

PRICE IMPROVEMENT

EXCLUSIVE

3138, 3150 & 3300 BAILEY AVENUE

219 APARTMENTS

~~\$19,260,000~~ \$18,000,000

7.5% CAP RATE

KINGSBRIDGE HEIGHTS
BRONX, NY 10463



MERIDIAN
INVESTMENT SALES

EXCLUSIVE

3138, 3150 & 3300 BAILEY AVENUE, NORTH BRONX, NY 10463

KINGSBRIDGE HEIGHTS | 219 APARTMENTS | ASKING 7.5% CAP RATE

~~\$19,260,000~~ \$18,000,000

MANHATTAN COLLEGE | VAN CORTLANDT PARK
MONTEFIORE HOSPITAL

The portfolio consists of one elevator and two walkup apartment buildings that have 219 apartments within 202,240 SF combined. Located in Kingsbridge Heights, the buildings are just South of Van Cortlandt park and west of Montefiore Medical Center, Jerome Park, and Lehman College. The properties are within walking distance to 231 Street [1], Kingsbridge Road [4] & Bedford Park Blvd [B, D] subway stations. There are preferential rents of approximately \$138,000 offering a new investor upside upon unit turnover.



PACKAGE SUMMARY

BOROUGH	Bronx
# OF BUILDINGS	3
RESIDENTIAL UNITS	219
AVERAGE / RENTS (UNIT/ROOM)	(\$1,425 / \$428)
GROSS SF	202,240 SF

PRICING METRICS

PACKAGE PRICE	\$18,000,000
PPU	\$82,192
PPSF	\$89
GRM	5.0x
CAP RATE	7.5%

NOTES

[1] 3300 Bailey has a J-51 Exemption set to expire in 2034.
[2] Staff is non-union and includes 1 super (\$56,160), 2 porters (\$44,720 & \$31,200), and 1 handyman (\$47,840). Total current payroll is \$200,000.

IMPROVEMENTS

Seller has spent over \$2M in improvements: roof, gas lines, upgraded boilers, pointing, steam cleaning, circuit breakers and retaining wall. (See next page for details)

PORTFOLIO INCOME & EXPENSES

INCOME	
RESIDENTIAL INCOME	\$3,744,800
VACANCY & CREDIT LOSS (3%)	(\$112,300)
EFFECTIVE GROSS INCOME	\$3,632,500
<i>Legal vs billed rent upside: \$137,845</i>	
EXPENSES	
REAL ESTATE TAXES (2026)	\$593,400
J-51 EXEMPTION & ABATEMENT [1]	(98,800)
NET TAXES AFTER TAX ABATEMENT	\$494,600
WATER & SEWER	\$270,400
PAYROLL (Non-Union) [2]	\$200,000
MANAGEMENT FEE (5%)	\$181,700
FUEL (Gas)	\$255,000
INSURANCE	\$394,200
ELECTRIC	\$30,300
ELEVATOR (@3300 Bailey)	\$13,000
REPAIRS, MAINTENANCE, & MISC.	\$438,000
TOTAL EXPENSES	\$2,277,200
<i>Operating Expense Ratio (% of EGI)</i> 63%	
NET OPERATING INCOME	\$1,355,300

DEBT

Delivered free & clear; Existing debt: \$15,300,000.

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TAX ABATEMENTS & MCI

ADDRESS	DETAILS	YEAR	BENEFIT
J51			
3300 Bailey Avenue	J51 Tax Exemption & J51 Tax Abatement results in tax savings of approximately \$98,796 per year for 12 years	2022 Granted	J51 Tax Exemption of \$740,174 & J51 Tax Abatement of \$6,725.28
MCIs			
3300 Bailey Avenue	MCI- boiler (2019) \$553.33 monthly for 150 months granted on 7/1/22	2022 Granted	\$251,165
3300 Bailey Avenue	MCI- boiler, and elevator (2019) \$917.40 monthly for 150 months granted on 4/1/25	2025 Granted	\$137,610
3150 Bailey Avenue	MCI - roof (2019) \$1,042.80 monthly for 150 months granted on 4/1/24	2024 Granted	\$156,420
	TOTAL MCIs		\$543,195

CAPITAL IMPROVEMENTS

ADDRESS	IMPROVEMENT	YEAR	COST
3300 Bailey Avenue	Boiler Burner Upgrades	2021	\$34,000
3300 Bailey Avenue	New roof @ 3300 Bailey (1)	2021	\$137,610
3150 Bailey Avenue	New roof @ 3150 Bailey	2021	\$156,420
3300 Bailey Avenue	Gas re-piping @ 3300 Bailey	2020	\$436,600
3300 Bailey Avenue	Elevator @ 3300 Bailey	2019	\$158,000
3300 Bailey Avenue	New Boiler @ 3300 Bailey	2019	\$83,000
3138 Bailey Avenue	Gas re-piping @ 3138 Bailey	2018	\$57,260
	TOTAL	-	\$1,062,890

*There is ample space in the basement for a new investor to build out laundry rooms, storage lockers and bike storage.

RETAINING WALL - \$595K SPENT

SUMMARY BY CATEGORY	COST
Bracing and Fire Escapes	\$106,219
Contractor- Wall Rebuild	\$215,000
Construction strategy	\$17,660
Engineers	\$134,407
Expediting/Violations	\$53,376
Gas Repairs	\$57,260
Land Surveying	\$5,225
Plumbing Plans	\$3,500
Temporary Measures/Repairs	\$2,116
TOTAL	\$594,763

EXCLUSIVE

3138 BAILEY AVENUE, NORTH BRONX, NY 10463

KINGSBRIDGE HEIGHTS | 47 APARTMENTS | ASKING 7.5% CAP RATE

MANHATTAN COLLEGE | VAN CORTLANDT PARK MONTEFIORE HOSPITAL

Built in 1924, this 5-story walkup apartment building has 47 apartments within 35,230 SF. Located in Kingsbridge Heights, the building is near Van Cortlandt Park, Jerome Park Reservoir, James J. Peters Medical Center. The property is within walking distance to 231 Street [1], Kingsbridge Road [4] & Bedford Park Blvd [B, D] train stations.



PROPERTY DESCRIPTION

DESCRIPTION	Walkup apartment building
CROSS STREETS	Summit Place & Ft. Independence St
BLOCK / LOT	3261/38
LOT DIMENSIONS	100' x 89.5'
BUILT DIMENSIONS	100' x 87'
GROSS SF	35,230 SF
YEAR BUILT	1924
STORIES	5
APARTMENTS	47
LAYOUT	30/3, 7/4 & 10/5 = 168 Rooms
AVERAGE RENTS / APT	\$1,373
AVERAGE RENTS / ROOM	\$384
FAR ALLOWED / BUILT	3.96 / 2.43
ZONING	R6
HPD VIOLATIONS	116: 9A, 71B & 36C

INCOME & EXPENSES

INCOME	
RESIDENTIAL INCOME	\$774,600
VACANCY & CREDIT LOSS (3%)	(\$23,200)
EFFECTIVE GROSS INCOME	\$751,400
<i>Legal vs billed rent upside: \$28,181</i>	
EXPENSES	
REAL ESTATE TAXES (2026)	\$126,900
WATER & SEWER	\$58,000
PAYROLL	\$42,900
MANAGEMENT FEE (5%)	\$37,600
FUEL (Gas)	\$58,800
INSURANCE	\$84,600
ELECTRIC	\$5,300
REPAIRS, MAINTENANCE, & MISC.	\$94,000
TOTAL EXPENSES	\$508,100
<i>Operating Expense Ratio (% of EGI)</i>	<i>68%</i>
NET OPERATING INCOME	\$243,300

EXCLUSIVE

3138 BAILEY AVENUE, NORTH BRONX, NY 10463

KINGSBRIDGE HEIGHTS | 47 APARTMENTS | ASKING 7.5% CAP RATE

RESIDENTIAL RENT ROLL (December 2025)

UNIT	APT #	TENANT NAME	RENT/MONTH	LEGAL RENT	ROOMS	LXP	STATUS
1	1A	Tenant 1	\$1,657.06	\$1,657.06	3	05/31/26	RS
2	1B	Tenant 2	\$1,759.37	\$1,759.37	5	10/31/25	RS
3	1C	Tenant 3	\$1,544.87	\$1,544.87	3	03/31/26	RS
4	1D	Tenant 4	\$1,430.89	\$1,430.89	3	12/31/25	RS
5	1F	Tenant 5	\$1,353.27	\$1,353.27	3	11/30/25	RS
6	1G	Tenant 6	\$899.21	\$899.21	4	01/31/26	RS
7	1H	Tenant 7	\$2,116.74	\$2,116.74	5	07/31/26	RS
8	1I	Tenant 8	\$1,782.54	\$1,782.54	3	02/28/26	RS
9	2A	Tenant 9	\$883.91	\$883.91	3	04/30/27	RS
10	2B	Tenant 10	\$1,372.12	\$1,372.12	5	07/31/26	RS
11	2C	Tenant 11	\$1,303.65	\$1,303.65	3	09/30/26	RS
12	2D	Tenant 12	\$1,362.89	\$1,362.89	3	02/28/27	RS
13	2E	Tenant 13 - Super	\$0.00	\$0.00	3	-	TE
14	2F	Tenant 14	\$1,422.50	\$1,422.50	3	04/30/26	RS
15	2G	Tenant 16	\$1,801.19	\$1,892.54	4	02/28/26	RS
16	2H	Tenant 17	\$1,545.93	\$1,545.93	5	04/30/26	RS
17	2I	Tenant 18	\$687.81	\$687.81	3	07/31/27	RS
18	3A	Tenant 19	\$1,602.43	\$1,960.51	3	07/31/27	RS
19	3B	Tenant 21	\$1,589.55	\$1,589.55	5	01/31/26	RS
20	3C	Tenant 22	\$1,084.54	\$1,084.54	3	04/30/26	RS
21	3D	Tenant 23	\$1,355.71	\$1,355.71	3	05/31/27	RS
22	3E	Tenant 24 (SCRIE: \$239.57)	\$712.11	\$734.90	3	02/28/26	RS/SCRIE
23	3F	Tenant 25	\$1,725.00	\$2,125.76	3	10/31/25	RS
24	3G	Tenant 26	\$2,094.21	\$2,179.63	4	04/30/27	RS
25	3H	Tenant 27 (SCRIE: \$341.69)	\$1,373.31	\$1,373.31	5	05/31/27	RS/SCRIE
26	3I	Tenant 28	\$980.50	\$980.50	3	08/31/27	RS
27	4A	Tenant 29	\$1,291.31	\$1,291.31	3	04/30/27	RS
28	4B	Tenant 30	\$1,288.83	\$1,288.83	5	11/30/25	RS
29	4C	Tenant 31	\$1,319.77	\$1,703.33	3	08/31/26	RS
30	4D	Tenant 32	\$1,780.14	\$2,059.58	3	03/31/26	RS
31	4E	Tenant 33	\$1,328.32	\$1,328.32	3	11/30/25	RS
32	4F	Tenant 34	\$1,309.00	\$1,620.54	3	12/31/25	RS
33	4G	Tenant 35	\$885.16	\$885.16	4	03/31/26	RS
34	4H	Tenant 36	\$1,055.90	\$1,055.90	5	10/31/26	RS
35	4I	Tenant 37	\$932.16	\$932.16	3	01/31/27	RS
36	5A	Tenant 38	\$1,172.19	\$1,172.19	3	03/31/26	RS
37	5B	Tenant 39 - Vacant	\$861.72	\$861.72	5	-	RS
38	5C	Tenant 40	\$1,267.01	\$1,267.01	3	03/31/26	RS

EXCLUSIVE

3138 BAILEY AVENUE, NORTH BRONX, NY 10463

KINGSBRIDGE HEIGHTS | 47 APARTMENTS | ASKING 7.5% CAP RATE

RESIDENTIAL RENT ROLL (December 2025)

UNIT	APT #	TENANT NAME	RENT/MONTH	LEGAL RENT	ROOMS	LXP	STATUS
39	5D	Tenant 41	\$1,429.76	\$1,429.76	3	08/31/26	RS
40	5E	Tenant 42	\$1,250.82	\$1,250.82	3	11/30/26	RS
41	5F	Tenant 43	\$1,372.09	\$1,372.09	3	04/30/26	RS
42	5G	Tenant 44	\$1,725.57	\$1,823.67	3	05/31/25	RS
43	5H	Tenant 45 - Vacant	\$2,288.82	\$2,288.82	5	-	RS
44	5I	Tenant 46	\$1,327.00	\$1,327.00	3	08/31/26	RS
45	AA	Tenant 47	\$1,810.65	\$1,810.65	4	06/30/27	RS
46	BB	Tenant 48	\$1,956.39	\$2,273.79	4	12/31/25	RS
47	RE	Tenant 49	\$1,458.45	\$1,458.45	4	12/31/25	RS
RESIDENTIAL MONTHLY INCOME			\$64,552.37	\$66,900.81	168		
RESIDENTIAL ANNUAL INCOME			\$774,628.44	\$802,809.72			

*NOTE: The upside differential in legal vs. billed rent is \$28,181

PROPERTY PHOTO



EXCLUSIVE

3150 BAILEY AVENUE, NORTH BRONX, NY 10463

KINGSBRIDGE HEIGHTS | 75 APARTMENTS | ASKING 7.5% CAP RATE

MANHATTAN COLLEGE | VAN CORTLANDT PARK MONTEFIORE HOSPITAL

Built in 1927, this 5-story walkup building, with two separate entrances, has 75 apartments within 60,820 SF. Located in Kingsbridge the building is near Van Cortlandt Park, Jerome Park Reservoir, James J. Peters Medical Center. The property is within walking distance to 231 Street [1], Kingsbridge Road [4] & Bedford Park Blvd [B, D] train stations.



PROPERTY DESCRIPTION

DESCRIPTION	Walkup apartment building
CROSS STREETS	Summit Place & Ft Independence St
BLOCK / LOT	3261/86
LOT DIMENSIONS	150' x 133.67'
BUILT DIMENSIONS	150' x 121'
GROSS SF	60,820 SF
YEAR BUILT	1927
STORIES	5
APARTMENTS	75
LAYOUT	56/3, 10/4 & 9/5 = 251 Rooms
AVERAGE RENTS / APT	\$1,367
AVERAGE RENTS / ROOM	\$408
FAR ALLOWED / BUILT	3.33 / 2.43
ZONING	R6
HPD VIOLATIONS	129: 19A, 59B & 51C

INCOME & EXPENSES

INCOME	
RESIDENTIAL INCOME	\$1,230,100
VACANCY & CREDIT LOSS (3%)	(\$36,900)
EFFECTIVE GROSS INCOME	\$1,193,200
<i>Legal vs billed rent upside: \$36,684</i>	
EXPENSES	
REAL ESTATE TAXES (2026)	\$210,400
WATER & SEWER	\$92,600
PAYROLL	\$68,500
MANAGEMENT FEE (5%)	\$59,700
FUEL (Gas)	\$87,900
INSURANCE	\$135,000
ELECTRIC	\$9,100
REPAIRS, MAINTENANCE, & MISC.	\$150,000
TOTAL EXPENSES	\$813,200
<i>Operating Expense Ratio (% of EGI)</i>	<i>68%</i>
NET OPERATING INCOME	\$380,000

EXCLUSIVE

3150 BAILEY AVENUE, NORTH BRONX, NY 10463

KINGSBRIDGE HEIGHTS | 75 APARTMENTS | ASKING 7.5% CAP RATE

RESIDENTIAL RENT ROLL (December 2025)

UNIT	APT #	TENANT NAME	RENT/MONTH	LEGAL RENT	ROOMS	LXP	STATUS
1	1A	Tenant 1	\$1,563.56	\$1,563.56	3	12/31/25	RS
2	1B	Tenant 2	\$1,780.14	\$1,939.83	3	04/30/26	RS
3	1C	Tenant 3	\$1,403.00	\$1,579.29	3	06/30/25	RS
4	1D	Tenant 4	\$1,620.79	\$1,620.79	3	11/30/26	RS
5	1E	Tenant 5	\$1,461.22	\$1,461.22	3	07/31/25	RS
6	1F	Tenant 6	\$1,319.08	\$1,319.08	3	12/31/25	RS
7	1G	Tenant 8 - Vacant	\$888.16	\$888.16	3	-	RS
8	1H	Tenant 9	\$1,415.35	\$1,708.90	3	07/31/27	RS
9	1I	Tenant 10	\$1,420.40	\$1,407.83	3	03/31/26	RS
10	1J	Tenant 11	\$1,683.12	\$1,683.12	3	12/31/25	RS
11	1K	Tenant 12	\$895.09	\$895.09	3	05/31/27	RS
12	1L	Tenant 13	\$1,531.23	\$1,531.23	3	12/31/25	RS
13	1M	Tenant 15	\$1,221.81	\$1,200.86	5	04/30/26	RS
14	1N	Tenant 16	\$886.37	\$909.96	5	08/31/26	RS
15	2A	Tenant 17	\$1,088.90	\$1,088.90	4	06/30/27	RS
16	2B	Tenant 18	\$1,402.72	\$1,390.15	3	10/31/25	RS
17	2C	Tenant 19 (DRIE: \$427.71)	\$1,212.18	\$1,212.18	3	10/31/25	RS/DRIE
18	2D	Tenant 20	\$1,237.64	\$1,237.64	3	06/30/26	RS
19	2E	Tenant 21	\$1,715.12	\$2,340.08	3	10/31/26	RS
20	2F	Tenant 22	\$1,316.36	\$1,316.36	3	02/28/26	RS
21	2G	Tenant 23	\$1,900.88	\$2,261.60	3	06/30/26	RS
22	2H	Tenant 24 - Vacant	\$794.72	\$794.72	3	-	RS
23	2I	Tenant 25 (SCRIE: \$149.45)	\$1,113.38	\$1,113.38	4	06/30/26	RS/SCRIE
24	2J	Tenant 26	\$785.81	\$785.81	3	08/31/26	RS
25	2K	Tenant 27 (S8: \$1,395.37)	\$1,563.37	\$1,563.37	3	03/31/26	RS/S8
26	2L	Tenant 29	\$1,398.51	\$1,398.51	3	06/30/25	RS
27	2M	Tenant 30	\$1,946.87	\$1,946.87	5	10/31/25	RS
28	2N	Tenant 31	\$2,900.00	\$2,900.00	5	07/31/26	RS
29	3A	Tenant 32 (DRIE: \$216.46)	\$1,021.42	\$1,021.42	4	01/31/27	RS/DRIE
30	3B	Tenant 33	\$1,642.90	\$1,651.98	3	01/31/26	RS
31	3C	Tenant 34 - Vacant	\$911.80	\$911.80	3	-	RS
32	3D	Tenant 35 (DRIE: \$151.06)	\$1,640.98	\$1,640.98	3	01/31/26	RS/DRIE
33	3E	Tenant 36	\$1,462.37	\$1,741.70	3	10/31/25	RS
34	3F	Tenant 37	\$1,500.91	\$1,500.91	3	03/31/27	RS
35	3G	Tenant 38	\$1,399.71	\$1,387.14	3	10/31/25	RS
36	3H	Tenant 39 (SCRIE: \$231.14)	\$1,212.79	\$1,238.62	3	04/30/26	RS/SCRIE
37	3I	Tenant 40	\$1,759.16	\$1,742.40	4	03/31/26	RS
38	3J	Tenant 41	\$1,335.24	\$1,335.24	3	05/31/26	RS

EXCLUSIVE

3150 BAILEY AVENUE, NORTH BRONX, NY 10463

KINGSBRIDGE HEIGHTS | 75 APARTMENTS | ASKING 7.5% CAP RATE

RESIDENTIAL RENT ROLL (December 2025)

UNIT	APT #	TENANT NAME	RENT/MONTH	LEGAL RENT	ROOMS	LXP	STATUS
39	3K	Tenant 42	\$1,601.09	\$1,601.09	3	10/31/25	RS
40	3L	Tenant 43	\$1,591.06	\$1,591.06	3	07/31/27	RS
41	3M	Tenant 44	\$964.13	\$943.18	5	07/31/26	RS
42	3N	Tenant 45	\$1,505.92	\$1,505.92	5	04/30/27	RS
43	4A	Tenant 47 (SCRIE: \$667.40)	\$1,573.72	\$1,556.96	4	02/28/26	RS/SCRIE
44	4B	Tenant 48	\$1,492.42	\$1,492.42	3	12/31/26	RS
45	4C	Tenant 50	\$1,307.63	\$1,307.63	3	02/28/27	RS
46	4D	Tenant 51	\$906.42	\$893.85	3	07/31/26	RS
47	4E	Tenant 52	\$1,412.64	\$1,531.55	3	01/31/26	RS
48	4F	Tenant 53	\$929.87	\$929.87	3	12/31/26	RS
49	4G	Tenant 54	\$1,455.73	\$1,455.73	3	10/31/25	RS
50	4H	Tenant 55	\$1,371.76	\$1,371.76	3	04/30/25	RS
51	4I	Tenant 56	\$1,839.15	\$1,839.15	4	08/31/26	RS
52	4J	Tenant 58	\$1,120.13	\$1,610.27	3	02/28/26	RS
53	4K	Tenant 59	\$1,702.82	\$1,702.82	3	10/31/25	RS
54	4L	Tenant 60	\$505.88	\$505.88	3	03/31/27	RS
55	4M	Tenant 61 (SCRIE:\$ 167.79)	\$1,090.86	\$1,069.91	5	12/31/25	RS/SCRIE
56	4N	Tenant 62	\$968.22	\$968.22	4	08/31/24	RS
57	5A	Tenant 63	\$1,041.48	\$1,024.72	4	07/31/26	RS
58	5B	Tenant 64	\$1,408.44	\$1,614.99	3	10/31/26	RS
59	5C	Tenant 65	\$1,318.24	\$1,318.24	3	07/31/26	RS
60	5D	Tenant 66 (SCRIE: \$298.75)	\$817.36	\$817.36	3	01/31/27	RS/SCRIE
61	5E	Tenant 67	\$1,290.67	\$1,290.67	3	11/30/26	RS
62	5F	Tenant 68	\$1,526.34	\$1,526.34	3	11/30/25	RS
63	5G	Tenant 69	\$894.87	\$894.87	3	07/31/24	RS
64	5H	Tenant 70	\$1,744.89	\$2,062.43	3	01/31/26	RS
65	5I	Tenant 71	\$1,750.03	\$1,733.27	4	04/30/26	RS
66	5J	Tenant 72 (S8: \$692.73)	\$866.73	\$866.73	3	11/30/24	RS/S8
67	5K	Tenant 74	\$1,450.65	\$1,438.08	3	03/31/26	RS
68	5L	Tenant 75	\$1,376.30	\$1,376.30	3	06/30/26	RS
69	5M	Tenant 76	\$1,969.85	\$1,969.85	5	10/31/26	RS
70	5N	Tenant 77	\$1,315.38	\$1,294.43	5	11/30/25	RS
71	NA	Tenant 78	\$1,341.05	\$1,525.55	3	06/30/26	RS
72	NB	Tenant 79	\$1,410.60	\$1,410.60	3	01/31/27	RS
73	RE	Tenant 80 - Vacant	\$1,936.76	\$1,936.76	4	-	RS
74	SA	Tenant 81	\$1,120.34	\$1,120.34	3	08/31/26	RS
75	SB	Tenant 83	\$1,232.01	\$1,232.01	3	02/28/26	RS
RESIDENTIAL MONTHLY INCOME			\$102,504.50	\$105,561.49	251		
RESIDENTIAL ANNUAL INCOME			\$1,230,054.00	\$1,266,737.88			

*NOTE: The upside differential in legal vs. billed rent is \$36,684

EXCLUSIVE

3300 BAILEY AVENUE, NORTH BRONX, NY 10463

KINGSBRIDGE HEIGHTS | 97 APARTMENTS | ASKING 7.5% CAP RATE

MANHATTAN COLLEGE | VAN CORTLANDT PARK MONTEFIORE HOSPITAL

Built in 1929, this 6-elevator building has 97 apartments within 106,190 SF. Located in Kingsbridge Heights, the building is near Van Cortlandt Park, Jerome Park Reservoir, James J. Peters Medical Center. The property is within walking distance to 231 Street [1], Kingsbridge Road [4] & Bedford Park Blvd [B, D] train stations.



PROPERTY DESCRIPTION

DESCRIPTION	Walkup apartment building
CROSS STREETS	Summit Place & Ft Independence St
BLOCK / LOT	3261/92
LOT DIMENSIONS	150.17' x 136.5'
BUILT DIMENSIONS	150' x 130'
GROSS SF	106,190 SF
YEAR BUILT	1929
STORIES	6
APARTMENTS	97
LAYOUT	82/3, 6/4 & 9/5 = 310 Rooms
AVERAGE RENTS / APT	\$1,495
AVERAGE RENTS / ROOM	\$469
FAR ALLOWED / BUILT	5.06 / 2.43
ZONING	R6
HPD VIOLATIONS	173: 24A, 97B & 52C

INCOME & EXPENSES

INCOME	
RESIDENTIAL INCOME	\$1,740,100
VACANCY & CREDIT LOSS (3%)	(\$52,200)
EFFECTIVE GROSS INCOME	\$1,687,900
<i>Legal vs billed rent upside: \$72,980</i>	
EXPENSES	
REAL ESTATE TAXES (2026)	\$256,100
J-51 EXEMPTION & ABATEMENT	(\$98,800)
NET TAXES AFTER TAX ABATEMENT	\$157,300
WATER & SEWER	\$119,800
PAYROLL	\$88,600
MANAGEMENT FEE (5%)	\$84,400
FUEL (Gas)	\$108,300
INSURANCE	\$174,600
ELECTRIC	\$15,900
ELEVATOR + SERVICE CONTRACT	\$13,000
REPAIRS, MAINTENANCE, & MISC.	\$194,000
TOTAL EXPENSES	\$955,900
<i>Operating Expense Ratio (% of EGI)</i> 57%	
NET OPERATING INCOME	\$732,000

NOTE

- Property has a J51 Exemption set to expire in 2034.

EXCLUSIVE

3300 BAILEY AVENUE, NORTH BRONX, NY 10463

KINGSBRIDGE HEIGHTS | 97 APARTMENTS | ASKING 7.5% CAP RATE

RESIDENTIAL RENT ROLL (December 2025)

UNIT	APT #	TENANT NAME	RENT/MONTH	LEGAL RENT	ROOMS	LXP	STATUS
1	1	Tenant 1	\$1,506.04	\$1,506.04	3	04/30/26	RS
2	2	Tenant 2	\$1,685.93	\$1,873.50	3	12/31/25	RS
3	5	Tenant 3	\$1,450.69	\$1,441.63	3	03/31/27	RS
4	6	Tenant 4	\$1,229.34	\$1,229.34	3	08/31/26	RS
5	8	Tenant 5	\$1,661.06	\$1,652.00	3	04/30/24	RS
6	9	Tenant 6	\$939.10	\$930.04	3	01/31/27	RS
7	10	Tenant 7 (SCRIE: \$142.74)	\$1,365.71	\$1,365.71	3	08/31/26	RS/SCRIE
8	11	Tenant 8	\$1,664.79	\$2,058.71	3	03/31/26	RS
9	12	Tenant 9	\$1,620.56	\$1,611.50	3	04/30/26	RS
10	14	Tenant 10	\$1,706.40	\$1,697.34	3	01/31/26	RS
11	15	Tenant 11	\$1,688.63	\$1,688.63	3	01/31/27	RS
12	16	Tenant 12	\$1,478.74	\$1,715.74	3	07/31/26	RS
13	17	Tenant 13	\$1,199.55	\$1,190.49	3	04/30/26	RS
14	A1	Tenant 14	\$1,420.59	\$1,411.53	3	01/31/26	RS
15	A2	Tenant 15	\$1,753.70	\$1,744.64	3	04/30/26	RS
16	A3	Tenant 16	\$1,741.43	\$1,949.03	3	03/31/26	RS
17	A4	Tenant 17	\$1,368.13	\$1,368.13	3	04/30/26	RS
18	A5	Tenant 18	\$1,776.85	\$2,095.74	4	06/30/26	RS
19	A6	Tenant 19	\$1,733.37	\$1,718.27	5	12/31/25	RS
20	A7	Tenant 20	\$1,750.96	\$1,978.90	3	04/30/26	RS
21	A8	Tenant 21	\$1,414.12	\$1,405.06	3	02/28/27	RS
22	A9	Tenant 23	\$1,568.46	\$1,568.46	3	07/31/26	RS
23	B1	Tenant 24	\$965.49	\$965.49	3	07/31/26	RS
24	B2	Tenant 25	\$1,997.20	\$1,982.10	5	01/31/24	RS
25	B3	Tenant 26	\$939.07	\$939.07	3	01/31/26	RS
26	B4	Tenant 27	\$1,564.11	\$1,558.07	3	02/28/27	RS
27	B5	Tenant 28	\$1,770.07	\$1,757.99	4	07/31/25	RS
28	B6	Tenant 29 (SCRIE: \$136.56)	\$1,080.55	\$1,065.45	5	11/30/25	RS/SCRIE
29	B7	Tenant 30	\$1,336.48	\$1,330.44	3	04/30/26	RS
30	B8	Tenant 31	\$1,829.86	\$1,820.80	3	11/30/25	RS
31	B9	Tenant 32	\$1,798.74	\$1,789.68	3	08/31/26	RS
32	C1	Tenant 33 - Vacant	\$955.84	\$955.84	3	-	RS
33	C2	Tenant 34	\$1,298.35	\$1,283.25	5	02/28/27	RS
34	C3	Tenant 35	\$927.87	\$918.81	3	04/30/26	RS
35	C4	Tenant 36	\$1,467.68	\$1,458.62	3	12/31/24	RS
36	C5	Tenant 37	\$1,779.19	\$1,767.11	4	04/30/26	RS
37	C6	Tenant 38	\$1,208.91	\$1,193.81	5	12/31/24	RS
38	C7	Tenant 39	\$1,352.58	\$1,346.54	3	04/30/26	RS

EXCLUSIVE

3300 BAILEY AVENUE, NORTH BRONX, NY 10463

KINGSBRIDGE HEIGHTS | 97 APARTMENTS | ASKING 7.5% CAP RATE

RESIDENTIAL RENT ROLL (December 2025)

UNIT	APT #	TENANT NAME	RENT/MONTH	LEGAL RENT	ROOMS	LXP	STATUS
39	C8	Tenant 40	\$1,649.56	\$1,640.50	3	12/31/25	RS
40	C9	Tenant 41	\$1,444.27	\$1,435.21	3	02/28/26	RS
41	D1	Tenant 42 - Vacant	\$1,793.49	\$1,793.49	3	-	RS
42	D2	Tenant 43	\$2,026.32	\$2,011.22	5	05/31/26	RS
43	D3	Tenant 44	\$1,346.92	\$1,346.92	3	05/31/26	RS
44	D4	Tenant 45	\$1,308.97	\$1,561.37	3	03/31/27	RS
45	D5	Tenant 46	\$1,869.20	\$1,857.12	4	12/31/25	RS
46	D6	Tenant 47	\$1,118.42	\$1,118.42	5	05/31/27	RS
47	D7	Tenant 48	\$1,414.15	\$1,414.15	3	05/31/26	RS
48	D8	Tenant 49	\$1,524.49	\$1,524.49	3	02/28/27	RS
49	D9	Tenant 50	\$1,789.29	\$1,780.23	3	12/31/25	RS
50	E1	Tenant 51 - Vacant	\$1,335.77	\$1,335.77	3	-	RS
51	E2	Tenant 52	\$1,318.06	\$1,302.96	5	04/30/27	RS
52	E3	Tenant 53	\$1,948.63	\$2,677.97	3	09/30/27	RS
53	E4	Tenant 54	\$1,262.86	\$1,262.86	3	07/31/27	RS
54	E5	Tenant 55	\$979.16	\$967.08	4	12/31/24	RS
55	E6	Tenant 56	\$1,182.83	\$1,182.83	5	06/30/27	RS
56	E7	Tenant 57	\$1,639.74	\$1,675.49	3	03/31/26	RS
57	E8	Tenant 58	\$1,318.15	\$1,309.09	3	06/30/26	RS
58	E9	Tenant 59	\$1,912.08	\$2,285.15	4	12/31/25	RS
59	N1	Tenant 60	\$1,654.54	\$1,645.48	3	10/31/25	RS
60	N2	Tenant 61	\$1,277.24	\$1,277.24	3	04/30/27	RS
61	S1	Tenant 62	\$1,674.21	\$1,723.57	3	07/31/26	RS
62	S2	Tenant 63	\$2,265.02	\$2,447.60	3	11/30/26	RS
63	A10	Tenant 64	\$521.57	\$512.51	3	03/31/26	RS
64	A11	Tenant 65	\$1,849.08	\$1,849.08	3	09/30/26	RS
65	A12	Tenant 66	\$1,685.92	\$2,082.40	3	12/31/25	RS
66	A14	Tenant 67	\$1,454.28	\$1,445.22	3	04/30/26	RS
67	A15	Tenant 68	\$1,108.91	\$1,099.85	3	01/31/27	RS
68	A16	Tenant 69	\$1,884.94	\$2,157.68	3	08/31/26	RS
69	A17	Tenant 70	\$1,412.96	\$1,631.38	3	10/31/25	RS
70	B10	Tenant 71	\$1,329.47	\$1,320.41	3	09/30/26	RS
71	B11	Tenant 72	\$1,602.43	\$1,602.43	3	11/30/25	RS
72	B12	Tenant 73	\$1,494.14	\$1,494.14	3	03/31/26	RS
73	B14	Tenant 74	\$1,557.42	\$1,596.20	3	05/31/26	RS
74	B15	Tenant 75	\$1,402.68	\$1,476.45	3	06/30/26	RS
75	B16	Tenant 76	\$1,620.88	\$1,620.88	3	03/31/26	RS
76	B17	Tenant 78	\$1,403.30	\$1,394.24	3	02/28/26	RS

EXCLUSIVE

3300 BAILEY AVENUE, NORTH BRONX, NY 10463

KINGSBRIDGE HEIGHTS | 97 APARTMENTS | ASKING 7.5% CAP RATE

RESIDENTIAL RENT ROLL (December 2025)

UNIT	APT #	TENANT NAME	RENT/MONTH	LEGAL RENT	ROOMS	LXP	STATUS
77	C10	Tenant 79	\$1,777.45	\$1,777.45	3	08/31/26	RS
78	C11	Tenant 80	\$1,752.44	\$2,385.57	3	07/31/26	RS
79	C12	Tenant 81	\$1,731.67	\$2,273.84	3	09/30/26	RS
80	C14	Tenant 82	\$1,756.00	\$1,756.00	3	07/31/26	RS
81	C15	Tenant 83	\$1,376.92	\$1,686.92	3	11/30/25	RS
82	C16	Tenant 85 (SCRIE: \$175.62)	\$1,025.10	\$1,016.04	3	02/28/26	RS/SCRIE
83	C17	Tenant 86 (DRIE: \$348.06)	\$1,301.27	\$1,292.21	3	10/31/26	RS/DRIE
84	D10	Tenant 87	\$1,575.73	\$1,575.73	3	03/31/26	RS
85	D11	Tenant 88	\$961.45	\$961.45	3	08/31/27	RS
86	D12	Tenant 89	\$1,731.40	\$1,966.37	3	05/31/26	RS
87	D14	Tenant 90 (S8: \$1,612.56)	\$1,780.62	\$1,771.56	3	06/30/24	RS/S8
88	D15	Tenant 92 (SCRIE: \$27.32)	\$1,020.71	\$1,020.71	3	03/31/26	RS/SCRIE
89	D16	Tenant 93	\$1,766.60	\$1,825.88	3	10/31/25	RS
90	D17	Tenant 94	\$1,561.27	\$1,561.27	3	07/31/26	RS
91	E10	Tenant 95	\$1,016.61	\$1,007.55	3	02/28/25	RS
92	E11	Tenant 97	\$1,467.94	\$1,645.03	3	02/28/25	RS
93	E12	Tenant 98	\$1,440.61	\$1,431.55	3	03/31/26	RS
94	E14	Tenant 99	\$1,329.60	\$1,481.71	3	08/31/25	RS
95	E15	Tenant 100 - Vacant	\$2,218.15	\$2,218.15	3	-	RS
96	E16	Tenant 101	\$1,354.12	\$1,345.06	3	06/30/25	RS
97	E17	Tenant 102	\$1,685.92	\$1,898.08	3	11/30/25	RS
RESIDENTIAL MONTHLY INCOME			\$145,009.07	\$151,090.71	310		
RESIDENTIAL ANNUAL INCOME			\$1,740,108.84	\$1,813,088.52			

*NOTE: The upside differential in legal vs. billed rent is \$72,980

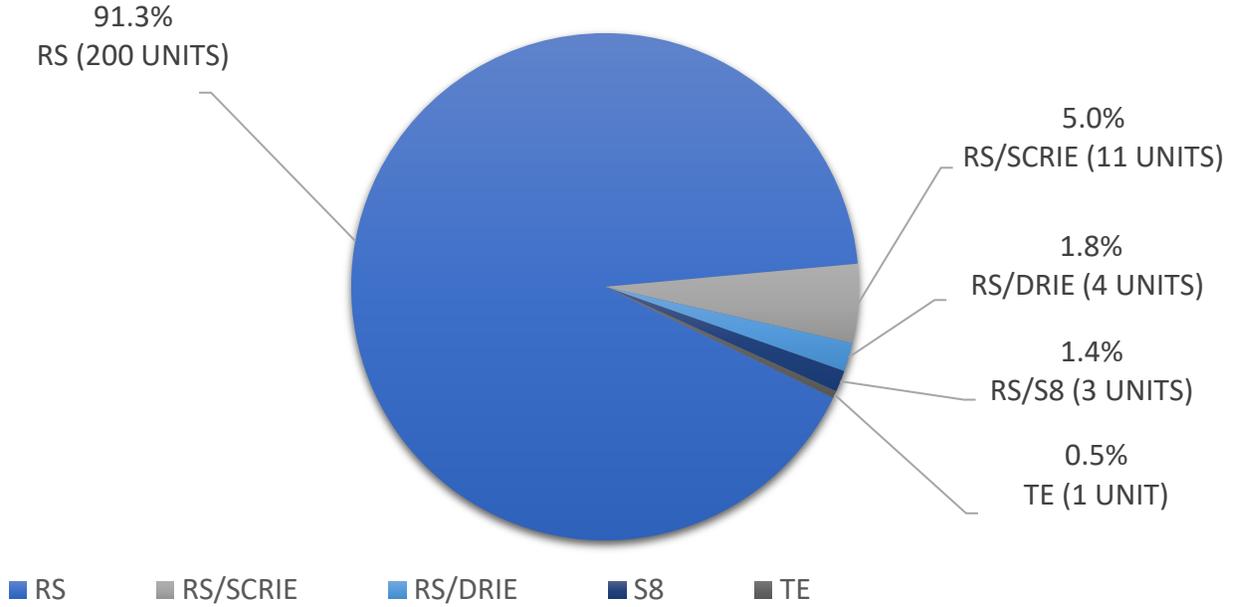
EXCLUSIVE

3138, 3150 & 3300 BAILEY AVENUE, NORTH BRONX, NY 10463

KINGSBRIDGE HEIGHTS | 219 APARTMENTS | ASKING 7.5% CAP RATE

STATUS BREAKDOWN

STATUS CHART



PLOT



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KINGSBRIDGE HEIGHTS | 219 APARTMENTS | ASKING 7.5% CAP RATE

PROPERTY PHOTOS - EXTERIOR



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KINGSBRIDGE HEIGHTS | 219 APARTMENTS | ASKING 7.5% CAP RATE

PROPERTY PHOTOS - LOBBY & STAIRCASE



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3138, 3150 & 3300 BAILEY AVENUE, NORTH BRONX, NY 10463

KINGSBRIDGE HEIGHTS | 219 APARTMENTS | ASKING 7.5% CAP RATE

PROPERTY PHOTOS - MECHANICALS

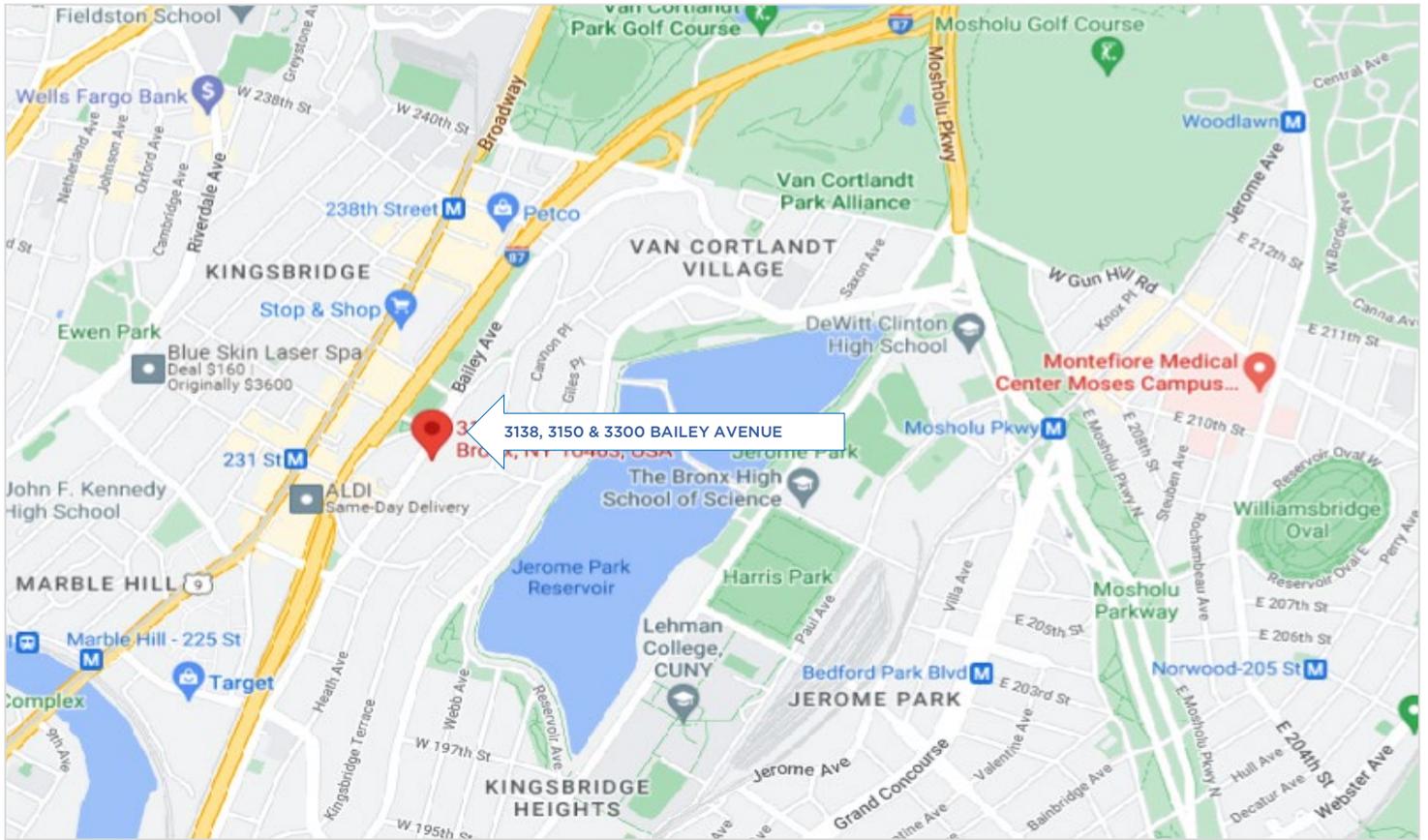


EXCLUSIVE

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KINGSBRIDGE HEIGHTS | 219 APARTMENTS | ASKING 7.5% CAP RATE

NEIGHBORHOOD MAP & AERIAL VIEW





3138, 3150, 3300 BAILEY AVENUE

BRONX, NY

[FINANCING INQUIRIES](#)

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SHALLINI MEHRA

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