



# 253 E KINGSBRIDGE RD

Bronx, NY 10458 | **The Bronx**

5-STORY WALK-UP BUILDING WITH 11  
APARTMENTS IN FORDHAM

FOR SALE  
~~ASKING PRICE \$1,750,000~~  
REDUCED PRICE **\$1,600,000**

[DEAL ROOM LINK](#)

**RIPCO**  
INVESTMENT SALES

## INVESTMENT HIGHLIGHTS

**#1**

### **Well-Maintained 5-Story Multifamily Building**

Offers stable performance and an attractive unit layout that consistently resonates with renters in the Fordham market.

**#2**

### **Strong In-Place Cash Flow**

The property generates steady existing income with the opportunity to enhance returns through market rent adjustments.

**#3**

### **Prime Fordham Location with Deep Tenant Demand**

Located just off Kingsbridge Road between E 192nd & E 194th Streets, the property benefits from dense residential demand, nearby retail corridors, and strong neighborhood fundamentals.

**#4**

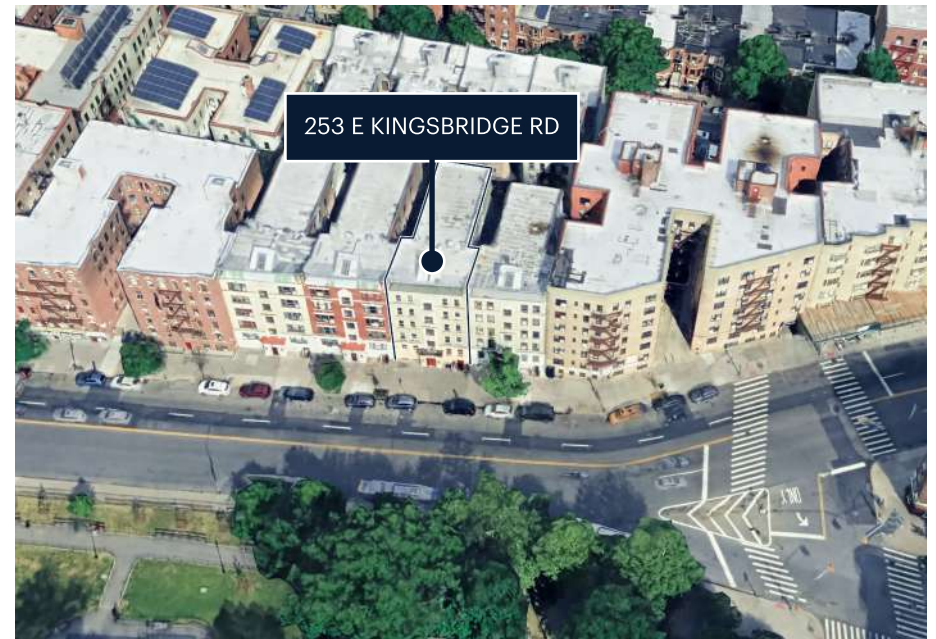
### **Excellent Transit Access**

**7-minute walk to the B & D subway lines**, a key factor driving long-term tenant retention.

**#5**

### **Proximity to Fordham University**

**Easy access to Fordham University**, a major institutional anchor contributing to strong, diversified demand from students, faculty, staff, and local workforce populations.



## PROPERTY OVERVIEW

RIPCO Real Estate has been retained on an exclusive basis to arrange for the sale of **253 East Kingsbridge Road** — Bronx, NY (the 'Property').

The Property is a five-story multifamily building located in the Fordham section of the Bronx. This well-positioned asset features large three-bedroom layouts and benefits from strong neighborhood demand, excellent transit access, and proximity to major institutional anchors. The property offers investors a stable, cash-flowing multifamily opportunity with long-term upside supported by favorable zoning and a highly resilient rental market.



### FINANCIAL SNAPSHOT

<b>Asking Price</b>	\$1,600,000
<b>Price Per SF</b>	\$88
<b>Price Per Unit</b>	\$145,454
<b>Capitalization Rate</b>	8.3%
<b>Gross Rent Multiple</b>	5.45x

### PROPERTY SUMMARY

#### THE OFFERING

Property Address	253 E Kingsbridge Rd, Bronx, NY 10458
County	Bronx
Location	Located on the east side of E Kingsbridge Rd
Block / Lot	3293 / 121
Property Type	Multifamily (C1)

#### PROPERTY INFORMATION

Lot Dimensions	38.08' x 101.75'
Lot SF	3,875 SF (approx.)
Building Dimensions	38' x 82'
Stories	5
Year Built / Last Altered	1913 / 2002
Walk-Up / Elevator	Walk-Up
Total Gross SF	18,048 SF (approx.)
Residential Units	11

#### ZONING INFORMATION

Zoning	R8	
Street Width	100'	
Street Width Classification	Wide	
	<b>FAR</b>	<b>BSF</b>
Buildable SF (Residential)	7.20	27,900 SF (approx.)
Buildable SF (City of Yes)	8.64	33,480 SF (approx.)
Buildable SF (Community Facility)	6.50	25,188 SF (approx.)
	<b>Existing</b>	<b>Available</b>
Available Air Rights (As-of-Right)	(18,048) SF (approx.)	9,852 SF (approx.)

#### TAX INFORMATION

Assessment (26/27)	\$574,380
Tax Rate (26/27)	12.439%
Annual Property Tax (25/26)	\$71,447
Tax Class	2

# REVENUE

UNIT	TYPE	STATUS	ANNUAL RENT	MONTHLY RENT
1A	3 BED	RS	\$27,828	\$2,319
1B	3 BED	RS	\$30,852	\$2,571
2A	3 BED	RS	\$29,220	\$2,435
2B	3 BED	RS	\$30,888	\$2,574
3A	3 BED	RS	\$24,643	\$2,054
3B	3 BED	RS	\$29,208	\$2,434
4A	3 BED	RS	\$24,320	\$2,027
4B	3 BED	RS	\$32,976	\$2,748
5A	3 BED	RS	\$28,128	\$2,344
5B	3 BED	RS	\$17,659	\$1,472
B	3 BED	RS	\$18,000	\$1,500
<b>Total SF (approx.)</b>	<b>18,048</b>		<b>Gross Monthly Residential Revenue</b>	<b>\$24,477</b>
			<b>Gross Annual Residential Revenue</b>	<b>\$293,723</b>
			<b>Average Monthly Rent Per Unit</b>	<b>\$2,225</b>
			<b>Average Rent Per SF</b>	<b>\$16</b>

## INVESTMENT ANALYSIS

RESIDENTIAL REVENUE	GSF	\$ / SF	ANNUAL INCOME
Gross Annual Commercial Income	18,048	\$16.27	\$293,723
Less General Vacancy / Credit Loss (4.0%)		(\$0.65)	(\$11,749)
Effective Gross Annual Commercial Income		\$15.62	\$281,974

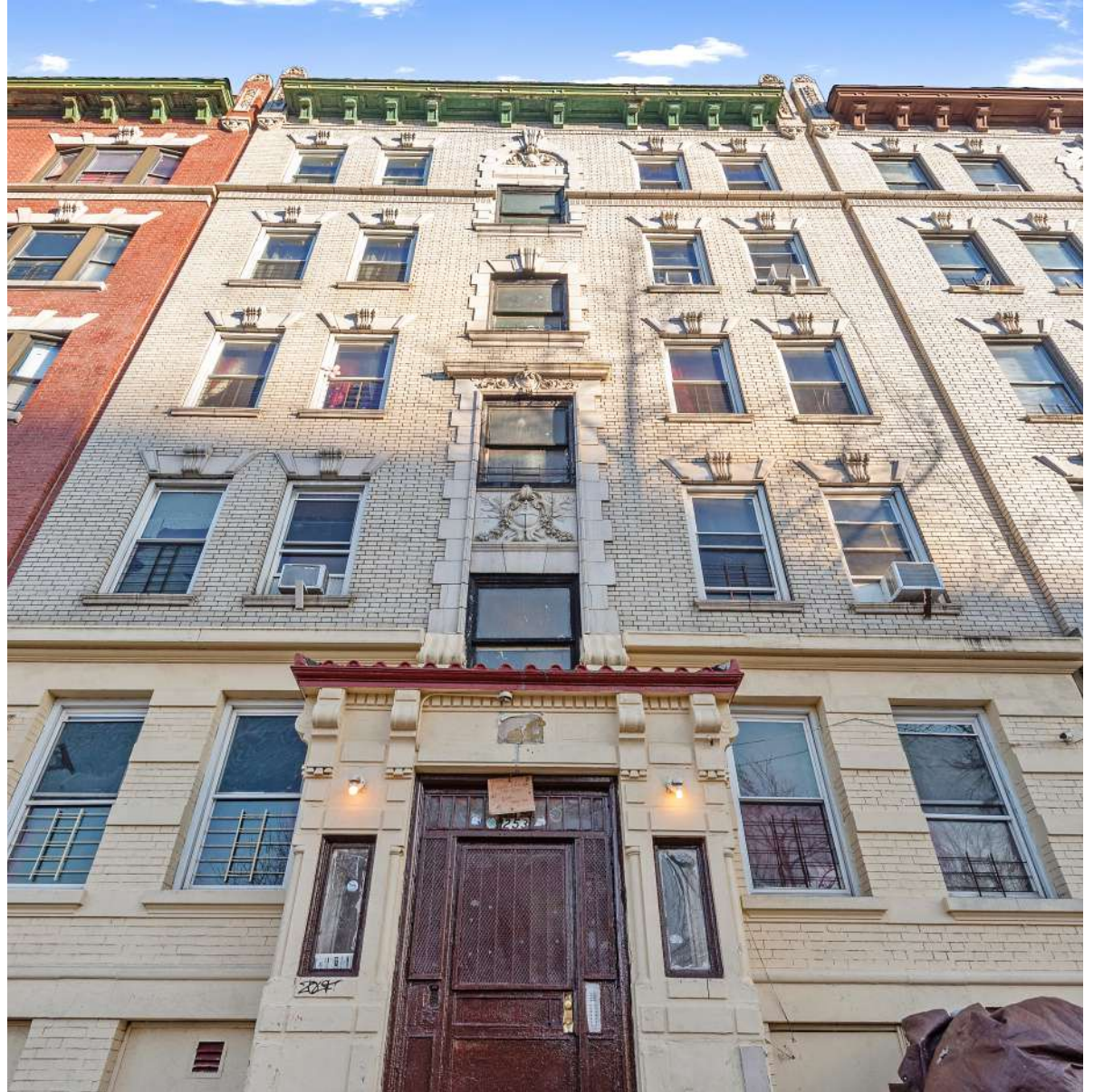
## PROJECTED EXPENSES

TYPE	PROJECTION	% OF EGI	\$ / SF	PROJECTED
Property Taxes	25/26	25.45%	\$3.98	\$71,772
Insurance	\$1,500.00 / UNIT	5.85%	\$0.91	\$16,500
Heat	\$1,250.00 / UNIT	4.88%	\$0.76	\$13,750
Electric	\$0.50 / GSF	3.20%	\$0.50	\$9,024
Water & Sewer	Per Owner	5.20%	\$0.81	\$14,659
Repairs & Maintenance	\$850.00 / UNIT	3.32%	\$0.52	\$9,350
Super Salary	\$500/ Month	2.13%	\$0.33	\$6,000
Management	3% of EGI:	3.00%	\$0.47	\$8,459
<b>TOTAL EXPENSES</b>		<b>53.02%</b>	<b>\$8.28</b>	<b>\$149,514</b>
<b>NET OPERATING INCOME</b>				<b>\$132,460</b>



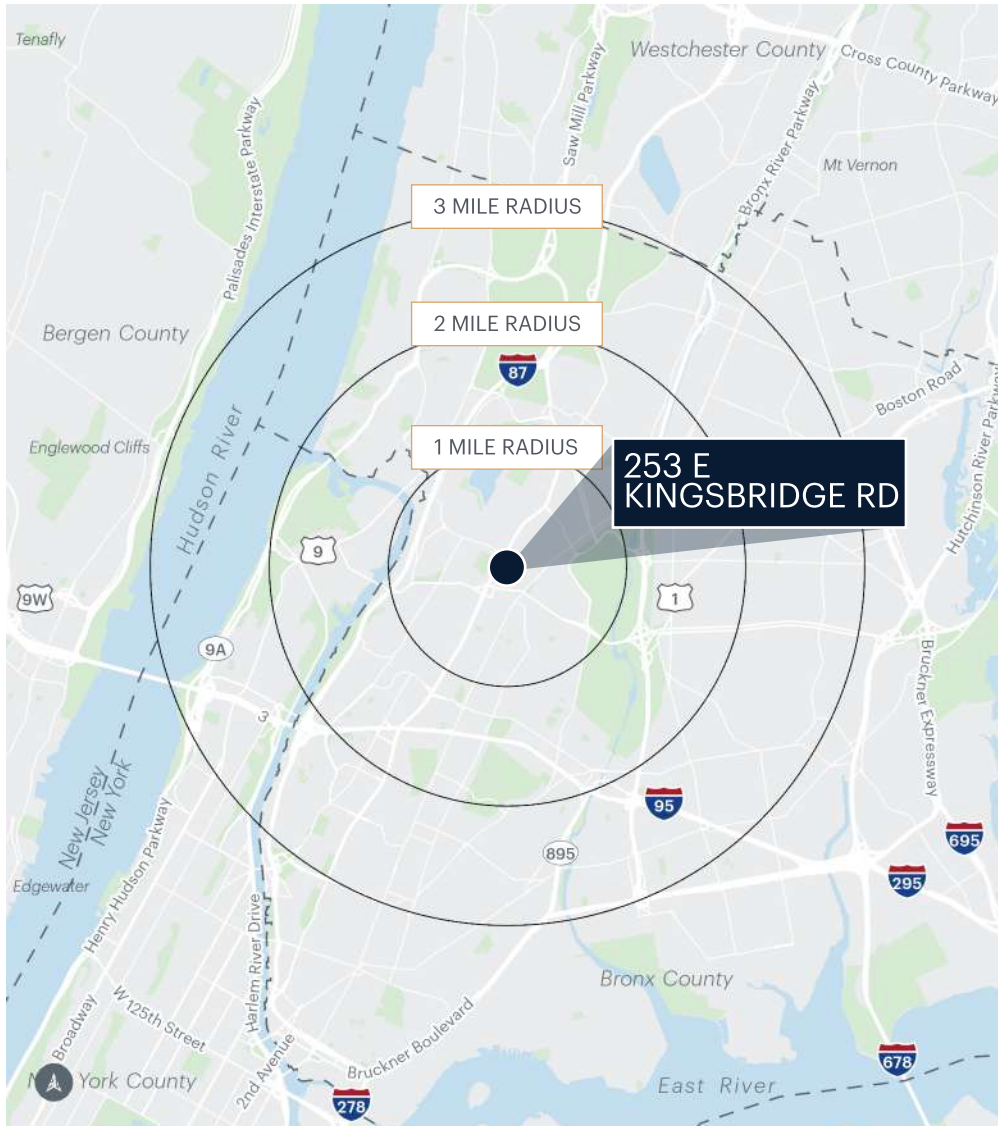
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# PROPERTY PHOTOS



**253 E KINGSBRIDGE ROAD**  
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# AREA DEMOGRAPHICS



	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
<b>Population</b>	207,563	635,327	1,191,314
<b>Number of Households</b>	72,295	235,304	439,452
<b>Average Household Income</b>	\$57,773	\$68,244	\$71,888
<b>Median Household Income</b>	\$44,235	\$48,768	\$50,544
<b>College Graduates</b>	23,193 17.0%	104,234 24.0%	205,063 26.0%
<b>Total Businesses</b>	3,151	10,113	19,118
<b>Total Employees</b>	49,651	178,749	334,679
<b>Daytime Population</b>	172,524	550,380	1,028,913

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