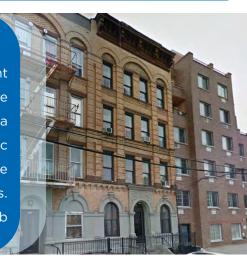


454 & 458 EAST 144TH STREET, BRONX, NY 10454

MOTT HAVEN | 22 UNITS & 1 COMMERCIAL UNIT | 15,600 GSF

ASKING PRICE: \$3,450,000

Built in 1931, 454 & 458 East 144th Street are two 4-story walkup apartment buildings that have 15,600 SF combined and includes 22 apartments and one commercial unit. Located between Willis Avenue and Brook Avenue, Mott Haven, a historic neighborhood in the South Bronx, is characterized by a mix of historic brownstones, tenement buildings, and low-rise apartments. The area has undergone significant revitalization, attracting new businesses, artists, and young professionals. 454 & 458 East 144th Street are conveniently located a few blocks south of The Hub at East 149th Street.



INCOME & EXPENSES

INCOME	IN-PLACE
RESIDENTIAL INCOME	\$374,000
COMMERCIAL INCOME	\$18,400
GROSS INCOME	\$392,000
VACANCY & CREDIT LOSS (5%)	-\$19,600
EFFECTIVE GROSS INCOME	\$372,400

EXPENSES	
REAL ESTATE TAXES (2025/2026)	\$50,300
WATER & SEWER	\$22,000
PAYROLL	\$8,000
INSURANCE	\$26,900
MANAGEMENT FEE (4%)	\$14,900
FUEL	\$18,700
UTILITIES	\$3,100
REPAIRS, MAINTENANCE & MISC.	\$22,000
TOTAL EXPENSES	\$165,900

INVESTMENT HIGHLIGHTS



Revitalized Neighborhood Located in the South Bronx, the property is just five blocks south of The Hub and in close proximity to multiple waterfront developments.



Lower Cost of Living The South Bronx attracts young working professionals seeking a lower cost of living without sacrificing space. With housing more affordable than in other parts of the city and a quick 30minute commute to Midtown Manhattan, this location offers both

value and convenience..



Durable Cash Flow The buildings are 100% rent-stabilized with low tenant turnover, providing investors with stable and reliable cash flow. Average monthly rents at 454 East 144th Street are \$1,645 and \$1,258 at 458 East 144th Street, ensuring consistent income. Five of the 22 units are renovated.

PRICING METRICS

NET OPERATING INCOME

ASKING PRICE	\$3,450,000
PPU	\$156,818
PPSF	\$221
GRM	9.2x
CAP RATE	6.0%

DEBT

\$206,500

- Delivered free and clear
- Loan amount: \$2,835,000 (Consolidated)
- Bank: NYCB

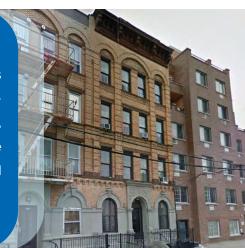


EXCLUSIVE 454 EAST 144TH STREET, BRONX, NY 10454

MOTT HAVEN | 9 UNITS | 7,800 GSF

ASKING PRICE: \$1,500,000

Built in 1931, 454 East 144th Street is a 4-story walkup apartment building that has 7,800 SF and includes nine apartments. All nine units are configured as three-bedroom apartments. Located in the Mott Haven Neighborhood of the South Bronx, the property is close to the Hub at 149th Street, many new developments on the South Bronx waterfront, and the 6 Train at 3 Ave – 138 St & 4 Train at 149 St – Grand Concourse.



PROPERTY INFORMATION

NEIGHBORHOOD	Mott Haven
CROSS STREETS	Willis & Brook Avenues
BLOCK / LOT	2288 / 34
LOT / BUILT DIMENSIONS	25.92' x 103.5' / 25' x 78'
STORIES	4 Stories
GROSS SF	7,800 SF
YEAR BUILT	1931
APARTMENTS / ROOMS	9 Apartments / 45 Rooms
APARTMENTS / ROOMS LAYOUT	9 Apartments / 45 Rooms 9/5
,	
LAYOUT	9/5
LAYOUT AVERAGE RENT (APT / ROOM)	9/5 \$1,645 / \$329
LAYOUT AVERAGE RENT (APT / ROOM) TAX ASSESSMENT	9/5 \$1,645 / \$329 \$89,729

INCOME & EXPENSES

INCOME	IN-PLACE
RESIDENTIAL INCOME	\$177,700
VACANCY & CREDIT LOSS (5%)	-\$8,900
EFFECTIVE GROSS INCOME	\$168,800

EXPENSES	
REAL ESTATE TAXES: 2B (2025/2026)	\$11,200
WATER & SEWER	\$9,000
PAYROLL	\$4,000
INSURANCE	\$18,000
MANAGEMENT FEE (4%)	\$6,800
FUEL	\$9,400
UTILITIES	\$1,600
REPAIRS, MAINTENANCE & MISC.	\$9,000
TOTAL EXPENSES	\$62,000
Operating Expense Ratio (% of EGI)	37%
NET OPERATING INCOME	\$106,800

ASKING PRICE	\$1,500,000
PPU	\$166,667
PPSF	\$192
GRM	8.4x
CAP RATE	7.1%



$454 \& 458 \text{ EAST } 144^{\text{TH}} \text{ STREET, BRONX, NY } 10454$

MOTT HAVEN | 9 UNITS | 7,800 GSF

RESIDENTIAL RENT ROLL

UNIT	APT #	TENANT	RENT/MONTHL	EGAL RENT	LAYOUT	ROOMS	LXP	STATUS
1	1E	Tenant 1	\$1,126.54	\$1,070.35	3-Bedroom	5.0	09/30/2026	RS/SCRIE
2	1W*	Tenant 2	\$2,705.59	\$2,570.63	3-Bedroom	5.0	10/31/2026	RS
3	2E	Tenant 3	\$1,571.60	\$1,571.60	3-Bedroom	5.0	11/30/2025	RS
4	2W	Tenant 4 (\$8: \$872.84)	\$1,021.84	\$1,021.84	3-Bedroom	5.0	03/31/2025	RS/S8
5	3E	Tenant 5	\$1,510.05	\$1,434.73	3-Bedroom	5.0	11/30/2026	RS
6	3W	Tenant 6	\$1,562.20	\$1,520.39	3-Bedroom	5.0	10/31/2025	RS
7	4E	Tenant 7	\$1,521.32	\$1,480.60	3-Bedroom	5.0	06/30/2026	RS
8	4W	Tenant 8	\$1,537.47	\$1,557.47	3-Bedroom	5.0	08/31/2025	RS
9	Basement*	Tenant 9	\$2,250.12	\$2,250.12	3-Bedroom	5.0	06/30/2025	RS
MONTH	LY INCOME		\$14,806.73	\$14,477.73		45.0		
ANNUA	L INCOME		\$177,680.76	\$173,732.76				

^{*}Renovated Units

INTERIOR PHOTOS - RENOVATED APARTMENT





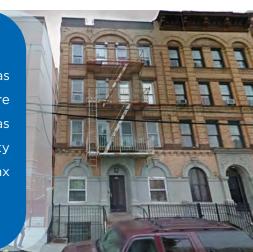


458 EAST 144TH STREET, BRONX, NY 10454

MOTT HAVEN | 13 UNITS & 1 COMMERCIAL UNIT | 7,800 GSF

ASKING PRICE: \$1,950,000

Built in 1931, 458 East 144th Street is a 4-story walkup apartment building that has 7,800 SF and includes 13 apartments & 1 commercial unit. Three of the units are configured as two-bedroom apartments and 10 of the units are configured as studios. Located in the Mott Haven Neighborhood of the South Bronx, the property is close to the Hub at 149th Street, many new developments on the South Bronx waterfront, and the 6 Train at 3 Ave – 138 St & 4 Train at 149 St – Grand Concourse.



PROPERTY INFORMATION

NEIGHBORHOOD	Mott Haven
CROSS STREETS	Willis & Brook Avenues
BLOCK / LOT	2288 / 35
LOT / BUILT DIMENSIONS	25.92' x 106' / 25' x 78'
STORIES	4 Stories
GROSS SF	7,800 SF
RESIDENTIAL SF	7,000 SF
COMMERCIAL SF	800 SF
YEAR BUILT	1931
APARTMENTS / ROOMS	13 Apartments / 32 Rooms
LAYOUT	3/4 & 10/2
AVERAGE RENT (APT / ROOM)	\$1,258 / \$511
COMMERCIAL UNITS	1 Commercial Unit
TAX ASSESSMENT	\$312,810
FAR BUILT / ALLOWED	2.84 / 2.43
ZONING	R6
HPD VIOLATIONS	18: 1A, 11B & 6C

INCOME & EXPENSES

INCOME	IN-PLACE
RESIDENTIAL INCOME	\$196,300
COMMERCIAL INCOME	\$18,000
GROSS INCOME	\$214,300
VACANCY & CREDIT LOSS (5%)	(\$10,700)
EFFECTIVE GROSS INCOME	\$203,600

EXPENSES	
REAL ESTATE TAXES (2025/2026)	\$39,100
WATER & SEWER	\$13,000
PAYROLL	\$4,000
INSURANCE	\$15,900
MANAGEMENT FEE (4%)	\$8,100
FUEL	\$9,400
UTILITIES	\$1,600
REPAIRS, MAINTENANCE & MISC.	\$13,000
TOTAL EXPENSES	\$104,100
Operating Expense Ratio (% of EGI)	51%
NET OPERATING INCOME	\$99,500

ASKING PRICE	\$1,950,000
PPU	\$130,000
PPSF	\$250
GRM	9.1x
CAP RATE	5.1%



458 EAST 144^{TH} STREET, BRONX, NY 10454

MOTT HAVEN | 13 UNITS & 1 COMMERCIAL UNIT | 7,800 GSF

RESIDENTIAL RENT ROLL

UNIT	APT#	TENANT	RENT/MONTH	LEGAL RENT	LAYOUT	ROOMS	LXP	STATUS
1	1	Tenant 1	\$1,060.36	\$1,027.48	Studio	2.0	01/31/2026	RS
2	2*	Tenant 2	\$1,618.02	\$1,485.89	Studio	2.0	04/30/2025	RS
3	3*	Tenant 3	\$1,544.18	\$1,544.18	Studio	2.0	06/30/2025	RS
4	4	Tenant 4	\$983.05	\$983.05	Studio	2.0	06/30/2025	RS
5	5	Tenant 5	\$1,064.55	\$1,036.06	Studio	2.0	03/31/2026	RS
6	6/7	Tenant 6	\$1,589.81	\$1,589.81	2-Bedroom	4.0	07/31/2025	RS
7	8	Tenant 7	\$1,045.92	\$1,017.93	Studio	2.0	12/31/2025	RS
8	9	Tenant 8	\$1,089.61	\$1,057.87	Studio	2.0	04/30/2025	RS
9	10	Tenant 9	\$876.44	\$849.26	Studio	2.0	10/31/2025	RS
10	11/12	Tenant 10	\$1,624.45	\$1,577.14	2-Bedroom	4.0	07/31/2025	RS
11	13/14	Tenant 11	\$1,497.68	\$1,451.24	2-Bedroom	4.0	02/28/2026	RS
12	15*	Tenant 12	\$1,379.76	\$1,379.76	Studio	2.0	03/31/2026	RS
13	16	Tenant 13	\$988.12	\$988.12	Studio	2.0	06/30/2025	RS
MONTHLY INCOME			\$16,361.95	\$15,987.79		32.0		
ANNUAL INCOME		\$196,343.40	\$191,853.48					

COMMERCIAL RENT ROLL

UNIT	TENANT	RENT/MONTH	SF	LXP
Basement*	Office - Vacant	\$1,500.00	800	-
MONTHLY INC	COME	\$1,500.00		
ANNUAL INCO	OME	\$18,000.00		
COMBINED A	NNUAL INCOME	\$214,343.40		

^{*}Renovated Units

INTERIOR PHOTOS - RENOVATED APARTMENT





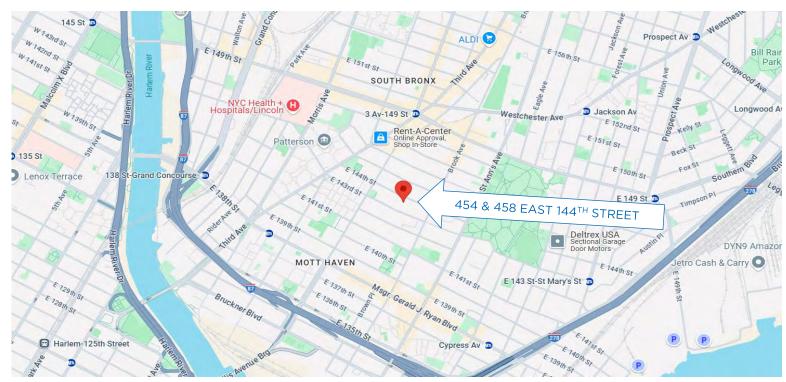


454 & 458 EAST 144TH STREET, BRONX, NY 10454

MOTT HAVEN | 13 UNITS & 1 COMMERCIAL UNIT | 7,800 GSF

PLOT & NEIGHBORHOOD MAPS







454 & 458 EAST 144TH STREET, BRONX, NY 10454

MOTT HAVEN | 22 UNITS & 1 COMMERCIAL UNIT | 15,600 GSF

"MOTT HAVEN IS WHERE HISTORY MEETS TRANSFORMATION ITS TREE-LINED STREETS, HISTORIC ARCHITECTURE, AND
THRIVING ART SCENE TELL A STORY OF RESILIENCE,
CREATIVITY, AND RENEWAL"









MOTT HAVEN

Mott Haven, located in the South Bronx, is a neighborhood rich in history and cultural diversity. Known for its distinctive architecture, the neighborhood features a blend of historic brownstones, tenement buildings, and low-rise apartments, creating a charming and unique urban landscape. Tree-lined streets add a touch of tranquility amid the city's energy. Bounded by East 149th Street to the north, the Bruckner Expressway to the east and south, and the Harlem River to the west, Mott Haven has long been a dynamic part of the Bronx.

Over the years, the neighborhood has experienced significant transformation. Recent decades have brought a resurgence driven by community-led efforts and public initiatives, sparking revitalization and growth. Today, Mott Haven is a hub for new businesses, artists, and young professionals, contributing to its evolving identity.

The neighborhood has a vibrant arts scene that reflects the Bronx's rich cultural heritage. Art galleries and studios showcase the work of local talents, with institutions like The Bronx Museums of the Arts playing a pivotal role in promoting artistic expression.

Mott Haven is also home to three historic districts: the Mott Haven Historic District, Mott Haven East Historic District, and the Bertine Block Historic District. The Mott Haven Historic District, designated in 1969, was the first in the Bronx to receive landmark status.

With excellent public transportation options, Mott Haven offers convenient access to Manhattan and surrounding areas, making it an attractive choice for commuters seeking a residential appeal.



454 & 458 EAST 144TH STREET, BRONX, NY 10454

MOTT HAVEN | 22 UNITS & 1 COMMERCIAL UNIT | 15,600 GSF

NOTABLE RETAILERS NEARBY



















POPEYES













THE HUB





AMIT DOSHI

SHALLINI MEHRA

RYAN DELMONTE

SENIOR ANALYST

EXECUTIVE SENIOR MANAGING DIRECTOR

MANAGING DIRECTOR

212 468 5943 | rdelmonte@meridiancapital.com

212 468 5959 | adoshi@meridiancapital.com 212 468 5958 | smehra@meridiancapital.com

IMPORTANT LEGAL DISCLAIMER

This is a confidential document intended solely for your limited use and benefit in determining whether you desire to express any further interest in the proposed sale of the real property (or interests therein) described herein (the "Property"). This document contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser, mortgagee, investor, lender, or lessee may desire. Neither Owner, Meridian Capital Group, LLC ("MCG") nor any of their respective officers, directors, partners, agents, brokers or employees have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this document or any of its contents, and no legal commitments or obligations shall arise by reason of this document or any of its contents. Unless specifically agreed to by MCG in writing to the contrary MCG will not share its commission earned in connection with the Property with any broker, finder or agent.