



Jungreis and Guttman of Rosewood close sale of 62,548 s/f Bronx property; The Morgan Group sells 60 East. 196th St. for \$8.15 million

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Aaron Jungreis,
Rosewood Realty Group

Michael Guttman,
Rosewood Realty Group

Bronx, NY Rosewood Realty Group has closed the \$8.15 million sale of a five-story walk-up apartment building in the Fordham neighborhood.

The 62,548 s/f building at 60 East 196th St. features 46 apartments and a superintendent's unit in the basement. It also offers 5,779 s/f of air rights. The building was built in 1924 and sold for 10.5 times the annual rent roll, at a 6% cap rate.

Rosewood's Michael Guttman represented the buyer, a private investor and Aaron Jungreis represented the seller, The Morgan Group.

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