/3, 15/4, 6/5	6/3, 15/4, 6/5
AVG RENT (APT / ROOM)	\$1,714 / \$429	\$1,795 / \$404
TAX ASSESSMENT	\$660,780	\$825,750
FAR BUILT / ALLOWED	3.9 / 3.44	3.96 / 3.44
ZONING	R7-1	R7-1
HPD VIOLATIONS	104: 17A, 41B, 45C & 11	138: 13A, 71B & 54C

PRICING METRICS

ASKING PRICE	\$5,450,000
GRM	4.8x
CAP RATE	9.0%

INCOME & EXPENSES

INCOME	IN-PLACE	
RESIDENTIAL INCOME	\$1,136,900	
VACANCY & CREDIT LOSS (5%)	(\$56,800)	
EFFECTIVE GROSS INCOME	\$1,080,100	
Legal vs. Billed Rent = \$269,782		
EXPENSES		
REAL ESTATE TAXES ('25/'26)	\$185,800	
WATER & SEWER	\$59,400	
PAYROLL	\$30,000	
INSURANCE	\$108,000	
MANAGEMENT FEE (6%)	\$64,800	
FUEL	\$67,900	
UTILITIES	\$9,000	
REPAIRS, MAINTENANCE & MISC.	\$64,800	
TOTAL EXPENSES	\$589,700	
Operating Expense Ratio (% of EGI)		54.60%
NET OPERATING INCOME		\$490,400

DEBT

- Delivered free and clear
- Loan amount: \$7,250,000
- Bank: NYCB

IMPROVEMENTS

- Many of the individual apartments have been renovated, and all vacant units will be delivered brand new and ready for tenancy.

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RESIDENTIAL RENT ROLL

UNIT	BLDG	APT #	TENANT	RENT/MONTH	LEGAL RENT	LAYOUT	ROOMS	LXP	STATUS	NOTES
1	2070	1A	Tenant 1	\$1,304.05	\$2,364.70	3-Bedroom	5.0	06/30/2026	RS*	PE 2012
2	2070	1B	Tenant 2	\$2,527.28	\$2,459.64	2-Bedroom	4.0	09/30/2025	RS	
3	2070	1C	Tenant 3	\$2,466.27	\$2,543.01	1-Bedroom	3.0	02/28/2027	RS	
4	2070	1D	Tenant 4	\$1,807.91	\$2,375.59	2-Bedroom	4.0	03/31/2026	RS	
5	2070	1E	Tenant 5	\$2,553.00	\$2,896.45	2-Bedroom	4.0	03/31/2026	RS*	LLR 2011
6	2070	2A	Tenant 6	\$1,926.29	\$1,874.73	3-Bedroom	5.0	04/30/2026	RS	
7	2070	2B	Tenant 7	\$1,674.98	\$2,594.10	2-Bedroom	4.0	06/30/2025	RS	
8	2070	2C	Tenant 8 - Vacant	\$1,110.72	\$1,110.72	1-Bedroom	3.0	-	RS	
9	2070	2D	Tenant 9	\$1,705.49	\$2,811.51	2-Bedroom	4.0	07/31/2025	RS	
10	2070	2E	Tenant 10	\$1,708.92	\$4,417.23	2-Bedroom	4.0	01/31/2027	RS	
11	2070	3A	Tenant 11	\$622.38	\$861.96	3-Bedroom	5.0	04/30/2026	RS	
12	2070	3B	Tenant 12	\$1,978.97	\$1,978.97	2-Bedroom	4.0	01/31/2026	RS	
13	2070	3C	Tenant 13	\$1,110.92	\$1,110.92	1-Bedroom	3.0	12/31/2025	RS	
14	2070	3D	Tenant 14	\$1,940.95	\$3,462.01	2-Bedroom	4.0	12/31/2025	RS	
15	2070	3E	Tenant 15	\$1,831.00	\$1,881.35	2-Bedroom	4.0	09/30/2025	RS	
16	2070	4A	Tenant 16	\$1,850.27	\$2,216.52	3-Bedroom	5.0	03/31/2026	RS	
17	2070	4B	Tenant 17	\$1,616.51	\$2,004.24	2-Bedroom	4.0	10/31/2025	RS	
18	2070	4C	Tenant 18	\$1,500.00	\$2,089.58	1-Bedroom	3.0	08/31/2022	RS*	PE 2014
19	2070	4D	Tenant 19	\$2,577.82	\$2,508.83	2-Bedroom	4.0	01/31/2026	RS	
20	2070	4E	Tenant 20	\$1,400.00	\$2,229.54	2-Bedroom	4.0	02/28/2026	RS	
21	2070	5A	Tenant 21	\$1,256.05	\$1,193.40	3-Bedroom	5.0	11/30/2026	RS	
22	2070	5B	Tenant 22	\$1,361.52	\$1,363.53	2-Bedroom	4.0	05/31/2025	RS	
23	2070	5C	Tenant 23	\$1,964.24	\$2,666.96	1-Bedroom	3.0	04/30/2026	RS	
24	2070	5D	Tenant 24	\$1,715.33	\$3,242.24	2-Bedroom	4.0	12/31/2025	RS	
25	2070	5E	Tenant 25	\$1,776.73	\$3,827.69	2-Bedroom	4.0	06/30/2026	RS	
26	2070	LF	Tenant 26	\$1,320.32	\$2,662.28	1-Bedroom	3.0	02/28/2026	RS	
27	2070	LR	Tenant 27	\$1,673.25	\$1,628.47	3-Bedroom	5.0	04/30/2026	RS	
28	2074	1A	Tenant 28	\$2,885.00	\$2,155.60	3-Bedroom	5.0	06/30/2026	RS*	PE 2014
29	2074	1B	Tenant 29	\$1,670.91	\$2,448.51	2-Bedroom	4.0	06/30/2026	RS	
30	2074	1C	Tenant 30	\$1,424.30	\$2,035.31	1-Bedroom	3.0	04/30/2026	RS	
31	2074	1D	Tenant 31	\$1,966.69	\$1,909.41	2-Bedroom	4.0	05/31/2025	RS	
32	2074	1E	Tenant 32	\$1,642.85	\$3,341.58	2-Bedroom	4.0	02/28/2026	RS	
33	2074	2A	Tenant 33	\$1,850.00	\$2,093.15	3-Bedroom	5.0	02/28/2026	RS*	PE 2014
34	2074	2B	Tenant 34	\$2,645.81	\$2,000.98	2-Bedroom	4.0	02/28/2026	RS*	PE 2015
35	2074	2C	Tenant 35	\$2,584.00	\$2,284.88	1-Bedroom	3.0	07/31/2025	RS*	PE 2014
36	2074	2D	Tenant 36	\$1,785.00	\$2,006.05	2-Bedroom	4.0	03/31/2026	RS	
37	2074	2E	Tenant 37	\$1,320.06	\$1,339.86	2-Bedroom	4.0	10/31/2025	RS	
38	2074	3A	Tenant 38	\$2,160.73	\$2,102.90	3-Bedroom	5.0	08/31/2026	RS	
39	2074	3B	Tenant 39	\$1,794.78	\$2,233.97	2-Bedroom	4.0	06/30/2027	RS	
40	2074	3C	Tenant 40	\$1,473.48	\$2,386.43	1-Bedroom	3.0	05/31/2025	RS	

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41	2074	3D	Tenant 41 - Vacant	\$1,904.37	\$1,904.37	2-Bedroom	4.0	-	RS	
42	2074	3E	Tenant 42	\$1,552.29	\$1,504.16	2-Bedroom	4.0	09/30/2025	RS	
43	2074	4A	Tenant 43	\$2,268.31	\$2,268.31	3-Bedroom	5.0	03/31/2026	RS	
44	2074	4B	Tenant 44	\$1,624.00	\$2,940.79	2-Bedroom	4.0	12/31/2025	RS	
45	2074	4C	Tenant 45	\$2,146.96	\$2,084.43	1-Bedroom	3.0	04/30/2026	RS	
46	2074	4D	Tenant 46	\$1,646.59	\$2,637.15	2-Bedroom	4.0	11/30/2025	RS	
47	2074	4E	Tenant 47	\$2,830.00	\$2,754.70	2-Bedroom	4.0	12/31/2025	RS	
48	2074	5A	Tenant 48	\$2,885.00	\$3,409.98	3-Bedroom	5.0	08/31/2025	RS*	LLR 2021
49	2074	5B	Tenant 49	\$837.38	\$863.12	2-Bedroom	4.0	03/31/2026	RS	
50	2074	5C	Tenant 50	\$1,218.87	\$1,183.87	1-Bedroom	3.0	05/31/2025	RS	
51	2074	5D	Tenant 51	\$1,803.52	\$2,455.01	2-Bedroom	4.0	04/30/2026	RS	
52	2074	5E	Tenant 52	\$1,154.65	\$1,154.65	2-Bedroom	4.0	10/31/2025	RS	
53	2074	LF	Tenant 53 - Vacant	\$648.01	\$648.01	1-Bedroom	3.0	-	RS	LLR 2021
54	2074	LR	Tenant 54	\$737.12	\$700.35	3-Bedroom	5.0	01/31/2027	RS	
MONTHLY INCOME				\$94,741.85	\$117,223.70	216.0				
ANNUAL INCOME				\$1,136,902.20	\$1,406,684.40					



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EXTERIOR PICTURES

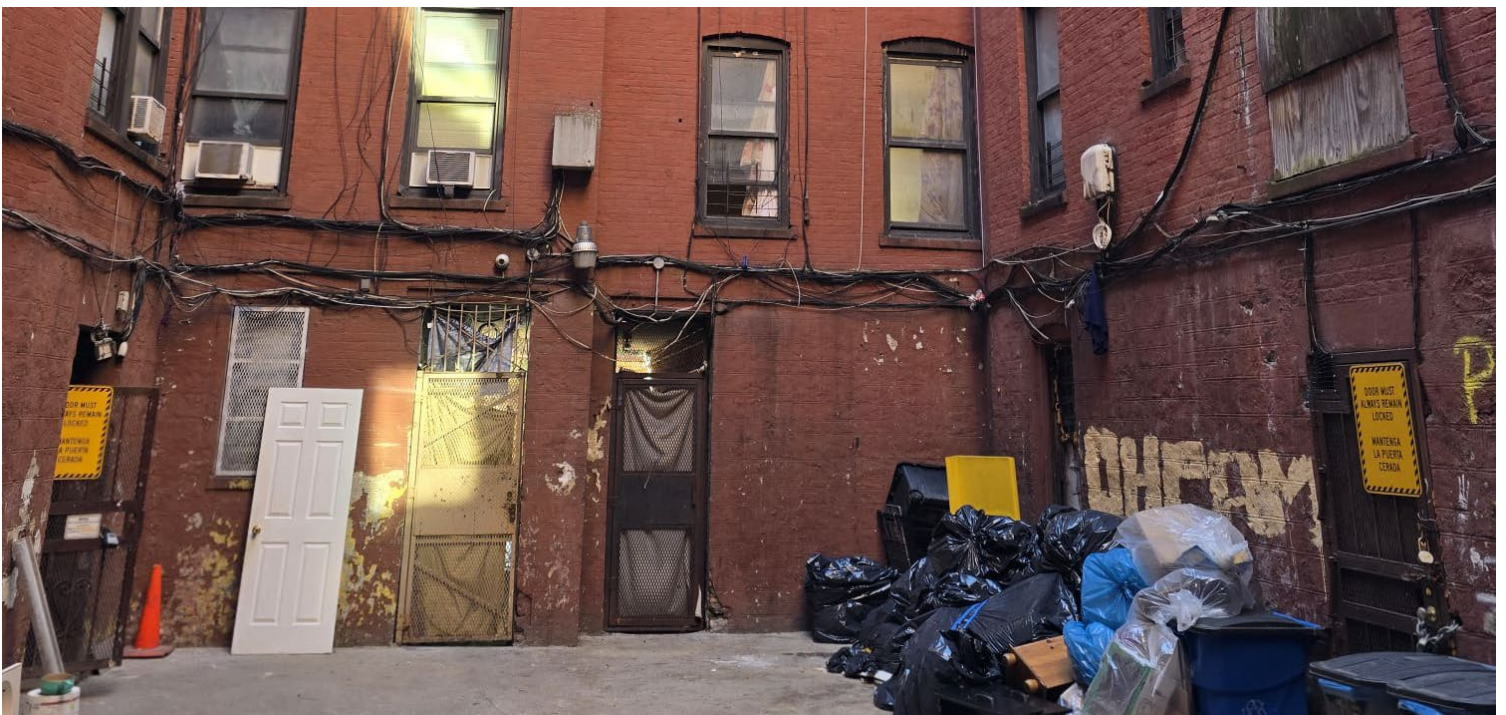


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INTERIOR PICTURES & EXTERIOR COURTYARD



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ARTHUR

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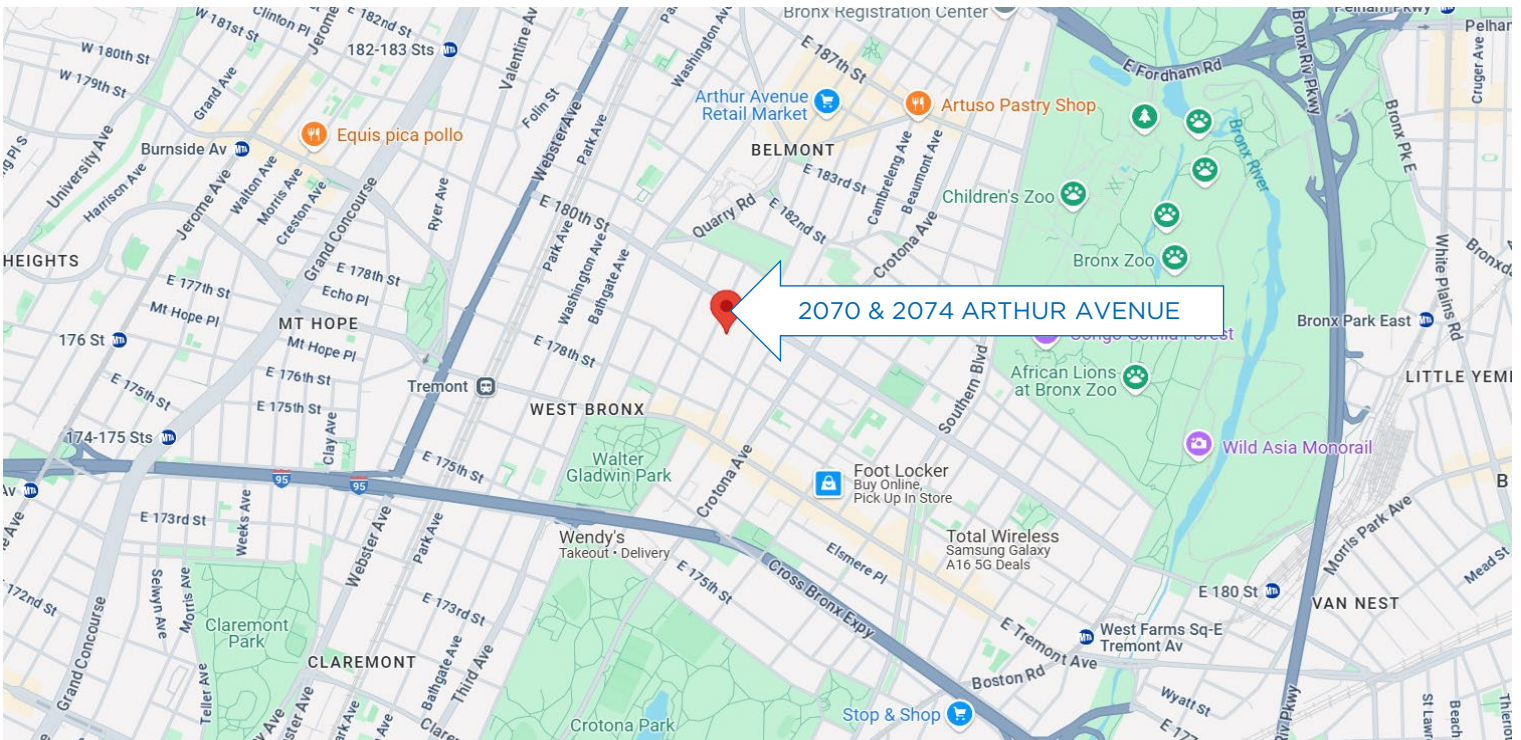
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