

AVAILABLE FOR SALE
ASKING PRICE \$995,000

2323 CAMBRELENG AVENUE

Bronx, NY, 10456 | Belmont

FOUR STORY WALK-UP
MULTIFAMILY BUILDING
WITH EIGHT UNITS

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1 Favorable Tax Classification
Class 2B protected

#2 Emerging Residential Market
Positioned in Belmont neighborhood experiencing significant residential development

#3 Established Mass-Transit Options
Property is well served by local bus-routes, connecting residents to major train and subway stations with ease.

#4 In-Place Cash Flow
Stable income occupied with 8 rent stabilized, 2-bedroom 1-bathroom units

#5 Famous Bronx Corridor
Steps away from the Arthur Avenue Retail Market, and within walking distance from the Bronx Zoo and New York Botanical Garden



PROPERTY OVERVIEW

RIPCO Real Estate has been retained on an exclusive basis to arrange for the sale of **2323 Cambreleng Avenue** — Bronx, NY (the 'Property').

The Property is located in the Belmont neighborhood of the Bronx, a well established residential enclave known for its dense population, strong neighborhood retail, convenient mass transit, and proximity to the Arthur Avenue corridor, Bronx Zoo, Botanical Gardens, and Fordham University. Belmont has long served as one of the Bronx's most vibrant neighborhoods, anchored by historic destination restaurants, unique geographic positioning, diverse population, and economic development in the area.

2323 Cambreleng Avenue is conveniently positioned near several major transportation options including the B and D subway lines along Grand Concourse and the Metro-North Fordham station, providing direct connection to Manhattan and the greater New York City region.

Located within one of the Bronx's most recognizable and culturally rich neighborhoods, the Property provides investors with an opportunity to acquire an asset in a growing residential area with strong transit accessibility, and attributes that indicate positive long-term investment.

FINANCIAL SNAPSHOT

Asking Price	\$995,000
Capitalization Rate	7.01%
Price Per SF	\$124
Price Per Unit	\$124,375
Gross Rent Multiple	7.29x

PROPERTY SUMMARY

THE OFFERING

Address:	2323 Cambreleng Ave, Bronx, NY 10458
Location:	West side of Cambreleng Avenue between East 183rd Street and Crescent Avenue.
Block(s) / Lot(s)	3088 / 36
Property Type	Over Six Families without Stores (C1)

BUILDING INFORMATION

Lot Dimensions	25' x 100'
Lot SF	2,500 SF (approx.)
Building Dimensions	25' x 80'
Stories	4
Year Built / Last Altered	1907
Walk-Up / Elevator	Walk-Up
Total Gross SF	8,000 SF (approx.)
Residential Units	8

ZONING INFORMATION

Zoning:	R7-1
Street Width:	50'
Street Width Classification:	Narrow

	FAR	BSF	
Buildable SF (Residential):	3.44	8,600	SF (approx.)
Buildable SF (Facility):	4.80	12,000	SF (approx.)
Buildable SF (City of Yes):	5.01	12,525	SF (approx.)

	Existing	Available	
Available Air Rights (As-of-Right):	(8,000)	600	SF (approx.)

NYC TAX INFORMATION

Assessment (26/27):	\$171,302
Tax Rate (26/27):	12.439%
Annual Property Tax (26/27):	\$21,308
Tax Class:	2B

REVENUE

UNIT	BED / BATH	STATUS	LEASE EXPIRATION	LEGAL RENT	MONTHLY RENT
APT 1	2 / 1	RS	Apr-26	\$1,587	\$1,500
APT 2	2 / 1	RS	Mar-26	\$1,462	\$1,462
APT 3	2 / 1	RS	Apr-26	\$1,362	\$1,175
APT 4	2 / 1	RS	Jul-25	\$1,630	\$1,368
APT 5	2 / 1	RS	Jun-25	\$1,663	\$1,625
APT 6	2 / 1	RS	Sep-25	\$1,456	\$1,499
APT 7	2 / 1	RS	May-26	\$1,398	\$1,365
APT 8	2 / 1	RS	Jun-26	\$1,375	\$1,375
Gross Monthly Residential Revenue					\$11,151
Average Monthly Rent Per Unit					\$1,421
Average Rent Per SF (Gross)					\$17

RESIDENTIAL REVENUE	GSF	\$ / SF	ANNUAL INCOME
Gross Annual Residential Income	8,000	\$17.05	\$136,434
Less General Vacancy / Credit Loss (3.0%)		\$(0.51)	\$(4,093)
Effective Gross Annual Residential Income		\$16.54	\$132,341

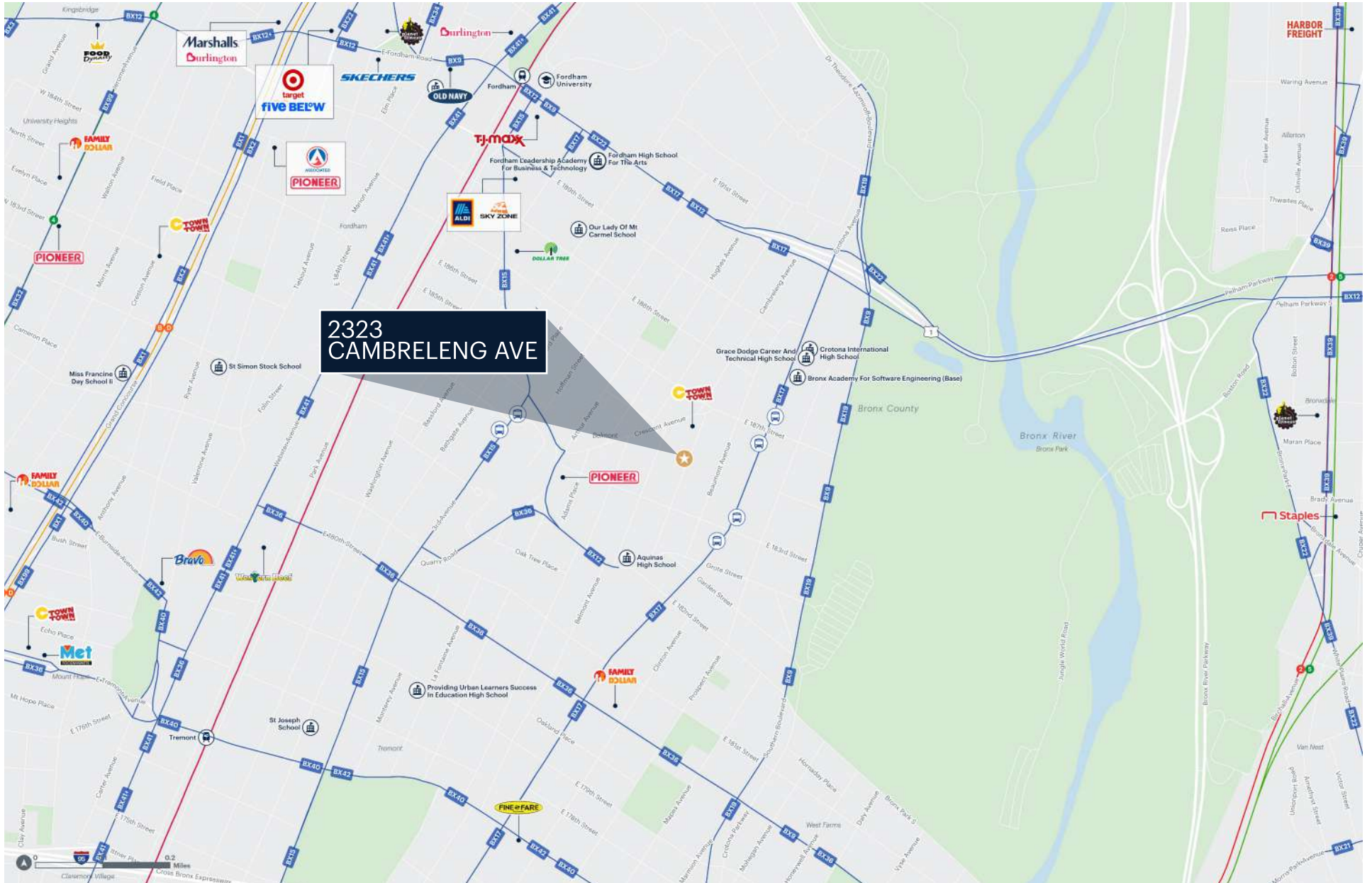
PROJECTED EXPENSES

TYPE	PROJECTION	% OF EGI	\$ / SF	PROJECTED
Property Taxes	26/27	16.10%	\$2.66	\$21,308
Insurance	\$1,400.00 / UNIT	8.46%	\$1.40	\$11,200
Heat (Gas)	\$1,050.00 / UNIT	6.35%	\$1.05	\$8,400
Electric	\$0.25 / GSF	1.51%	\$0.25	\$2,000
Water & Sewer	\$1,050.00 / UNIT	6.35%	\$1.05	\$8,400
Repairs & Maintenance	\$750.00 / UNIT	4.53%	\$0.75	\$6,000
Management	4% of EGI:	4.00%	\$0.66	\$5,294
TOTAL EXPENSES		47.30%	\$7.83	\$62,602

NET OPERATING INCOME	\$69,739
-----------------------------	-----------------

**2323 CAMBRELENG AVENUE
FOR SALE**

TRANSPORTATION MAP



MARKET OVERVIEW

Belmont is a vibrant and culturally rich neighborhood located in the central Bronx, widely recognized as the home of the Bronx's historic Little Italy along Arthur Avenue. The neighborhood has long served as a destination for both residents and visitors, anchored by a strong local retail corridor featuring restaurants, cafes, specialty markets, and neighborhood businesses that create consistent foot traffic throughout the area. Belmont has experienced renewed social and cultural momentum in recent years, driven by its unique heritage, diverse population, and growing interest from younger residents and students.

Belmont's appeal is further strengthened by its proximity to several major institutional anchors, including Fordham University, the Bronx Zoo, and the New York Botanical Garden, which collectively attract significant tourism and contribute to the neighborhood's steady economic activity. The area is also bordered by Fordham Road, one of the busiest retail corridors in the borough with some of the highest pedestrian traffic in the Bronx. These institutions and retail corridors provide a strong foundation for long-term neighborhood demand and investment potential.



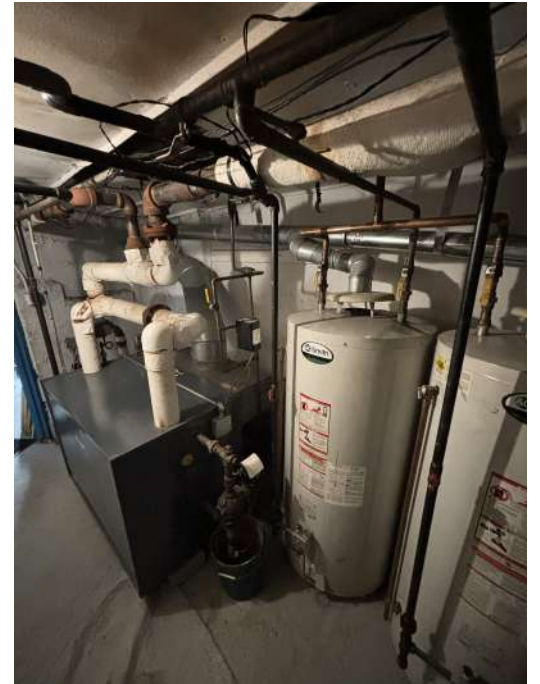
AREA DEMOGRAPHICS



	0.25 MILE	0.5 MILES	1 MILES
Population	17,986	40,794	164,904
Number of Households	6,622	15,498	58,617
Average Household Income	\$64,967	\$56,606	\$54,318
Median Household Income	\$41,099	\$36,345	\$39,109
College Graduates	20.41%	16.34%	16.02%
Total Businesses	383	781	2,897
Total Employees	2,886	12,470	40,653
Daytime Population	14,156	38,807	145,232

2323 CAMBRELENG AVENUE
FOR SALE

PROPERTY PHOTOS



CONTACT EXCLUSIVE AGENTS

Mitchel Flaherty
Vice President
646.993.7327
mflaherty@ripcony.com

Brian Whelan
Executive Managing Director
646.993.7328
bwhelan@ripcony.com

Jonathan Auerbach
Associate
646.993.7343
jauerbach@ripcony.com

Jake Shapiro
Associate
646.827.3805
jshapiro@ripcony.com

FOR FINANCING INQUIRIES

Adam Hakim
646.290.2011
ahakim@ripcony.com

James Murad
646.290.2012
jmurad@ripcony.com