

# 771 & 775 EAST 185TH STREET

BRONX, NY 10460



## 771 & 775 E 185TH ST | BRONX, NY

In Between E 185th and E 186 Street

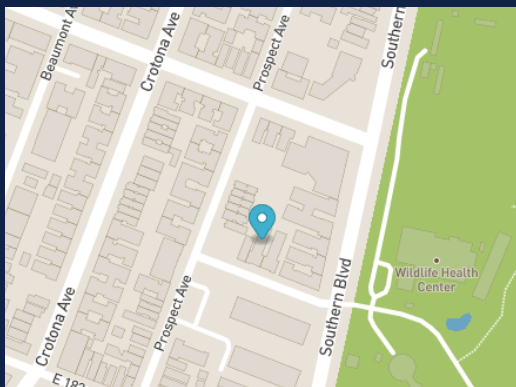
### THE SUMMARY

Kassin Sabbagh Realty (KSR) is proud to represent 771 and 775 E 185th St in the Belmont/East Tremont section of the Bronx (10460) are adjacent 5-story, early-20th-century multi-family apartment buildings, each totaling around 17,200 sq ft and built in 1931.

Both properties benefit from strong walkability, proximity to public transit, local amenities including shopping, several parks (notably Bronx Zoo and Botanical Garden), St. Barnabas Hospital, and neighborhood retail such as a nearby salon. They reflect the densely populated, diverse character of the area, though prospective investors should closely review building records, rent rolls, and interior condition before moving forward.

Belmont/East Tremont Dense residential neighborhood with many mid-century apartments and tenement buildings. Part of Bronx Community District 6, served by the 48th precinct.

**ASKING PRICE: \$4,750,000**



### PROPERTY OVERVIEW

|                     |                                               |                           |         |
|---------------------|-----------------------------------------------|---------------------------|---------|
| Property Type       | Multifamily                                   | Building Class            | C1      |
| Lot Size            | 10,400 ( 5,200 SF each building)              | Residential units (DOF)   | 41      |
| Lot Dimensions      | 80 ft x 260 ft (40 ft x 130 ft each building) | Neighborhood              | Belmont |
| Building Size       | 34,400 (17,200 SF each building)              | Cap Rate with arrears     | 8.37%   |
| Price Per Door      | \$113 Per Door                                | Cap Rate without arrears: | 9.14%   |
| Building Dimensions | 80 x 202 ft (40 ft x 101 ft each building)    |                           |         |

### INVESTMENT HIGHLIGHTS

- Belmont/East Tremont (10460): Dense residential neighborhood with many mid-century apartments and tenement buildings. Part of Bronx Community District 6, served by the 48th precinct
- Ethnic diversity: strong Puerto Rican and Hispanic presence, moderate median incomes.
- Local life enriched by proximity to major green spaces (Bronx Zoo, Botanical Garden, city parks), several shopping options, and easy transit access via buses/subway.
- Nearby amenities include 5 parks within ~2.2 miles (Bronx Zoo, NY Botanical Garden, Bronx Park, Poe Park, Crotona Park) and St. Barnabas Hospital

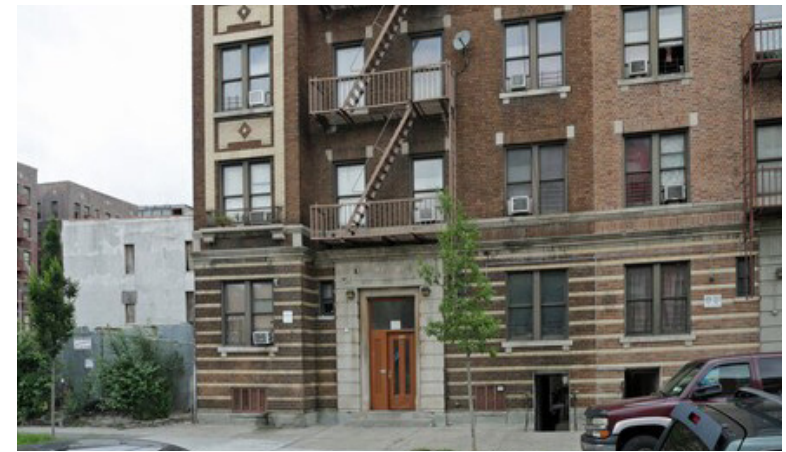
# 771 E. 185TH ST BRONX NY 10460

## RENT ROLL

| Apartment # | Rent    | Room | Lease Ending |
|-------------|---------|------|--------------|
| 1           | 1489.87 | 3    | 2/28/2026    |
| 2           | 1462.89 | 4    | 1/31/2026    |
| 3           | 1545.00 | 4    | 7/09/2025    |
| 4           | 1313.35 | 3    | 3/14/2026    |
| 5           | 1681.70 | 4    | 3/31/2026    |
| 6           | 1507.45 | 4    | 10/31/2025   |
| 7           | 1444.92 | 4    | 4/30/2026    |
| 8           | 1382.42 | 4    | 3/31/2026    |
| 9           | 1662.84 | 4    | 1/14/2026    |
| 10          | 1571.69 | 4    | 6/14/2025    |
| 11          | 1643.43 | 4    | 6/30/2025    |
| 12          | 1420.93 | 4    | 4/15/2025    |
| 13          | 1612.48 | 4    | 8/31/2025    |
| 14          | 1587.48 | 4    | 12/31/2025   |
| 15          | 1445.18 | 4    | 7/09/2025    |
| 16          | 1357.04 | 4    | 5/31/2025    |
| 17          | 1575.00 | 4    | 8/31/2025    |
| 18          | 1323.72 | 4    | 6/14/2026    |
| 19          | 1460.89 | 4    | 9/30/2025    |
| 20          | 1340.34 | 4    | 6/6/2025     |
| 21          | 785.51  | 4    | 2/28/2026    |

**MONTHLY TOTAL: \$30,614.13**

**YEARLY TOTAL: \$367,369.56**



## INCOME & EXPENSE

|                       |                          |
|-----------------------|--------------------------|
| <b>ANNUAL INCOME:</b> | \$367,369.00             |
| <b>EXPENSES:</b>      |                          |
| Taxes                 | \$44,550.00              |
| Water & Sewer         | \$23,700.00              |
| Insurance             | \$30,000.00              |
| Payroll               | \$16,000.00              |
| Utilities             | \$3,500.00               |
| Fuel                  | \$31,000.00 (Gas Boiler) |
| Repairs               | \$12,000.00              |
| <b>NET PROFIT</b>     | <b>\$206,619.00</b>      |

# 775 E. 185TH ST BRONX NY 10460

## RENT ROLL

| Apartment # | Rent    | Room | Lease Ending |
|-------------|---------|------|--------------|
| 1           | 1237.89 | 3    | 2/14/2026    |
| 2           | 1456.48 | 3    | 9/30/2025    |
| 3           | 1357.85 | 4    | 8/31/2025    |
| 4           | 1644.00 | 4    | 12/31/2025   |
| 5           | 1598.31 | 4    | 11/30/2025   |
| 6           | 1595.21 | 4    | 6/14/2025    |
| 7           | 1543.91 | 4    | 1/14/2025    |
| 8           | 1698.21 | 4    | 5/31/2025    |
| 9           | 1619.14 | 4    | 8/31/2025    |
| 10          | 1598.63 | 4    | 10/31/2025   |
| 11          | 1586.70 | 4    | 10/31/2025   |
| 12          | 1450.03 | 4    | 7/31/2025    |
| 13          | 1456.52 | 4    | 7/31/2025    |
| 14          | 1545.00 | 4    | 7/09/2025    |
| 15          | 1481.98 | 4    | 3/31/2026    |
| 16          | 1116.23 | 4    | 12/31/2025   |
| 17          | 1561.37 | 4    | 7/31/2025    |
| 18          | 1541.25 | 4    | 11/30/2025   |
| 19          | 1656.83 | 4    | 2/14/2026    |
| 20          | 895.06  | 4    | 8/31/2025    |
| BASEMENT    | -       | 4    | -            |

**MONTHLY TOTAL: \$29,640.60**

**YEARLY TOTAL: \$355,687.20**



## INCOME & EXPENSE

**ANNUAL INCOME:** \$355,600.00

### EXPENSES:

Taxes \$14,500.00 (J 51 abatement)

Water & Sewer \$23,821.00

Insurance \$30,000.00

Payroll \$12,000.00

Utilities \$4,000.00

Fuel \$28,500.00 (Gas Boiler)

Repairs \$15,000.00

**NET PROFIT** \$227,779.00

## 771 & 775 E 185TH ST | BRONX, NY

In Between E 185 th and E 186 Street

### LOCATION OVERVIEW

- Close to shopping hubs such as Cross Bronx Plaza and Crotona Center (~0.3–0.4 mi)
- Belmont District: A vibrant, predominantly residential area known for Arthur Avenue (“Little Italy of the Bronx”) with high walkability and access to parks like the New York Botanical Garden (~0.8 mi away)
- strong transit, walkability, and nearby amenities. Educational options are solid, with elementary and middle schools just steps away.

### TRANSPORTATION



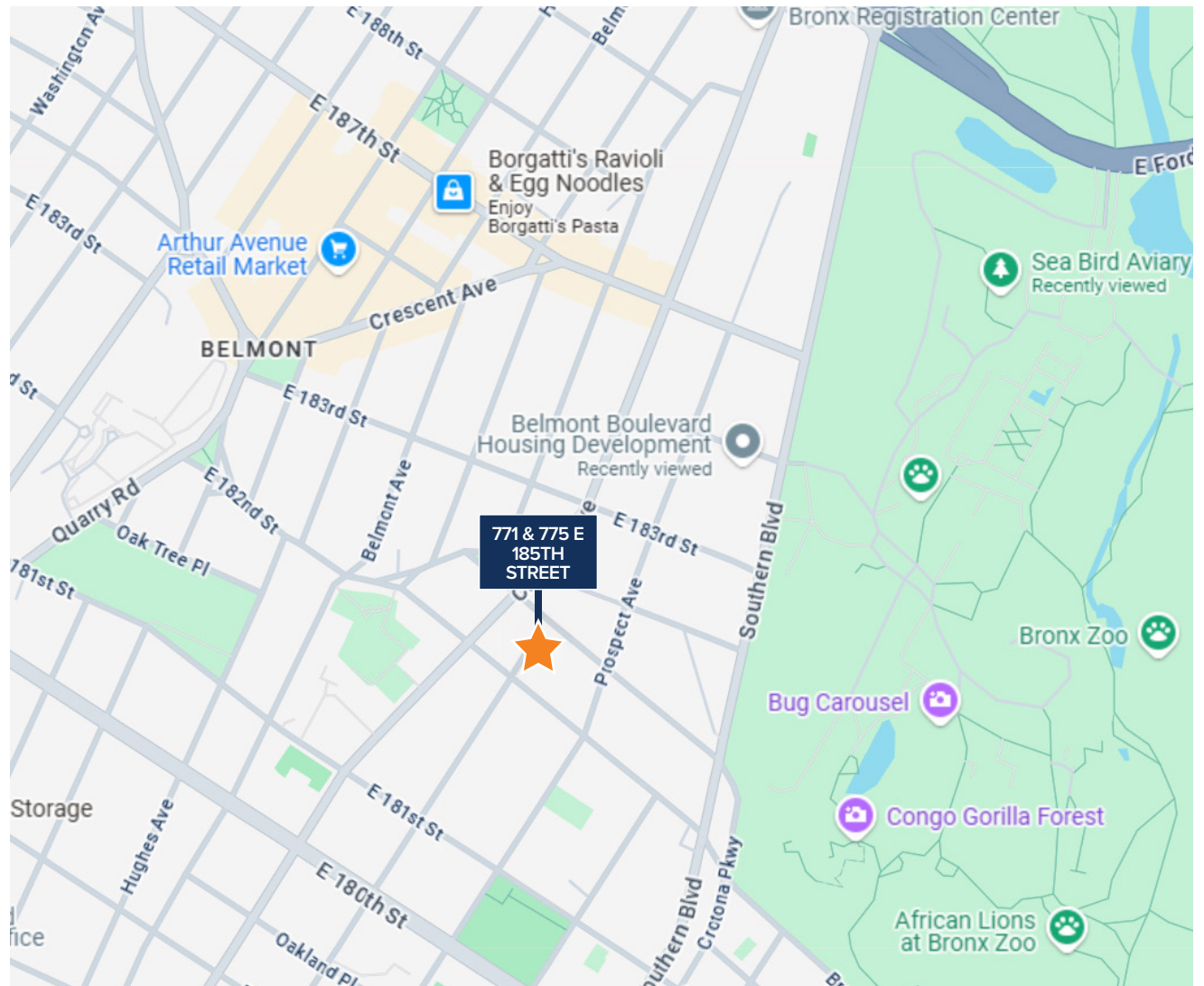
East 180th Station

SUBWAY LINE

2 5

BUS LINE

BX9, BX15, BX19, BX36, BX40,  
BX41, BX42



# ABOUT BELMONT NY



Belmont, a dynamic neighborhood located in the central Bronx, is one of New York City's most historically and culturally rich communities. Often celebrated as the “real Little Italy” of New York, Belmont's heart beats along Arthur Avenue—a lively commercial corridor lined with generations-old bakeries, butcher shops, fish markets, pasta makers, cafes, and restaurants that continue to serve the community with authentic Italian cuisine and old-world hospitality. The area was originally settled by Italian immigrants in the early 20th century, and their influence is still deeply felt today in the food, architecture, community institutions, and neighborhood events. Over the decades, Belmont has become more diverse, with a significant Hispanic population now calling it home, adding further vibrancy to the area's cultural fabric.

Despite changes in demographics and urban development, Belmont retains a strong sense of identity and community pride. Many families have lived in the neighborhood for multiple generations, and local businesses are often family-run and passed down through the years. Annual events like the Ferragosto Festival celebrate the neighborhood's Italian roots with music, food, and tradition, drawing visitors from across the city and beyond. Belmont is also home to important community anchors such as the Arthur Avenue Retail Market, Ciccarone Park, and Our Lady of Mount Carmel Church, all of which serve as gathering places that help preserve the area's tight-knit character.

Belmont's location adds to its appeal—adjacent to Fordham University's Rose Hill campus, the Bronx Zoo, and the New York Botanical Garden, the neighborhood enjoys access to some of the Bronx's most important educational and cultural institutions. lines provide convenient transportation options.



FOR MORE INFORMATION,  
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