



EXCLUSIVE  
KINGSBRIDGE HEIGHTS  
\$24,000,000

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 | \$109,600 PU

### \$24,000,000

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 \$79,000 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 | \$24,000,000 |
| PPU           | \$109,589    |
| PPSF          | \$119        |
| GRM           | 6.9x         |
| CAP RATE      | 6.5%         |

#### 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                            | \$3,600,900        |
| VACANCY & CREDIT LOSS (3%)                    | (\$108,000)        |
| <b>EFFECTIVE GROSS INCOME</b>                 | <b>\$3,492,900</b> |
| <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          |
| <b>TOTAL PRO FORMA EXPENSES</b>               | <b>\$1,938,300</b> |
| <b>NET OPERATING INCOME</b>                   | <b>\$1,554,600</b> |

#### 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<br>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<br>Granted | \$251,165                                                        |
| 3300 Bailey Avenue | MCI- boiler, and elevator (2019) \$917.40 monthly for 150 months granted on 4/1/25                           | 2025<br>Granted | \$137,610                                                        |
| 3150 Bailey Avenue | MCI - roof (2019) \$1,042.80 monthly for 150 months granted on 4/1/24                                        | 2024<br>Granted | \$156,420                                                        |
|                    | <b>TOTAL MCIs</b>                                                                                            |                 | <b>\$543,195</b>                                                 |

## 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           |
|                    | <b>TOTAL</b>                | <b>-</b> | <b>\$1,062,890</b> |

\*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          |
| <b>TOTAL</b>               |  | <b>\$594,763</b> |

# EXCLUSIVE - 3138 BAILEY AVENUE, BRONX, NY 10463

KINGSBRIDGE HEIGHTS | 219 APARTMENTS | \$109,600 PU

## 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 | \$109,600 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       |



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## 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 | \$109,600 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 | \$109,600 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      |



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KINGSBRIDGE HEIGHTS | 219 APARTMENTS | \$109,600 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 | \$109,600 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)         |
| <b>EFFECTIVE GROSS INCOME</b>                | <b>\$1,629,000</b> |
| <i>Legal vs billed rent upside: \$86,200</i> |                    |
| 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           |
| <b>TOTAL PRO FORMA EXPENSES</b>              | <b>\$795,800</b>   |
| <b>NET OPERATING INCOME</b>                  | <b>\$833,200</b>   |

### NOTE

Property has a J51 Exemption set to expire in 2034.



# EXCLUSIVE - 3300 BAILEY AVENUE, BRONX, NY 10463

KINGSBRIDGE HEIGHTS | 219 APARTMENTS | \$109,600 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 | \$109,600 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 | \$109,600 PU

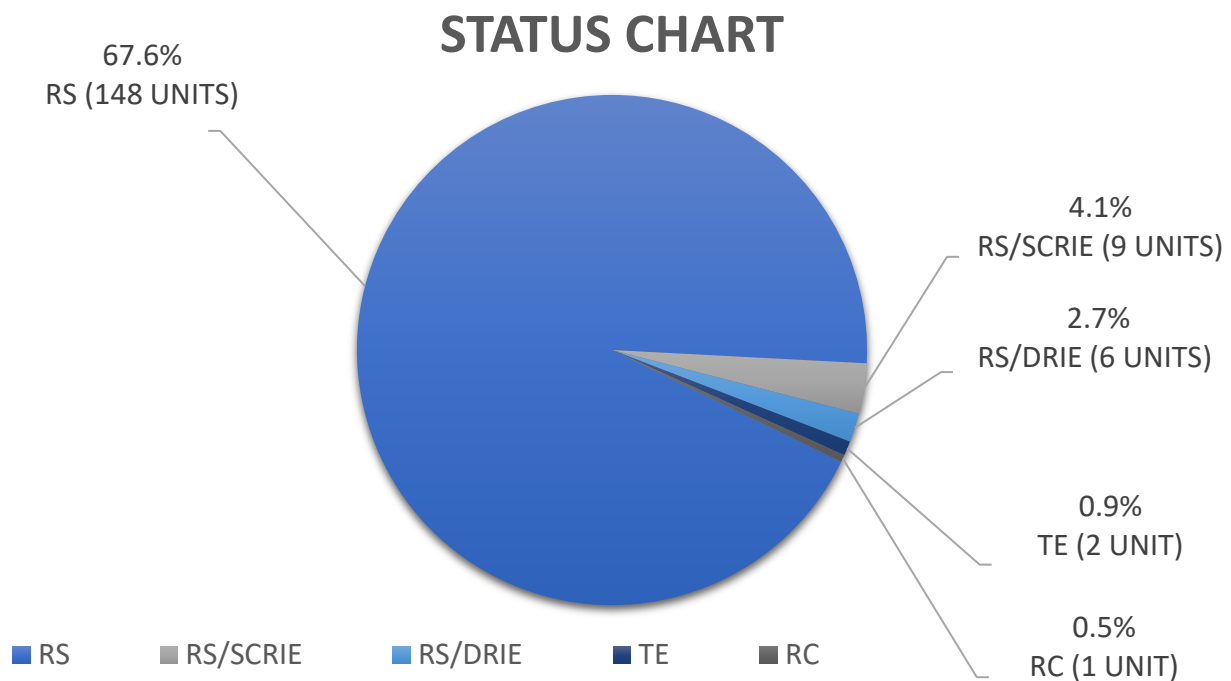
## RESIDENTIAL RENT ROLL (97 APARTMENTS)

| 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 &amp; 3300 BAILEY AVENUE, BRONX, NY 10463

## STATUS BREAKDOWN



## PLOT





EXCLUSIVE

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

KINGSBRIDGE HEIGHTS | 219 APARTMENTS | \$109,600 PU

PROPERTY PHOTOS - EXTERIOR



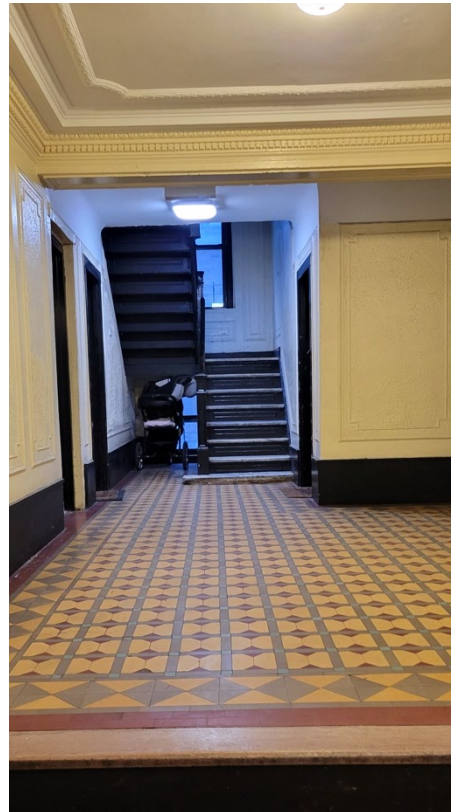
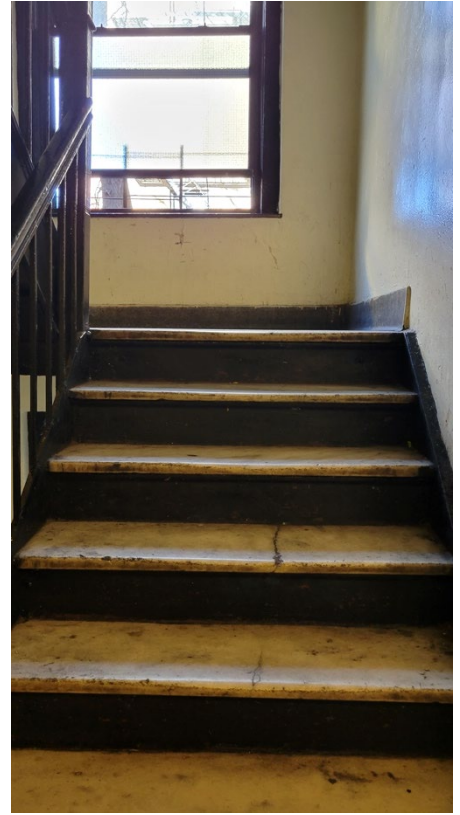


EXCLUSIVE

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

KINGSBRIDGE HEIGHTS | 219 APARTMENTS | \$109,600 PU

PROPERTY PHOTOS - LOBBY & STAIRCASE





EXCLUSIVE

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

KINGSBRIDGE HEIGHTS | 219 APARTMENTS | \$109,600 PU

PROPERTY PHOTOS - MECHANICALS



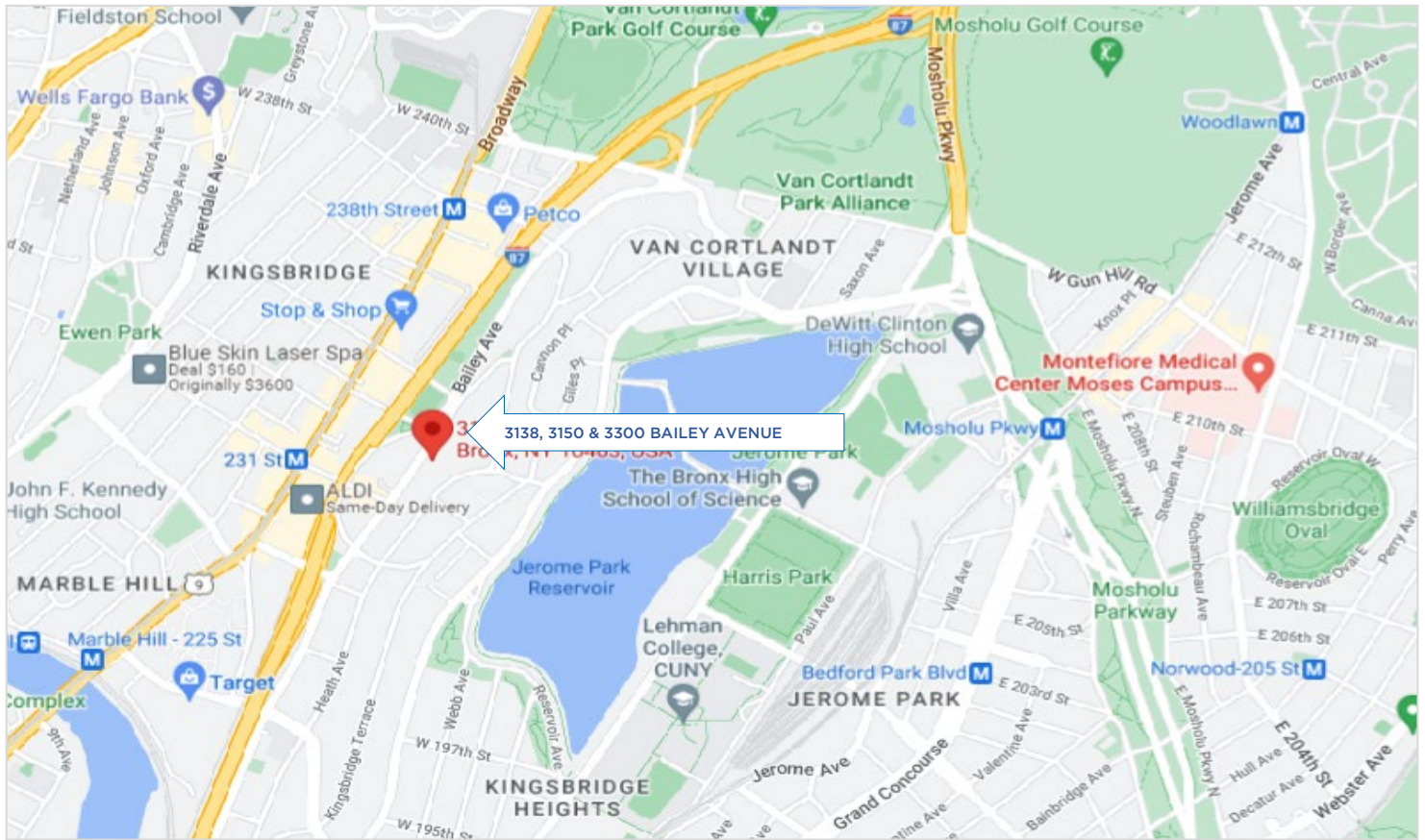


EXCLUSIVE

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

KINGSBRIDGE HEIGHTS | 219 APARTMENTS | \$109,600 PU

## NEIGHBORHOOD MAP & AERIAL VIEW







# 3138, 3150, 3300 BAILEY AVENUE

BRONX, NY

FINANCING INQUIRIES

AMIT DOSHI

SHALLINI MEHRA

DAVID HAYUM

SENIOR EXECUTIVE MANAGING DIRECTOR

MANAGING DIRECTOR

BROKER

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