

EXCLUSIVE
KINGSBRIDGE HEIGHTS
\$19,260,000

3138, 3150 & 3300 BAILEY AVENUE
BRONX, NY 10463

219 APARTMENTS



MERIDIAN
INVESTMENT SALES

EXCLUSIVE

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

KINGSBRIDGE HEIGHTS | 219 APARTMENTS | \$87,945 PU

\$19,260,000

MANHATTAN COLLEGE | VAN CORTLANDT PARK
MONTEFIORE HOSPITAL

The portfolio consists of one elevator and two walkup buildings with 202,240 SF combined with 219 apartments. 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 \$174,000 offering a new investor upside upon unit turnover.



PACKAGE SUMMARY

BOROUGH	Bronx
# OF BUILDINGS	3
RESIDENTIAL UNITS	219
AVERAGE/RENTS (UNIT/ROOM)	(\$1,361/\$409)
GROSS SF	202,240 SF

PRICING METRICS

PACKAGE PRICE	\$19,260,000
PPU	\$87,945
PPSF	\$95
GRM	5.5x
CAP RATE	8.1%

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	\$3,600,900
VACANCY & CREDIT LOSS (3%)	(\$108,000)
EFFECTIVE GROSS INCOME	\$3,492,900
<i>Legal vs billed rent upside: \$173,600</i>	
PRO FORMA EXPENSES	
REAL ESTATE TAXES (2025/2026)	\$575,300
J-51 EXEMPTION & ABATEMENT [1]	(98,400)
TAXES AFTER TAX ABATEMENT	\$476,900
WATER & SEWER	\$270,400
PAYROLL (Non-Union) [2]	\$200,000
MANAGEMENT FEE (4%)	\$139,800
FUEL (Gas)	\$256,200
INSURANCE	\$328,500
ELECTRIC	\$30,300
ELEVATOR (@3300 Bailey)	\$17,200
REPAIRS, MAINTENANCE, & MISC.	\$219,000
TOTAL PRO FORMA EXPENSES	\$1,938,300
NET OPERATING INCOME	\$1,554,600

DEBT

Delivered free & clear; Existing debt: \$15,500,000.

EXCLUSIVE - BAILEY AVENUE, BRONX, NY 10463

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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 \$98,442 per year for 12 years	2022 Granted	J51 Tax Exemption of \$733,735 & 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

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MANHATTAN COLLEGE | VAN CORTLANDT PARK MONTEFIORE HOSPITAL

Built in 1924, this 5-story walkup building has 35,230 SF and contains 47 apartments. 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
STORY	5
APARTMENTS	47
LAYOUT	30/3, 7/4 & 10/5 = 168 Rooms
AVERAGE RENTS / APT	\$1,338
AVERAGE RENTS /ROOM	\$374
FAR ALLOWED/BUILT	3.96 / 2.43
ZONING	R6
HPD VIOLATIONS	136: 19A, 76B & 41C

INCOME & EXPENSES

INCOME	
RESIDENTIAL	\$754,600
VACANCY & CREDIT LOSS (3%)	(\$22,600)
EFFECTIVE GROSS INCOME	\$732,000
Legal vs billed rent upside: \$42,400	
PRO FORMA EXPENSES	
REAL ESTATE TAXES (2025/2026)	\$127,600
WATER & SEWER	\$58,000
PAYROLL	\$42,900
MANAGEMENT FEE (4%)	\$29,300
FUEL (Gas)	\$59,100
INSURANCE	\$70,500
ELECTRIC	\$5,300
REPAIRS, MAINTENANCE, & MISC.	\$47,000
TOTAL PRO FORMA EXPENSES	\$439,700
NET OPERATING INCOME	\$292,300

EXCLUSIVE - 3138 BAILEY AVENUE, BRONX, NY 10463

KINGSBRIDGE HEIGHTS | 219 APARTMENTS | \$87,945 PU

RESIDENTIAL RENT ROLL (47 APARTMENTS)

UNIT	APT #	TENANT NAME	RENT/MONTH	LEGAL RENT	ROOMS	LXP	STATUS
1	1A	Tenant 1	\$1,605.68	\$1,605.68	3	05/31/2026	RS
2	1B	Tenant 2	\$1,759.37	\$1,759.37	5	10/31/2025	RS
3	1C	Tenant 3	\$1,496.97	\$1,496.97	3	03/31/2025	RS
4	1D	Tenant 4	\$1,430.89	\$1,430.89	3	12/31/2025	RS
5	1F	Tenant 5	\$1,353.27	\$1,353.27	3	11/30/2025	RS
6	1G	Tenant 6	\$871.33	\$871.33	4	01/31/2026	RS
7	1H	Tenant 7	\$2,051.12	\$2,051.12	5	07/31/2026	RS
8	1I	Tenant 8 - Vacant	\$1,680.22	\$1,680.22	3	-	RS
9	2A	Tenant 9	\$839.82	\$839.82	3	04/30/2025	RS
10	2B	Tenant 10	\$1,329.57	\$1,329.57	5	07/31/2026	RS
11	2C	Tenant 11	\$1,303.65	\$1,303.65	3	09/30/2025	RS
12	2D	Tenant 12	\$1,294.91	\$1,294.91	3	02/28/2026	RS
13	2E	Tenant 13 - Super	\$0.00	\$1,537.77	3	10/31/2025	TE
14	2F	Tenant 14	\$1,384.43	\$1,384.43	3	04/30/2025	RS
15	2G	Tenant 16	\$1,752.98	\$1,841.89	4	02/28/2026	RS
16	2H	Tenant 17	\$1,498.00	\$1,498.00	5	04/30/2026	RS
17	2I	Tenant 18	\$653.50	\$653.50	3	07/31/2025	RS
18	3A	Tenant 19	\$1,450.00	\$1,450.00	3	07/31/2025	RS
19	3B	Tenant 21	\$1,540.26	\$1,540.26	5	01/31/2026	RS
20	3C	Tenant 22	\$1,055.51	\$1,055.51	3	04/30/2025	RS
21	3D	Tenant 23	\$1,288.09	\$1,288.09	3	05/31/2025	RS
22	3E	Tenant 24	\$712.11	\$712.11	3	02/28/2026	RS/SCRIE
23	3F	Tenant 25	\$1,725.00	\$2,125.76	3	10/31/2025	RS
24	3G	Tenant 26	\$1,989.75	\$2,070.91	4	04/30/2025	RS
25	3H	Tenant 27	\$1,304.81	\$1,304.81	5	05/31/2025	RS/SCRIE
26	3I	Tenant 28	\$931.59	\$931.59	3	08/31/2025	RS
27	4A	Tenant 29	\$1,226.90	\$1,226.90	3	04/30/2025	RS
28	4B	Tenant 30	\$1,248.87	\$1,248.87	5	11/30/2025	RS
29	4C	Tenant 31	\$1,319.77	\$1,703.33	3	08/31/2026	RS
30	4D	Tenant 32	\$1,732.50	\$2,004.46	3	03/31/2025	RS
31	4E	Tenant 33	\$1,328.32	\$1,328.32	3	11/30/2025	RS
32	4F	Tenant 34	\$1,309.00	\$1,620.54	3	12/31/2025	RS
33	4G	Tenant 35	\$834.75	\$834.75	4	03/31/2025	RS
34	4H	Tenant 36	\$1,055.90	\$1,055.90	5	10/31/2025	RS
35	4I	Tenant 37	\$885.66	\$885.66	3	01/31/2026	RS
36	5A	Tenant 38	\$1,140.82	\$1,140.82	3	03/31/2025	RS
37	5B	Tenant 39 - Vacant	\$861.72	\$861.72	5	-	RS
38	5C	Tenant 40	\$1,227.72	\$1,227.72	3	03/31/2026	RS

EXCLUSIVE - 3138 BAILEY AVENUE, BRONX, NY 10463

KINGSBRIDGE HEIGHTS | 219 APARTMENTS | \$87,945 PU

RESIDENTIAL RENT ROLL (47 APARTMENTS)

UNIT	APT #	TENANT NAME	RENT/MONTH	LEGAL RENT	ROOMS	LXP	STATUS
39	5D	Tenant 41	\$1,385.43	\$1,429.76	3	08/31/2026	RS
40	5E	Tenant 42	\$1,250.82	\$1,250.82	3	11/30/2026	RS
41	5F	Tenant 43	\$1,335.37	\$1,335.37	3	04/30/2025	RS
42	5G	Tenant 44	\$1,725.57	\$1,823.67	3	05/31/2025	RS
43	5H	Tenant 45	\$2,288.82	\$2,288.82	5	03/31/2025	RS
44	5I	Tenant 46 - Vacant	\$1,291.48	\$1,291.48	3	-	RS
45	AA	Tenant 47	\$1,720.33	\$1,720.33	4	06/30/2025	RS
46	BB	Tenant 48	\$1,956.39	\$2,273.79	4	12/31/2025	RS
47	RE	Tenant 49	\$1,458.45	\$1,458.45	4	12/31/2025	RS
RESIDENTIAL MONTHLY INCOME			\$62,887.42	\$66,422.91	168		
RESIDENTIAL ANNUAL INCOME			\$754,649.04	\$797,074.92			

*NOTE: The upside differential in legal vs. billed rent is \$42,426

PROPERTY PHOTO



EXCLUSIVE - 3150 BAILEY AVENUE, BRONX, NY 10463

KINGSBRIDGE HEIGHTS | 219 APARTMENTS | \$87,945 PU

MANHATTAN COLLEGE | VAN CORTLANDT PARK MONTEFIORE HOSPITAL

Built in 1927, this 5-story walkup building with two separate entrances has 60,820 SF and contains 75 apartments. 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
STORY	5
APARTMENTS	75
STATUS	75 RS
LAYOUT	56/3, 10/4 & 9/5 = 251 Rooms
AVERAGE RENTS / APT	\$1,271
AVERAGE RENTS /ROOM	\$380
FAR ALLOWED/BUILT	3.33 / 2.43
ZONING	R6
HPD VIOLATIONS	104: 23A, 57B & 24C

INCOME & EXPENSES

INCOME	
RESIDENTIAL	\$1,166,900
VACANCY & CREDIT LOSS (3%)	(\$35,000)
EFFECTIVE GROSS INCOME	\$1,131,900
Legal vs billed rent upside: \$45,000	
PRO FORMA EXPENSES	
REAL ESTATE TAXES (2025/2026)	\$211,500
WATER & SEWER	\$92,600
PAYROLL	\$68,500
MANAGEMENT FEE (4%)	\$45,300
FUEL (Gas)	\$88,300
INSURANCE	\$112,500
ELECTRIC	\$9,100
REPAIRS, MAINTENANCE, & MISC.	\$75,000
TOTAL PRO FORMA EXPENSES	\$702,800
NET OPERATING INCOME	\$429,100

EXCLUSIVE - 3150 BAILEY AVENUE, BRONX, NY 10463

KINGSBRIDGE HEIGHTS | 219 APARTMENTS | \$87,945 PU

RESIDENTIAL RENT ROLL (75 APARTMENTS)

UNIT	APT #	TENANT NAME	RENT/MONTH	LEGAL RENT	ROOMS	LXP	STATUS
1	1A	Tenant 1	\$1,563.56	\$1,563.56	3	12/31/2025	RS
2	1B	Tenant 2	\$1,745.07	\$1,916.04	3	04/30/2025	RS
3	1C	Tenant 3	\$1,403.00	\$1,579.29	3	06/30/2025	RS
4	1D	Tenant 4	\$1,620.79	\$1,620.79	3	11/30/2026	RS
5	1E	Tenant 5	\$1,461.22	\$1,461.22	3	07/31/2025	RS
6	1F	Tenant 6	\$1,283.78	\$1,283.78	3	12/31/2025	RS
7	1G	Tenant 8 - Vacant	\$888.16	\$888.16	3	-	RS
8	1H	Tenant 9	\$1,344.75	\$1,623.66	3	07/31/2025	RS
9	1I	Tenant 10	\$1,364.18	\$1,364.18	3	03/31/2026	RS
10	1J	Tenant 11	\$1,638.07	\$1,638.07	3	12/31/2025	RS
11	1K	Tenant 12	\$850.44	\$850.44	3	05/31/2025	RS
12	1L	Tenant 13	\$1,490.25	\$1,490.25	3	12/31/2025	RS
13	1M	Tenant 15	\$1,184.58	\$1,184.58	5	04/30/2026	RS
14	1N	Tenant 16	\$858.16	\$909.96	5	08/31/2026	RS
15	2A	Tenant 17	\$1,034.58	\$1,034.58	4	06/30/2025	RS
16	2B	Tenant 18	\$1,323.56	\$1,323.56	3	10/31/2025	RS
17	2C	Tenant 19	\$1,212.18	\$1,212.18	3	10/31/2025	RS/DRIE
18	2D	Tenant 20	\$1,204.52	\$1,204.52	3	06/30/2025	RS
19	2E	Tenant 21	\$1,727.69	\$2,352.65	3	10/31/2026	RS
20	2F	Tenant 22	\$1,316.36	\$1,316.36	3	01/31/2026	RS
21	2G	Tenant 23	\$1,850.00	\$2,201.07	3	06/30/2025	RS
22	2H	Tenant 24	\$794.72	\$794.72	3	10/31/2025	RS
23	2I	Tenant 25	\$963.93	\$1,078.86	4	06/30/2026	RS
24	2J	Tenant 26	\$723.29	\$723.29	3	08/31/2025	RS
25	2K	Tenant 27	\$1,477.21	\$1,477.21	3	03/31/2025	RS
26	2L	Tenant 29	\$1,331.91	\$1,331.91	3	06/30/2025	RS
27	2M	Tenant 30	\$1,946.87	\$1,946.87	5	10/31/2025	RS
28	2N	Tenant 31 - Vacant	\$329.16	\$329.16	5	-	RC
29	3A	Tenant 32	\$1,021.42	\$1,021.42	4	01/31/2027	RS/DRIE
30	3B	Tenant 33	\$1,642.90	\$1,664.55	3	01/31/2026	RS
31	3C	Tenant 34 - Vacant	\$911.80	\$911.80	3	-	RS
32	3D	Tenant 35	\$1,584.49	\$1,584.49	3	01/31/2026	RS/DRIE
33	3E	Tenant 36	\$1,462.37	\$1,741.70	3	10/31/2025	RS
34	3F	Tenant 37	\$1,426.04	\$1,426.04	3	03/31/2025	RS
35	3G	Tenant 38	\$1,399.71	\$1,399.71	3	10/31/2025	RS
36	3H	Tenant 39	\$1,020.05	\$1,212.79	3	04/30/2026	RS
37	3I	Tenant 40	\$1,705.14	\$1,705.14	4	03/31/2026	RS
38	3J	Tenant 41	\$1,293.84	\$1,335.24	3	05/31/2026	RS

EXCLUSIVE - 3150 BAILEY AVENUE, BRONX, NY 10463

KINGSBRIDGE HEIGHTS | 219 APARTMENTS | \$87,945 PU

RESIDENTIAL RENT ROLL (75 APARTMENTS)

UNIT	APT #	TENANT NAME	RENT/MONTH	LEGAL RENT	ROOMS	LXP	STATUS
39	3K	Tenant 42	\$1,601.09	\$1,601.09	3	10/31/2025	RS
40	3L	Tenant 43	\$1,511.70	\$1,511.70	3	07/31/2025	RS
41	3M	Tenant 44	\$934.89	\$934.89	5	07/31/2026	RS
42	3N	Tenant 45	\$1,430.80	\$1,430.80	5	04/30/2025	RS
43	4A	Tenant 47	\$1,525.46	\$1,525.46	4	02/28/2026	RS/SCRIE
44	4B	Tenant 48	\$1,417.98	\$1,417.98	3	12/31/2026	
45	4C	Tenant 50	\$1,242.40	\$1,242.40	3	02/28/2026	RS
46	4D	Tenant 51	\$878.71	\$878.71	3	07/31/2026	RS
47	4E	Tenant 52	\$1,374.83	\$1,490.56	3	01/31/2026	RS
48	4F	Tenant 53	\$929.87	\$929.87	3	12/31/2026	RS
49	4G	Tenant 54	\$1,455.73	\$1,455.73	3	10/31/2025	RS
50	4H	Tenant 55	\$1,371.76	\$1,371.76	3	04/30/2025	RS
51	4I	Tenant 56	\$1,789.93	\$1,789.93	4	08/31/2025	RS
52	4J	Tenant 58	\$1,077.58	\$1,554.60	3	02/28/2026	RS
53	4K	Tenant 59	\$1,702.82	\$1,702.82	3	10/31/2025	RS
54	4L	Tenant 60	\$480.65	\$480.65	3	03/31/2025	RS
55	4M	Tenant 61	\$923.07	\$1,090.86	5	12/31/2025	RS
56	4N	Tenant 62	\$968.22	\$968.22	4	08/31/2025	RS
57	5A	Tenant 63	\$1,009.71	\$1,009.71	4	07/31/2026	RS
58	5B	Tenant 64	\$1,408.44	\$1,614.99	3	10/31/2026	RS
59	5C	Tenant 65	\$1,282.95	\$1,282.95	3	07/31/2025	RS
60	5D	Tenant 66	\$817.36	\$817.36	3	01/31/2027	RS/SCRIE
61	5E	Tenant 67	\$1,290.67	\$1,290.67	3	11/30/2026	
62	5F	Tenant 68	\$1,439.42	\$1,439.42	3	11/30/2025	RS
63	5G	Tenant 69	\$894.87	\$894.87	3	07/31/2025	RS
64	5H	Tenant 70	\$1,710.76	\$2,007.23	3	01/31/2026	RS
65	5I	Tenant 71	\$1,696.29	\$1,696.29	4	04/30/2026	RS
66	5J	Tenant 72	\$823.50	\$823.50	3	11/30/2025	RS
67	5K	Tenant 74	\$1,406.06	\$1,406.06	3	03/31/2026	RS
68	5L	Tenant 75	\$1,339.46	\$1,339.46	3	06/30/2025	RS
69	5M	Tenant 76	\$1,923.06	\$1,923.06	5	10/31/2025	RS
70	5N	Tenant 77	\$1,315.38	\$1,315.38	5	11/30/2025	RS
71	NA	Tenant 78	\$1,305.16	\$1,484.72	3	06/30/2025	RS
72	NB	Tenant 79	\$1,340.24	\$1,340.24	3	01/31/2026	RS
73	RE	Tenant 80 - Vacant	\$1,936.76	\$1,936.76	4	-	TE
74	SA	Tenant 81	\$1,085.61	\$1,085.61	3	08/31/2026	RS
75	SB	Tenant 83	\$1,199.03	\$1,199.03	3	02/28/2026	RS
RESIDENTIAL MONTHLY INCOME			\$97,241.97	\$100,989.14	251		
RESIDENTIAL ANNUAL INCOME			\$1,166,903.64	\$1,211,869.68			

*NOTE: The upside differential in legal vs. billed rent is \$44,966

EXCLUSIVE - 3300 BAILEY AVENUE, BRONX, NY 10463

KINGSBRIDGE HEIGHTS | 219 APARTMENTS | \$87,945 PU

MANHATTAN COLLEGE | VAN CORTLANDT PARK MONTEFIORE HOSPITAL

Built in 1929, this 6-elevator building has 106,190 SF and contains 102 apartments. 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
STORY	6
APARTMENTS	102
STATUS	97 RS
LAYOUT	82/3, 6/4 & 9/5 = 310 Rooms
AVERAGE RENTS / APT	\$1,443
AVERAGE RENTS /ROOM	\$452
FAR ALLOWED/BUILT	5.06 / 2.43
ZONING	R6
HPD VIOLATIONS	147: 17A, 81B & 49C

INCOME & EXPENSES

INCOME	
RESIDENTIAL	\$1,679,400
VACANCY & CREDIT LOSS (3%)	(\$50,400)
EFFECTIVE GROSS INCOME	\$1,629,000
Legal vs billed rent upside: \$86,200	
PRO FORMA EXPENSES	
TAXES BEFORE EXEMPTION	\$236,200
J-51 EXEMPTION	(\$137,800)
TAXES AFTER TAX ABATEMENT	\$98,400
WATER & SEWER	\$119,800
PAYROLL	\$88,600
MANAGEMENT FEE (4%)	\$65,200
FUEL (Gas)	\$108,800
INSURANCE	\$145,500
ELECTRIC	\$15,900
ELEVATOR + SERVICE CONTRACT	\$17,200
REPAIRS, MAINTENANCE, & MISC.	\$97,000
TOTAL PRO FORMA EXPENSES	\$795,800
NET OPERATING INCOME	\$833,200

NOTE

Property has a J51 Exemption set to expire in 2034.

EXCLUSIVE - 3300 BAILEY AVENUE, BRONX, NY 10463

KINGSBRIDGE HEIGHTS | 219 APARTMENTS | \$87,945 PU

RESIDENTIAL RENT ROLL (97 APARTMENTS)

UNIT	APT #	TENANT NAME	RENT/MONTH	LEGAL RENT	ROOMS	LXP	STATUS
1	1	Tenant 1 - Vacant	\$1,423.04	\$1,423.04	3	-	RS
2	2	Tenant 2	\$1,676.87	\$1,873.50	3	12/31/2025	RS
3	5	Tenant 3	\$1,369.72	\$1,369.72	3	03/31/2025	RS
4	6	Tenant 4	\$1,190.40	\$1,190.40	3	08/31/2025	RS
5	8	Tenant 5	\$1,652.00	\$1,652.00	3	04/30/2025	RS
6	9	Tenant 6	\$883.65	\$883.65	3	01/31/2026	RS
7	10	Tenant 7	\$1,222.97	\$1,320.00	3	08/31/2025	RS/SCRIE
8	11	Tenant 8	\$1,613.17	\$1,994.88	3	03/31/2026	RS
9	12	Tenant 9	\$1,561.54	\$1,561.54	3	04/30/2026	RS
10	14	Tenant 10	\$1,697.34	\$1,697.34	3	01/31/2026	RS
11	15	Tenant 11	\$1,598.36	\$1,598.36	3	01/31/2026	RS
12	16	Tenant 12	\$1,430.10	\$1,660.76	3	07/31/2025	RS
13	17	Tenant 13	\$1,153.58	\$1,153.58	3	04/30/2026	RS
14	A1	Tenant 14	\$1,367.76	\$1,367.76	3	01/31/2026	RS
15	A2	Tenant 15	\$1,690.54	\$1,690.54	3	04/30/2026	RS
16	A3	Tenant 16	\$1,694.82	\$1,896.87	3	03/31/2025	RS
17	A4	Tenant 17	\$1,331.51	\$1,331.51	3	04/30/2025	RS
18	A5	Tenant 18	\$1,710.05	\$1,710.05	4	06/30/2026	RS
19	A6	Tenant 19	\$1,718.27	\$1,718.27	5	12/31/2025	RS
20	A7	Tenant 20	\$1,683.56	\$1,917.54	3	04/30/2026	RS
21	A8	Tenant 21	\$1,334.97	\$1,334.97	3	02/28/2026	RS
22	A9	Tenant 23	\$1,568.46	\$1,568.46	3	10/31/2025	RS
23	B1	Tenant 24	\$875.05	\$875.05	3	07/31/2025	RS
24	B2	Tenant 25	\$1,982.10	\$1,982.10	5	01/31/2026	RS
25	B3	Tenant 26	\$909.95	\$909.95	3	01/31/2026	RS
26	B4	Tenant 27	\$1,480.35	\$1,480.35	3	02/28/2026	RS
27	B5	Tenant 28	\$1,757.99	\$1,757.99	4	07/31/2025	RS
28	B6	Tenant 29	\$929.89	\$1,065.45	5	11/30/2025	RS/SCRIE
29	B7	Tenant 30	\$1,289.19	\$1,289.19	3	04/30/2026	RS
30	B8	Tenant 31	\$1,820.80	\$1,820.80	3	11/30/2025	RS
31	B9	Tenant 32	\$1,734.19	\$1,734.19	3	08/31/2026	RS
32	C1	Tenant 33 - Vacant	\$955.84	\$955.84	3	-	RS
33	C2	Tenant 34	\$1,219.24	\$1,219.24	5	02/28/2026	RS
34	C3	Tenant 35	\$890.32	\$890.32	3	04/30/2026	RS
35	C4	Tenant 36	\$1,458.62	\$1,458.62	3	12/31/2025	RS
36	C5	Tenant 37	\$1,712.32	\$1,712.32	4	04/30/2026	RS
37	C6	Tenant 38	\$1,161.86	\$1,161.86	5	12/31/2025	RS
38	C7	Tenant 39	\$1,304.79	\$1,304.79	3	04/30/2026	RS

EXCLUSIVE - 3300 BAILEY AVENUE, BRONX, NY 10463

KINGSBRIDGE HEIGHTS | 219 APARTMENTS | \$87,945 PU

RESIDENTIAL RENT ROLL (97 APARTMENTS)

UNIT	APT #	TENANT NAME	RENT/MONTH	LEGAL RENT	ROOMS	LXP	STATUS
39	C8	Tenant 40	\$1,640.50	\$1,640.50	3	12/31/2025	RS
40	C9	Tenant 41	\$1,396.80	\$1,396.80	3	02/28/2026	RS
41	D1	Tenant 42	\$1,793.49	\$1,793.49	3	04/30/2025	RS
42	D2	Tenant 43	\$1,948.87	\$1,948.87	5	05/31/2026	RS
43	D3	Tenant 44	\$1,305.16	\$1,305.16	3	05/31/2026	RS
44	D4	Tenant 45	\$1,243.68	\$1,477.45	3	03/31/2025	RS
45	D5	Tenant 46	\$1,857.12	\$1,857.12	4	12/31/2025	RS
46	D6	Tenant 47	\$1,062.63	\$1,062.63	5	05/31/2025	RS
47	D7	Tenant 48	\$1,376.30	\$1,376.30	3	05/31/2025	RS
48	D8	Tenant 49	\$1,439.39	\$1,439.39	3	02/28/2026	RS
49	D9	Tenant 50	\$1,780.23	\$1,780.23	3	12/31/2025	RS
50	E1	Tenant 51 - Vacant	\$1,335.77	\$1,335.77	3	-	RS
51	E2	Tenant 52	\$1,237.97	\$1,237.97	5	04/30/2025	RS
52	E3	Tenant 53	\$1,855.66	\$2,553.59	3	09/30/2025	RS
53	E4	Tenant 54	\$1,193.83	\$1,193.83	3	07/31/2025	RS
54	E5	Tenant 55	\$967.08	\$967.08	4	12/31/2025	RS
55	E6	Tenant 56	\$1,108.73	\$1,108.73	5	06/30/2025	RS
56	E7	Tenant 57	\$1,627.48	\$1,627.48	3	03/31/2025	RS
57	E8	Tenant 58	\$1,268.50	\$1,268.50	3	06/30/2026	RS
58	E9	Tenant 59	\$1,900.00	\$2,285.15	4	12/31/2025	RS
59	N1	Tenant 60	\$1,645.48	\$1,645.48	3	10/31/2025	RS
60	N2	Tenant 61	\$1,213.53	\$1,213.53	3	04/30/2025	RS
61	S1	Tenant 62	\$1,611.71	\$1,670.13	3	07/31/2026	RS
62	S2	Tenant 63	\$2,255.96	\$2,447.60	3	11/30/2026	RS
63	A10	Tenant 64	\$496.62	\$496.62	3	03/31/2026	RS
64	A11	Tenant 65	\$1,849.08	\$1,849.08	3	09/30/2026	RS
65	A12	Tenant 66	\$1,676.86	\$2,082.40	3	12/31/2025	RS
66	A14	Tenant 67	\$1,406.54	\$1,406.54	3	04/30/2025	RS
67	A15	Tenant 68	\$1,044.99	\$1,044.99	3	01/31/2026	RS
68	A16	Tenant 69	\$1,834.49	\$2,090.87	3	08/31/2025	RS
69	A17	Tenant 70	\$1,375.14	\$1,587.72	3	10/31/2025	RS
70	B10	Tenant 71	\$1,289.05	\$1,289.05	3	09/30/2025	RS
71	B11	Tenant 72	\$1,602.43	\$1,602.43	3	11/30/2025	RS
72	B12	Tenant 73	\$1,445.09	\$1,445.09	3	03/31/2025	RS
73	B14	Tenant 74	\$1,515.74	\$1,553.48	3	05/31/2025	RS
74	B15	Tenant 75	\$1,347.84	\$1,430.67	3	06/30/2026	RS
75	B16	Tenant 76 - Vacant	\$1,458.02	\$1,458.02	3	-	RS
76	B17	Tenant 78	\$1,351.00	\$1,351.00	3	02/28/2026	RS

EXCLUSIVE - 3300 BAILEY AVENUE, BRONX, NY 10463

KINGSBRIDGE HEIGHTS | 219 APARTMENTS | \$87,945 PU

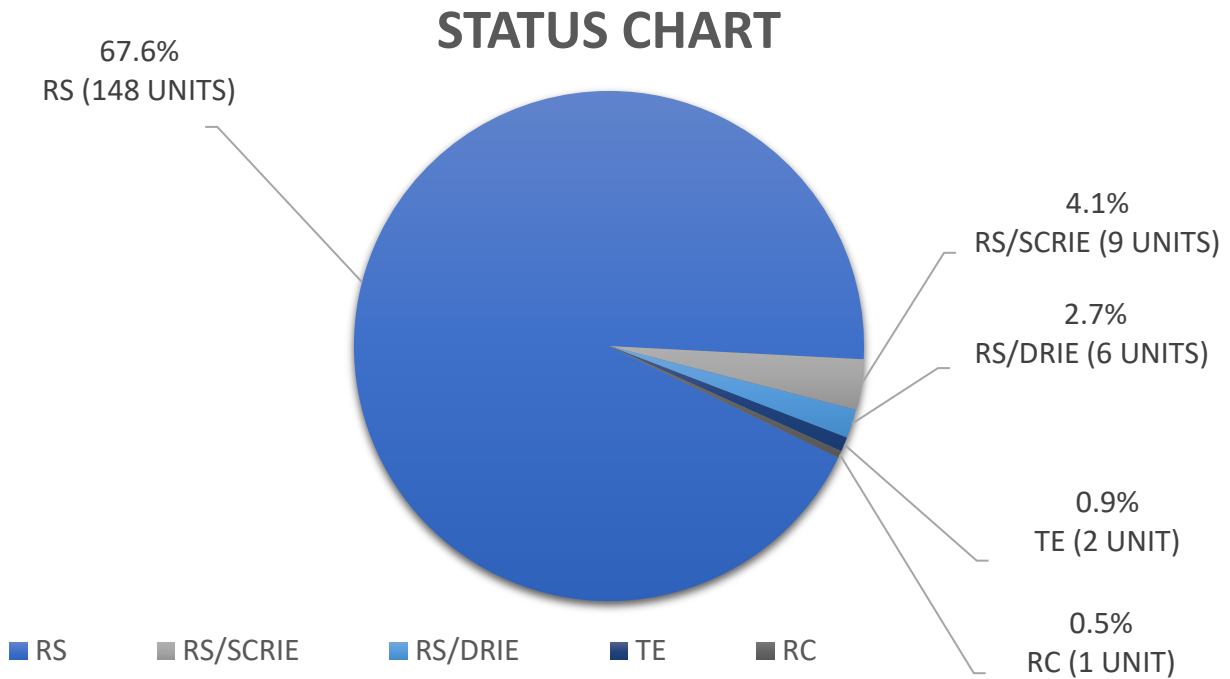
RESIDENTIAL RENT ROLL (97 APARTMENTS)

UNIT	APT #	TENANT NAME	RENT/MONTH	LEGAL RENT	ROOMS	LXP	STATUS
77	C10	Tenant 79	\$1,720.82	\$1,720.82	3	08/31/2025	RS
78	C11	Tenant 80	\$1,684.04	\$2,311.60	3	07/31/2026	RS
79	C12	Tenant 81	\$1,672.17	\$2,198.55	3	09/30/2025	RS
80	C14	Tenant 82	\$1,709.00	\$1,709.00	3	07/31/2025	RS
81	C15	Tenant 83	\$1,367.86	\$1,686.92	3	11/30/2025	RS
82	C16	Tenant 85	\$808.93	\$984.55	3	02/28/2026	RS/SCRIE
83	C17	Tenant 86	\$944.15	\$1,292.21	3	10/31/2026	RS/DRIE
84	D10	Tenant 87	\$1,533.56	\$1,533.56	3	03/31/2025	RS
85	D11	Tenant 88	\$904.43	\$904.43	3	08/31/2025	RS
86	D12	Tenant 89	\$1,661.37	\$1,905.40	3	05/31/2026	RS
87	D14	Tenant 90	\$1,670.69	\$1,670.69	3	06/30/2025	RS
88	D15	Tenant 92	\$993.39	\$993.39	3	03/31/2025	RS
89	D16	Tenant 93	\$1,757.54	\$1,825.88	3	10/31/2025	RS
90	D17	Tenant 94	\$1,510.42	\$1,510.42	3	07/31/2025	RS
91	E10	Tenant 95	\$1,007.55	\$1,007.55	3	02/28/2026	RS
92	E11	Tenant 97	\$1,458.88	\$1,645.03	3	02/28/2026	RS
93	E12	Tenant 98	\$1,387.16	\$1,431.55	3	03/31/2026	RS
94	E14	Tenant 99	\$1,320.54	\$1,481.71	3	08/31/2025	RS
95	E15	Tenant 100	\$2,000.00	\$2,218.15	3	05/31/2025	RS
96	E16	Tenant 101	\$1,345.06	\$1,345.06	3	06/30/2025	RS
97	E17	Tenant 102	\$1,676.86	\$1,898.08	3	11/30/2025	RS
RESIDENTIAL MONTHLY INCOME			\$139,948.36	\$147,128.09	310		
RESIDENTIAL ANNUAL INCOME			\$1,679,380.32	\$1,765,537.08			

*NOTE: The upside differential in legal vs. billed rent is \$86,157

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

STATUS BREAKDOWN



PLOT



EXCLUSIVE

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

KINGSBRIDGE HEIGHTS | 219 APARTMENTS | \$87,945 PU

PROPERTY PHOTOS - EXTERIOR

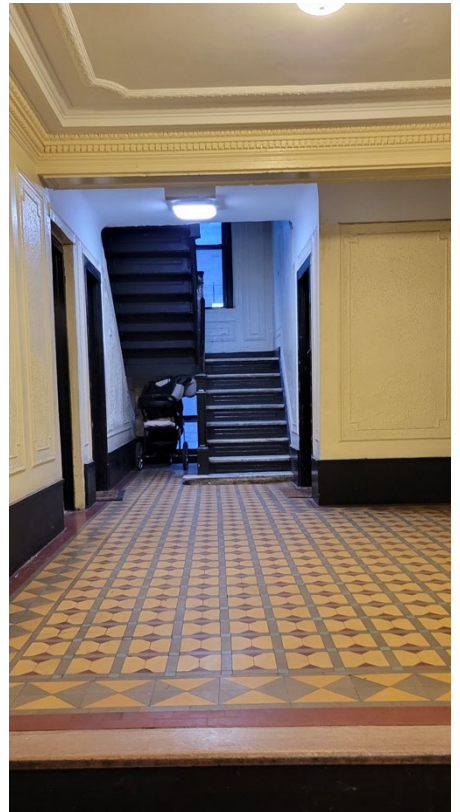
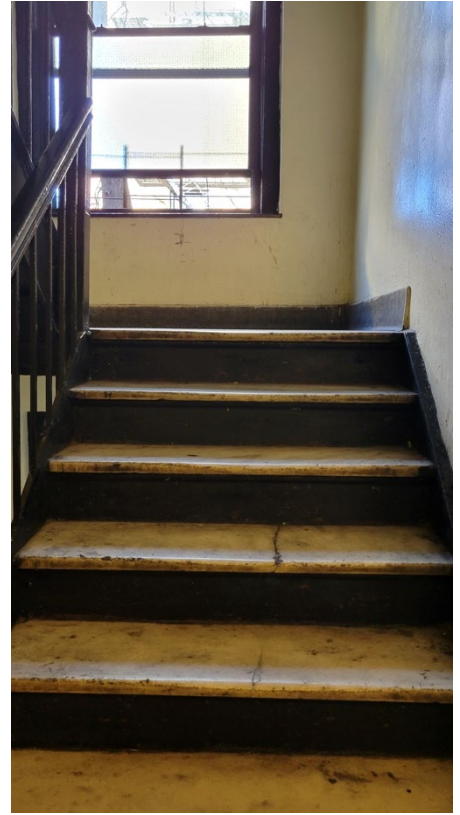


EXCLUSIVE

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

KINGSBRIDGE HEIGHTS | 219 APARTMENTS | \$87,945 PU

PROPERTY PHOTOS - LOBBY & STAIRCASE



EXCLUSIVE

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

KINGSBRIDGE HEIGHTS | 219 APARTMENTS | \$87,945 PU

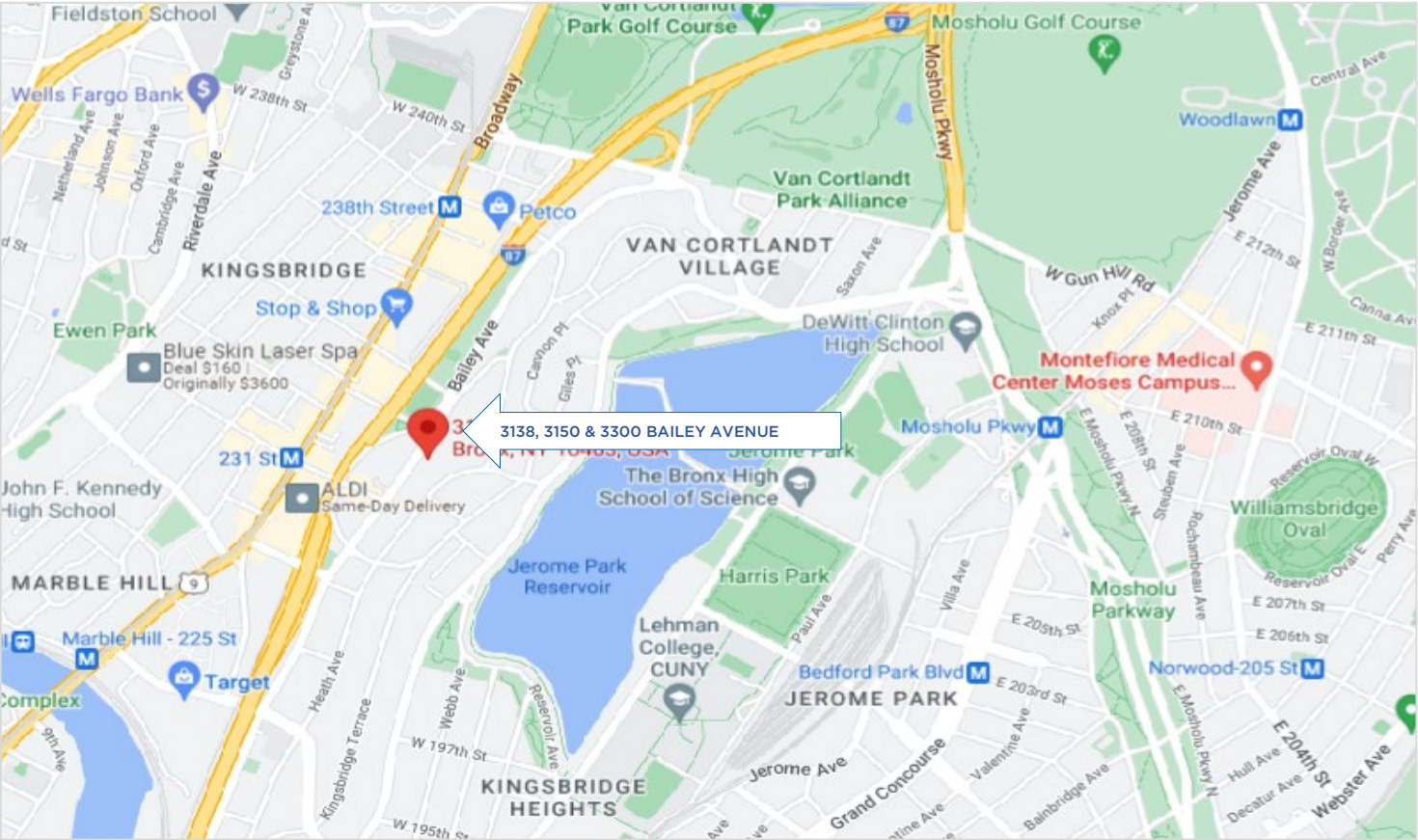
PROPERTY PHOTOS - MECHANICALS



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

KINGSBRIDGE HEIGHTS | 219 APARTMENTS | \$87,945 PU

NEIGHBORHOOD MAP & AERIAL VIEW





3138, 3150, 3300 BAILEY AVENUE

BRONX, NY

FINANCING INQUIRIES

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SHALLINI MEHRA

DAVID HAYUM

SENIOR EXECUTIVE MANAGING DIRECTOR

MANAGING DIRECTOR

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