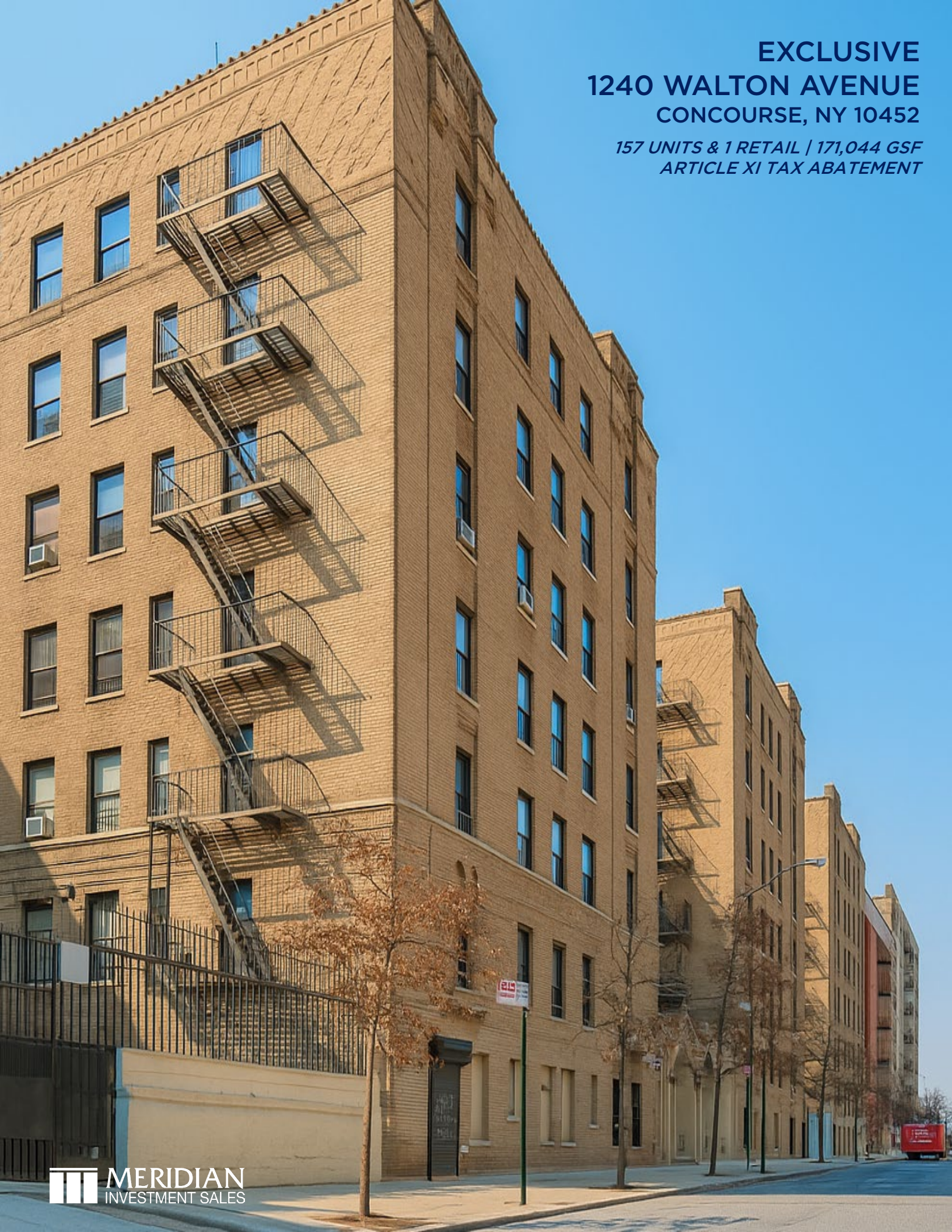


EXCLUSIVE
1240 WALTON AVENUE
CONCOURSE, NY 10452

*157 UNITS & 1 RETAIL | 171,044 GSF
ARTICLE XI TAX ABATEMENT*



1240 WALTON AVENUE, CONCOURSE, BRONX, NY 10452

157 UNITS & 1 RETAIL | 171,044 GSF | 40-YEAR ARTICLE XI TAX ABATEMENT

SUGGESTED ASKING PRICE: **\$11,750,000**

Built in 1928, 1240 Walton Avenue (AKA 100 East 168th Street) is a 6-story 2 S/S elevator apartment building that has 171,044 SF and includes 157 apartments & 1 store. Located on the SE corner of Walton Avenue and East 168th Street, Concourse Village is enriched by prominent landmarks such as Yankee Stadium and Joyce Kilmer Park.

The Grand Concourse, a wide boulevard inspired by the Champs-Élysées, runs through the area, offering a diverse range of amenities including dining, shopping, and cultural institutions.



PROPERTY INFORMATION

NEIGHBORHOOD	Concourse
CROSS STREETS	SE corner of Walton Ave & E 168 th St
BLOCK / LOT	2465 / 25
LOT / BUILT DIMENSIONS	302.17' x 115.43' / 302' x 105'
STORIES	6
GROSS SF	171,044 SF
RESIDENTIAL SF	170, 544 SF
COMMERCIAL SF	500 SF
YEAR BUILT / RENOVATED	1928
APARTMENTS / ROOMS	157 / 519
LAYOUT	6/2, 114/3, 25/4, 6/5 & 6/6
AVERAGE RENT (APT / ROOM)	\$1,094 / \$331
COMMERCIAL UNITS	1
TAX ASSESSMENT	\$2,929,500
FAR BUILT / ALLOWED	4.27 / 6.02
ZONING	R8
HPD VIOLATIONS	317: 33A, 151B & 133C

PRICING METRICS

SUGGESTED ASKING PRICE	\$11,750,000
PPU	\$73,899
PPSF	\$69
GRM	5.6x
CAP RATE	6.4%

INCOME & EXPENSES

INCOME	IN-PLACE
RESIDENTIAL INCOME	\$2,060,400
COMMERCIAL INCOME	\$48,500
GROSS INCOME	\$2,108,900
VACANCY & CREDIT LOSS (5%)	(\$105,400)
EFFECTIVE GROSS INCOME	\$2,003,500

EXPENSES	
FULL REAL ESTATE TAXES (2025/2026)	\$383,300
WATER & SEWER	\$188,400
PAYROLL (3 Employees 32BJ Union)	\$210,000
INSURANCE	\$219,800
MANAGEMENT FEE (6%)	\$120,200
FUEL (Gas)	\$205,300
UTILITIES (Includes Elevator Service)	\$40,200
REPAIRS, MAINTENANCE & MISC.	\$219,800
TOTAL EXPENSES (Unabated Taxes)	\$1,587,000

Operating Expense Ratio (% of EGI) 79.21%

NET OPERATING INCOME (Unabated Taxes)	\$416,500
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ARTICLE XI TAX ABATEMENT	(\$337,300)
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TOTAL EXPENSES (Abated Taxes)	\$1,249,700
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Operating Expense Ratio (% of EGI) 62.38%

NET OPERATING INCOME (Abated Taxes)	\$753,800
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DEBT

- Delivered free and clear
- Loan amount: \$9,450,000
- Bank: Signature

1240 WALTON AVENUE, CONCOURSE, BRONX, NY 10452

157 UNITS & 1 RETAIL | 171,044 GSF | 40-YEAR ARTICLE XI TAX ABATEMENT

RESIDENTIAL RENT ROLL

UNIT	APT #	TENANT	RENT/MONTH	LEGAL RENT	LAYOUT	ROOMS	LXP	STATUS
1	A	Tenant 1 - Super	\$0.00	\$0.00	1-Bedroom	3.0	-	TE
2	101	Tenant 2	\$975.72	\$977.11	1-Bedroom	3.0	10/31/26	RS
3	102	Tenant 3	\$986.54	\$987.92	1-Bedroom	3.0	4/30/26	RS
4	103	Tenant 4	\$1,049.74	\$1,018.53	1-Bedroom	3.0	4/30/26	RS
5	104	Tenant 5	\$1,196.30	\$1,198.60	3-Bedroom	5.0	8/31/26	RS
6	105	Tenant 6	\$1,636.05	\$1,636.05	2-Bedroom	4.0	11/30/25	RS
7	106	Tenant 7	\$1,060.50	\$1,060.50	1-Bedroom	3.0	12/31/25	RS
8	107	Tenant 8	\$1,127.55	\$1,128.93	1-Bedroom	3.0	9/30/26	RS
9	108	Tenant 9	\$952.05	\$952.05	Studio	2.0	1/31/26	RS
10	109	Tenant 10	\$936.14	\$937.52	1-Bedroom	3.0	11/30/26	RS
11	110	Tenant 11	\$998.55	\$998.55	2-Bedroom	4.0	11/30/24	RS
12	111	Tenant 12	\$1,324.15	\$1,259.85	2-Bedroom	4.0	6/30/27	RS
13	112	Tenant 13	\$1,167.31	\$1,168.69	1-Bedroom	3.0	11/30/26	RS
14	114	Tenant 14	\$1,116.88	\$1,083.58	1-Bedroom	3.0	6/30/26	RS
15	115	Tenant 15	\$1,084.66	\$1,031.87	1-Bedroom	3.0	5/31/27	RS
16	116	Tenant 16	\$1,101.93	\$1,101.93	1-Bedroom	3.0	10/31/25	RS
17	117	Tenant 17	\$1,157.83	\$1,157.83	1-Bedroom	3.0	3/31/27	RS
18	118	Tenant 18	\$1,098.95	\$1,100.79	2-Bedroom	4.0	2/28/27	RS
19	119	Tenant 19	\$1,070.52	\$1,071.90	1-Bedroom	3.0	11/30/25	RS
20	120	Tenant 20	\$595.07	\$871.59	1-Bedroom	3.0	4/30/27	RS/DRIE
21	121	Tenant 21	\$1,194.89	\$1,194.89	1-Bedroom	3.0	10/31/25	RS
22	122	Tenant 22	\$1,098.03	\$1,098.03	1-Bedroom	3.0	10/31/25	RS
23	123	Tenant 23	\$1,109.79	\$1,109.79	1-Bedroom	3.0	12/31/25	RS
24	124	Tenant 24	\$994.20	\$994.20	1-Bedroom	3.0	9/30/25	RS
25	125	Tenant 25	\$1,204.00	\$1,204.00	1-Bedroom	3.0	2/28/26	RS
26	126	Tenant 26	\$1,435.01	\$1,366.05	4-Bedroom	6.0	2/28/27	RS
27	127	Tenant 27	\$1,102.55	\$1,102.55	1-Bedroom	3.0	9/30/26	RS
28	201	Tenant 28 - Vacant	\$969.00	\$943.20	1-Bedroom	3.0	-	RS
29	202	Tenant 29	\$1,090.04	\$1,036.98	1-Bedroom	3.0	5/31/27	RS
30	203	Tenant 30 - Vacant	\$763.00	\$679.80	1-Bedroom	3.0	-	RS
31	204	Tenant 31 (S8 \$133.56)	\$1,453.39	\$1,601.53	3-Bedroom	5.0	9/30/26	RS/S8
32	205	Tenant 32	\$1,227.18	\$1,229.02	2-Bedroom	4.0	11/30/25	RS
33	206	Tenant 33	\$934.64	\$936.02	1-Bedroom	3.0	2/28/26	RS
34	207	Tenant 34	\$1,049.81	\$1,030.33	1-Bedroom	3.0	4/30/26	RS
35	208	Tenant 35	\$986.78	\$938.43	Studio	2.0	4/30/27	RS
36	209	Tenant 36	\$1,018.47	\$1,019.85	1-Bedroom	3.0	3/31/27	RS
37	210	Tenant 37	\$885.73	\$866.71	2-Bedroom	4.0	3/31/20	RS/S8
38	211	Tenant 38	\$1,263.78	\$1,244.76	2-Bedroom	4.0	9/30/25	RS/SCRIE
39	212	Tenant 39	\$1,026.92	\$977.01	1-Bedroom	3.0	3/31/27	RS/SCRIE
40	214	Tenant 40	\$1,314.32	\$1,315.70	1-Bedroom	3.0	9/30/26	RS

1240 WALTON AVENUE, CONCOURSE, BRONX, NY 10452

157 UNITS & 1 RETAIL | 171,044 GSF | 40-YEAR ARTICLE XI TAX ABATEMENT

RESIDENTIAL RENT ROLL

UNIT	APT #	TENANT	RENT/MONTH	LEGAL RENT	LAYOUT	ROOMS	LXP	STATUS
41	215	Tenant 41	\$1,007.78	\$1,009.16	1-Bedroom	3.0	9/30/25	RS
42	216	Tenant 42	\$713.55	\$1,037.84	1-Bedroom	3.0	10/31/25	RS/DRIE
43	217	Tenant 43	\$1,174.07	\$1,174.07	1-Bedroom	3.0	7/31/27	RS
44	218	Tenant 44	\$1,255.36	\$1,255.36	2-Bedroom	4.0	12/31/25	RS
45	219	Tenant 45	\$1,166.01	\$1,166.01	1-Bedroom	3.0	10/31/26	RS
46	220	Tenant 46	\$1,099.15	\$1,100.53	1-Bedroom	3.0	6/30/26	RS
47	221	Tenant 47	\$1,312.52	\$1,313.90	1-Bedroom	3.0	2/28/27	RS
48	222	Tenant 48	\$1,069.98	\$1,071.36	1-Bedroom	3.0	11/30/25	RS
49	223	Tenant 49	\$1,065.04	\$1,066.42	1-Bedroom	3.0	3/31/27	RS
50	224	Tenant 50	\$1,120.60	\$1,120.60	1-Bedroom	3.0	9/30/26	RS
51	225	Tenant 51	\$1,283.61	\$1,283.61	1-Bedroom	3.0	1/31/27	RS
52	226	Tenant 52	\$1,354.61	\$1,357.37	4-Bedroom	6.0	3/31/27	RS
53	227	Tenant 53	\$1,309.03	\$1,309.03	1-Bedroom	3.0	2/28/26	RS
54	301	Tenant 54	\$889.39	\$866.93	1-Bedroom	3.0	6/30/26	RS
55	302	Tenant 55	\$943.38	\$944.76	1-Bedroom	3.0	7/31/26	RS
56	303	Tenant 56	\$1,032.40	\$1,033.78	1-Bedroom	3.0	3/31/27	RS
57	304	Tenant 57	\$1,593.96	\$1,496.82	3-Bedroom	5.0	5/31/27	RS
58	305	Tenant 58	\$995.15	\$1,055.77	2-Bedroom	4.0	11/30/25	RS
59	306	Tenant 59	\$1,161.08	\$1,162.46	1-Bedroom	3.0	2/28/26	RS
60	307	Tenant 60	\$994.10	\$968.84	1-Bedroom	3.0	6/30/26	RS
61	308	Tenant 61	\$889.11	\$890.03	Studio	2.0	2/28/27	RS
62	309	Tenant 62	\$841.84	\$841.84	1-Bedroom	3.0	9/30/25	RS
63	310	Tenant 63	\$930.50	\$932.34	2-Bedroom	4.0	12/31/25	RS
64	311	Tenant 64	\$1,152.92	\$1,154.76	2-Bedroom	4.0	12/31/26	RS
65	312	Tenant 65	\$879.91	\$881.29	1-Bedroom	3.0	9/30/26	RS/SCRIE
66	314	Tenant 66	\$831.08	\$832.46	1-Bedroom	3.0	3/31/26	RS
67	315	Tenant 67	\$1,016.71	\$986.52	1-Bedroom	3.0	5/31/26	RS
68	316	Tenant 68	\$994.97	\$996.35	1-Bedroom	3.0	6/30/26	RS
69	317	Tenant 69	\$1,199.79	\$1,139.94	1-Bedroom	3.0	6/30/27	RS
70	318	Tenant 70	\$1,313.83	\$1,230.22	2-Bedroom	4.0	6/30/27	RS
71	319	Tenant 71	\$1,006.24	\$986.76	1-Bedroom	3.0	1/31/20	RS
72	320	Tenant 72	\$1,094.69	\$1,096.07	1-Bedroom	3.0	12/31/25	RS
73	321	Tenant 73	\$1,065.04	\$1,013.23	1-Bedroom	3.0	3/31/27	RS
74	322	Tenant 74	\$1,095.57	\$1,076.09	1-Bedroom	3.0	9/30/25	RS
75	323	Tenant 75	\$1,065.04	\$1,066.42	1-Bedroom	3.0	2/28/27	RS
76	324	Tenant 76	\$1,154.31	\$1,154.31	1-Bedroom	3.0	1/31/26	RS
77	325	Tenant 77	\$1,045.89	\$998.94	1-Bedroom	3.0	4/30/26	RS
78	326	Tenant 78	\$1,034.34	\$1,037.10	4-Bedroom	6.0	8/31/25	RS
79	327	Tenant 79	\$1,077.32	\$1,078.70	1-Bedroom	3.0	3/31/26	RS
80	401	Tenant 80	\$929.43	\$884.38	1-Bedroom	3.0	4/30/27	RS

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RESIDENTIAL RENT ROLL

UNIT	APT #	TENANT	RENT/MONTH	LEGAL RENT	LAYOUT	ROOMS	LXP	STATUS
81	402	Tenant 81	\$1,371.52	\$1,304.42	1-Bedroom	3.0	6/30/27	RS
82	403	Tenant 82	\$1,080.65	\$1,048.48	1-Bedroom	3.0	5/31/26	RS
83	404	Tenant 83 (S8 \$111.56)	\$1,062.22	\$991.60	3-Bedroom	5.0	6/30/27	RS/S8
84	405	Tenant 84 (S8 \$262.02)	\$970.91	\$999.48	2-Bedroom	4.0	4/30/27	RS/S8
85	406	Tenant 85	\$1,285.37	\$1,321.93	1-Bedroom	3.0	3/31/26	RS
86	407	Tenant 86	\$1,066.25	\$1,014.38	Studio	3.0	5/31/27	RS
87	408	Tenant 87	\$1,060.95	\$1,008.90	1-Bedroom	2.0	3/31/27	RS
88	409	Tenant 88	\$990.13	\$960.76	2-Bedroom	3.0	4/30/26	RS
89	410	Tenant 89	\$1,172.18	\$1,153.16	2-Bedroom	4.0	5/31/26	RS
90	411	Tenant 90	\$979.20	\$930.41	2-Bedroom	4.0	6/30/26	RS/S8
91	412	Tenant 91	\$1,020.23	\$1,021.61	1-Bedroom	3.0	7/31/26	RS
92	414	Tenant 92	\$1,058.60	\$1,059.98	1-Bedroom	3.0	3/31/26	RS
93	415	Tenant 93	\$1,054.04	\$1,055.42	1-Bedroom	3.0	2/28/26	RS
94	416	Tenant 94	\$1,126.05	\$1,126.05	1-Bedroom	3.0	3/31/27	RS
95	417	Tenant 95	\$1,024.39	\$1,025.77	1-Bedroom	3.0	3/31/26	RS
96	418	Tenant 96	\$1,095.28	\$1,097.12	2-Bedroom	4.0	5/31/20	RS
97	419	Tenant 97	\$1,305.11	\$1,271.52	1-Bedroom	3.0	6/30/26	RS
98	420	Tenant 98	\$1,221.25	\$1,222.63	1-Bedroom	3.0	1/31/26	RS
99	421	Tenant 99	\$927.78	\$908.30	1-Bedroom	3.0	9/30/25	RS
100	422	Tenant 100	\$1,233.29	\$1,201.63	1-Bedroom	3.0	4/30/26	RS
101	423	Tenant 101	\$1,118.99	\$1,089.04	1-Bedroom	3.0	5/31/26	RS
102	424	Tenant 102	\$1,091.38	\$1,071.90	1-Bedroom	3.0	11/30/25	RS
103	425	Tenant 103	\$1,339.41	\$1,272.60	1-Bedroom	3.0	4/30/27	RS
104	426	Tenant 104 - Vacant	\$968.00	\$857.41	4-Bedroom	6.0	-	RS
105	427	Tenant 105	\$1,114.07	\$1,114.07	1-Bedroom	3.0	9/30/25	RS
106	501	Tenant 106	\$1,108.01	\$1,042.86	1-Bedroom	3.0	5/31/26	RS
107	502	Tenant 107	\$1,084.21	\$1,064.73	1-Bedroom	3.0	8/31/25	RS
108	503	Tenant 108	\$1,030.84	\$1,032.22	1-Bedroom	3.0	7/31/25	RS
109	504	Tenant 109	\$1,244.99	\$1,247.29	3-Bedroom	5.0	12/31/25	RS
110	505	Tenant 110	\$1,172.53	\$1,174.37	2-Bedroom	4.0	11/30/25	RS
111	506	Tenant 111	\$1,065.04	\$1,066.42	1-Bedroom	3.0	1/31/27	RS
112	507	Tenant 112	\$1,083.05	\$1,030.34	1-Bedroom	3.0	5/31/27	RS
113	508	Tenant 113	\$901.72	\$901.72	Studio	2.0	8/31/26	RS
114	509	Tenant 114	\$1,126.63	\$1,128.01	1-Bedroom	3.0	3/31/26	RS
115	510	Tenant 115	\$1,047.26	\$1,049.10	2-Bedroom	4.0	5/31/26	RS
116	511	Tenant 116	\$1,224.35	\$1,226.19	2-Bedroom	4.0	11/30/26	RS
117	512	Tenant 117	\$1,033.21	\$1,006.90	1-Bedroom	3.0	5/31/26	RS
118	514	Tenant 118	\$1,176.83	\$1,140.34	1-Bedroom	3.0	6/30/26	RS
119	515	Tenant 119	\$1,048.67	\$1,050.05	1-Bedroom	3.0	10/31/25	RS
120	516	Tenant 120	\$1,339.41	\$1,339.41	1-Bedroom	3.0	3/31/27	RS

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RESIDENTIAL RENT ROLL

UNIT	APT #	TENANT	RENT/MONTH	LEGAL RENT	LAYOUT	ROOMS	LXP	STATUS
121	517	Tenant 121	\$1,014.56	\$1,015.94	1-Bedroom	3.0	9/30/24	RS
122	518	Tenant 122	\$1,213.25	\$1,194.23	2-Bedroom	4.0	7/31/27	RS
123	519	Tenant 123	\$1,167.73	\$1,148.25	1-Bedroom	3.0	1/31/26	RS
124	520	Tenant 124	\$1,328.85	\$1,262.57	1-Bedroom	3.0	5/31/27	RS
125	521	Tenant 125	\$952.05	\$953.43	1-Bedroom	3.0	3/31/20	RS
126	522	Tenant 126	\$905.50	\$906.88	1-Bedroom	3.0	5/31/26	RS
127	523	Tenant 127	\$1,388.10	\$1,388.10	1-Bedroom	3.0	11/30/26	RS
128	524	Tenant 128	\$1,115.17	\$1,115.17	1-Bedroom	3.0	9/30/25	RS
129	525	Tenant 129	\$1,004.21	\$1,005.59	1-Bedroom	3.0	2/28/27	RS
130	526	Tenant 130 - Vacant	\$1,014.00	\$1,014.00	4-Bedroom	6.0	-	RS
131	527	Tenant 131	\$1,325.96	\$1,325.96	1-Bedroom	3.0	7/31/27	RS
132	601	Tenant 132	\$990.17	\$991.55	1-Bedroom	3.0	3/31/26	RS
133	602	Tenant 133	\$1,198.91	\$1,198.91	1-Bedroom	3.0	11/30/25	RS
134	603	Tenant 134 (S8 \$200.48)	\$1,214.88	\$1,195.40	1-Bedroom	3.0	2/28/26	RS/S8
135	604	Tenant 135	\$1,046.85	\$996.82	3-Bedroom	5.0	5/31/27	RS
136	605	Tenant 136	\$1,213.57	\$1,154.78	2-Bedroom	4.0	6/30/27	RS
137	606	Tenant 137	\$1,020.22	\$1,021.60	1-Bedroom	3.0	2/28/26	RS
138	607	Tenant 138	\$1,071.71	\$1,019.56	1-Bedroom	3.0	6/30/27	RS
139	608	Tenant 139	\$1,060.95	\$1,008.90	Studio	2.0	4/30/27	RS
140	609	Tenant 140	\$978.95	\$911.61	1-Bedroom	3.0	4/30/27	RS
141	610	Tenant 141	\$1,210.19	\$1,212.03	2-Bedroom	4.0	1/31/26	RS
142	611	Tenant 142	\$1,163.00	\$1,132.08	2-Bedroom	4.0	-	RS
143	612	Tenant 143	\$1,136.24	\$1,102.34	1-Bedroom	3.0	4/30/26	RS
144	614	Tenant 144	\$1,031.62	\$981.47	1-Bedroom	3.0	6/30/27	RS
145	615	Tenant 145	\$1,077.32	\$1,078.70	1-Bedroom	3.0	10/31/25	RS
146	616	Tenant 146	\$1,036.89	\$1,036.89	1-Bedroom	3.0	3/31/26	RS
147	617	Tenant 147	\$1,172.91	\$1,172.91	1-Bedroom	3.0	11/30/26	RS
148	618	Tenant 148	\$898.41	\$900.25	2-Bedroom	4.0	7/31/27	RS
149	619	Tenant 149	\$1,016.45	\$1,017.83	1-Bedroom	3.0	5/31/26	RS
150	620	Tenant 150	\$998.65	\$1,000.03	1-Bedroom	3.0	9/30/25	RS
151	621	Tenant 151	\$818.90	\$779.36	1-Bedroom	3.0	5/31/27	RS/SCRIE
152	622	Tenant 152	\$1,161.33	\$1,161.33	1-Bedroom	3.0	9/30/25	RS
153	623	Tenant 153	\$1,164.49	\$1,106.40	1-Bedroom	3.0	6/30/27	RS
154	624	Tenant 154	\$1,048.48	\$1,017.31	1-Bedroom	3.0	4/30/26	RS/SCRIE
155	625	Tenant 155	\$1,141.91	\$1,141.91	1-Bedroom	3.0	3/31/27	RS
156	626	Tenant 156	\$1,942.19	\$1,847.93	4-Bedroom	6.0	5/31/27	RS
157	627	Tenant 157	\$1,110.56	\$111.94	1-Bedroom	3.0	8/31/26	RS
MONTHLY INCOME			\$171,696.40	\$168,963.49		519.0		
ANNUAL INCOME			\$2,060,356.80	\$2,027,561.88				

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COMMERCIAL RENT ROLL

UNIT	TENANT NAME	MONTHLY RENT	LXP
Commercial	Healthy Child Pediatric Med	\$4,040.00	10/31/30
MONTHLY INCOME		\$4,040.00	
ANNUAL INCOME		\$48,480.00	
COMBINED ANNUAL INCOME		\$2,108,836.80	



1240 WALTON AVENUE, CONCOURSE, BRONX, NY 10452

157 UNITS & 1 RETAIL | 171,044 GSF | 40-YEAR ARTICLE XI TAX ABATEMENT

NPV OF ARTICLE XI TAX ABATEMENT

1240 Walton Avenue Tax Abatement

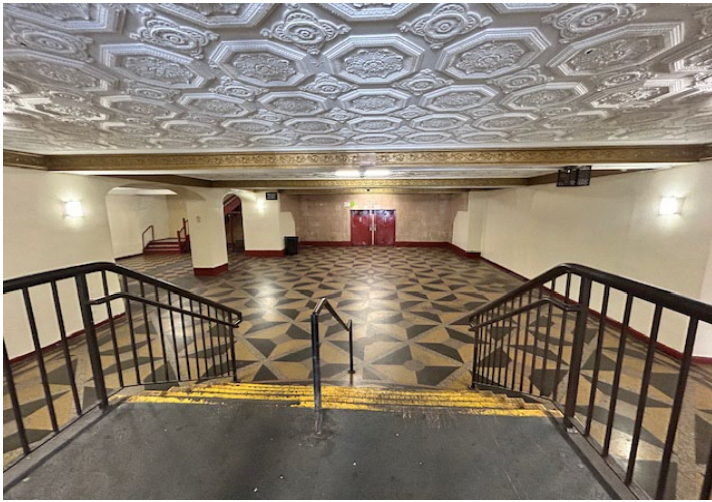
Base Taxes	\$0
Discount Rate	8.50%
Full Tax % Growth	2.50%

Abatement Year	Year Start	Year End	% Exempt	Gross Taxes	Taxes Payable	Annual Savings
5	2025	2026	100%	\$337,275	\$0	\$337,275
6	2026	2027	100%	\$345,707	\$0	\$345,707
7	2027	2028	100%	\$354,350	\$0	\$354,350
8	2028	2029	100%	\$363,208	\$0	\$363,208
9	2029	2030	100%	\$372,288	\$0	\$372,288
10	2030	2031	100%	\$381,596	\$0	\$381,596
11	2031	2032	100%	\$391,136	\$0	\$391,136
12	2032	2033	100%	\$400,914	\$0	\$400,914
13	2033	2034	100%	\$410,937	\$0	\$410,937
14	2034	2035	100%	\$421,210	\$0	\$421,210
15	2035	2036	100%	\$431,741	\$0	\$431,741
16	2036	2037	100%	\$442,534	\$0	\$442,534
17	2037	2038	100%	\$453,597	\$0	\$453,597
18	2038	2039	100%	\$464,937	\$0	\$464,937
19	2039	2040	100%	\$476,561	\$0	\$476,561
20	2040	2041	100%	\$488,475	\$0	\$488,475
21	2041	2042	100%	\$500,687	\$0	\$500,687
22	2042	2043	100%	\$513,204	\$0	\$513,204
23	2043	2044	100%	\$526,034	\$0	\$526,034
24	2044	2045	100%	\$539,185	\$0	\$539,185
25	2045	2046	100%	\$552,664	\$0	\$552,664
26	2046	2047	100%	\$566,481	\$0	\$566,481
27	2047	2048	100%	\$580,643	\$0	\$580,643
28	2048	2049	100%	\$595,159	\$0	\$595,159
29	2049	2050	100%	\$610,038	\$0	\$610,038
30	2050	2051	100%	\$625,289	\$0	\$625,289
31	2051	2052	100%	\$640,921	\$0	\$640,921
32	2052	2053	100%	\$656,944	\$0	\$656,944
33	2053	2054	100%	\$673,368	\$0	\$673,368
34	2054	2055	100%	\$690,202	\$0	\$690,202
35	2055	2056	100%	\$707,457	\$0	\$707,457
36	2056	2057	80%	\$725,144	\$145,029	\$580,115
37	2057	2058	60%	\$743,272	\$297,309	\$445,963
38	2058	2059	40%	\$761,854	\$457,112	\$304,742
39	2059	2060	20%	\$780,900	\$624,720	\$156,180
40	2060	2061	0%	\$800,423	\$800,423	\$0
			Gross Taxes	\$19,326,334	Total Savings	\$17,001,741
					NPV	\$4,250,000
			Discounted NPV		70%	\$3,000,000

1240 WALTON AVENUE, CONCOURSE, BRONX, NY 10452

157 UNITS & 1 RETAIL | 171,044 GSF | 40-YEAR ARTICLE XI TAX ABATEMENT

COMMON AREAS & MECHANICALS



1240 WALTON AVENUE, CONCOURSE, BRONX, NY 10452

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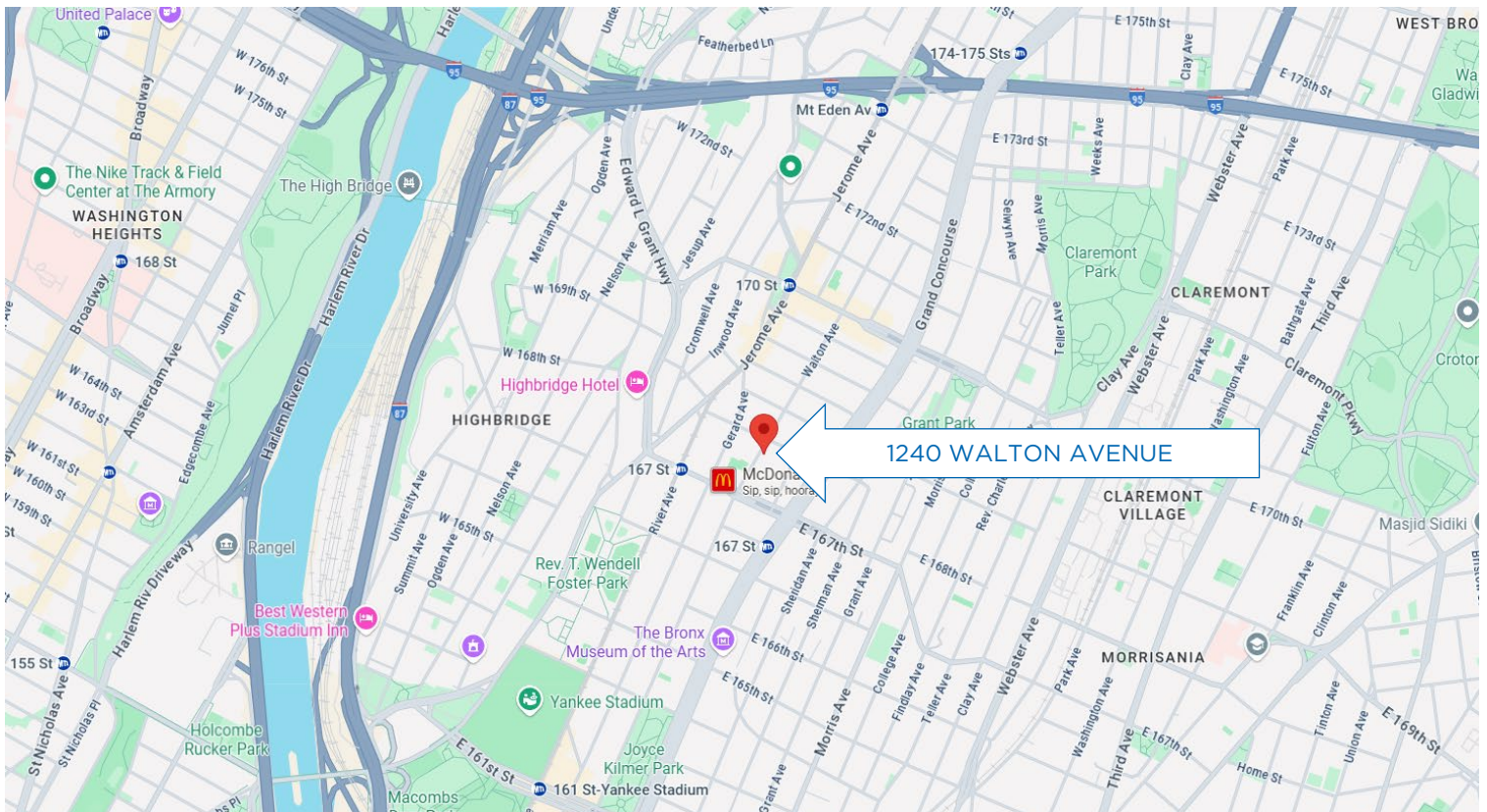
EXTERIOR & ROOF



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PLOT & NEIGHBORHOOD MAPS



1240 WALTON AVENUE
CONCOURSE, BRONX, NY 10452

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Meridian Capital Group was founded in 1991. It is widely recognized as one of the leading and prolific commercial real estate finance and advisory firms in the country. Meridian has arranged \$286 billion of commercial real estate financings, including more than 48,231 transactions in 49 states

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