



818-822 Mamaroneck Avenue

OFFERING MEMORANDUM

*Prepared by:*

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818-822 Mamaroneck Avenue  
Mamaroneck, NY 10543-1930



**NU REALTY**  
ADVISORS INC



# 818-822 Mamaroneck Avenue

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*Exclusively Marketed by:*



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01

Executive Summary

Investment Summary

818-822 MAMARONECK AVENUE



## OFFERING SUMMARY

ADDRESS	818-822 Mamaroneck Avenue Mamaroneck NY 10543-1930
COUNTY	Westchester
MARKET	Westchester/So Connecticut
BUILDING SF	8,164 SF
LAND SF	12,197 SF
YEAR BUILT	1940
APN	32030080000000170000011
OWNERSHIP TYPE	Fee Simple

[Property Video](#)

## FINANCIAL SUMMARY

PRICE	\$2,350,000
PRICE PSF	\$287.85

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	17,610	88,190	273,158
2025 Median HH Income	\$122,354	\$179,668	\$133,139
2025 Average HH Income	\$184,484	\$243,229	\$201,691



## Investment Summary

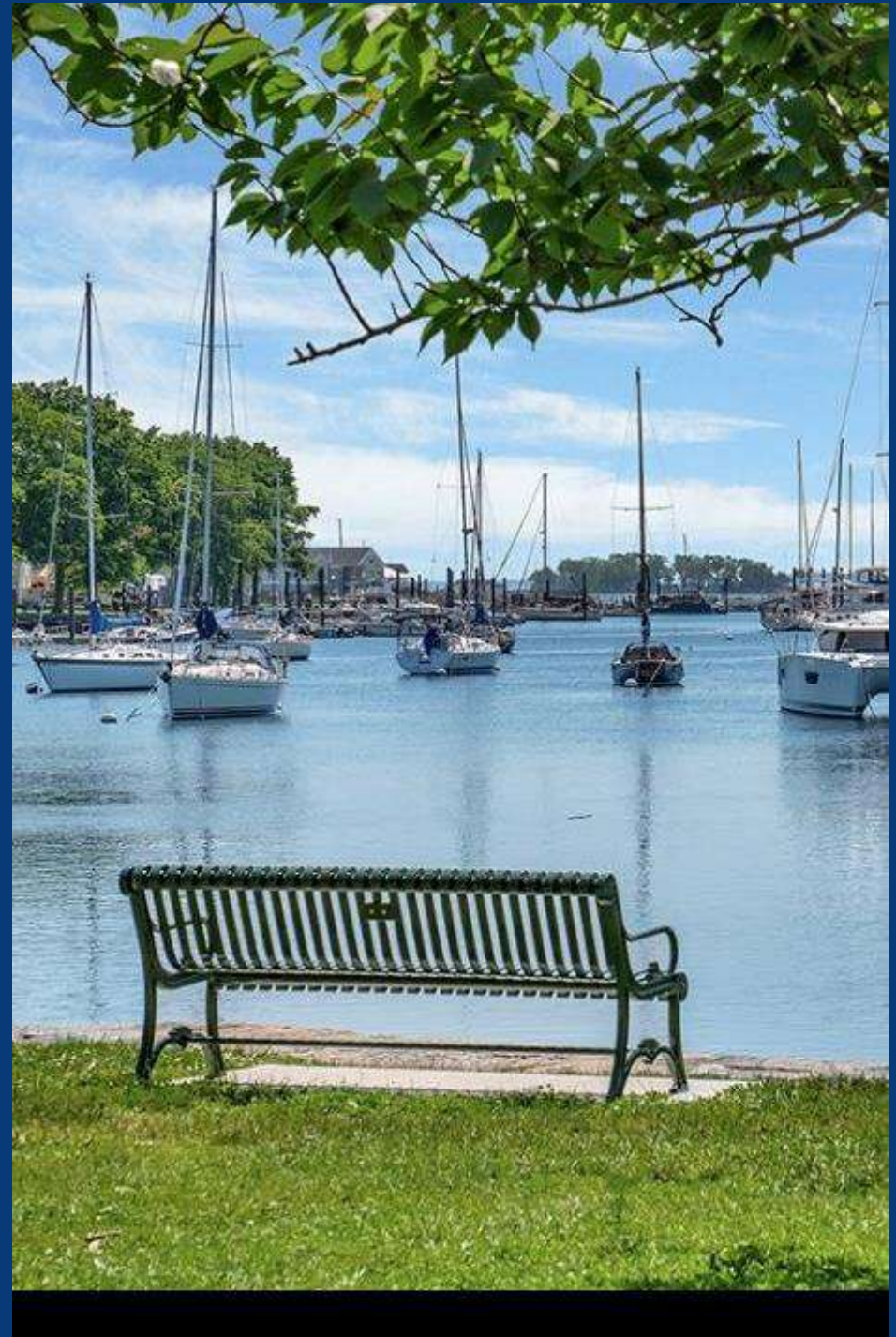
- NuRealty Advisors Inc. is proud to present the Exclusive Listing for 818-822 Mamaroneck Avenue in Mamaroneck, NY. This Fully Occupied 9-Unit Mixed-Use investment property features 6 Free-Market residential apartments and 3 Commercial Spaces, along with 9 Parking Spaces.

Major Highlights: 100% Occupancy and Tenants are responsible for All Utilities

With No Rent Regulations, the property offers substantial upside potential in rental income specifically with the residential units and parking. Priced at \$2,350,000, this offering delivers a nearly 7% Cap Rate, making this an exceptionally easy-to-manage asset.

Ideally located in the heart of Mamaroneck, just a few blocks from the Mamaroneck Metro-North Station, the property neighbors a great mix of national and regional retailers, ensuring high visibility and steady foot traffic.

For more information or to arrange a private tour, please contact [Team@NuRealtyAdvisors.com](mailto:Team@NuRealtyAdvisors.com) or call 914-479-2721.







02

Property Description

Property Features

Property Images

## GLOBAL

NUMBER OF UNITS	9
BUILDING SF	8,164
LAND SF	12,197
# OF PARCELS	1
YEAR BUILT	1940
ZONING TYPE	C1
LOCATION CLASS	B
BUILDING CLASS	B
NUMBER OF BUILDINGS	3
NUMBER OF STORIES	1
TRAFFIC COUNTS	21,000

## MULTI-FAMILY VITALS

NUMBER OF PARKING SPACES	9
NUMBER OF UNITS	6
CURRENT OCCUPANCY	100.00%
ELECTRIC & HEAT	Tenant Responsible
WATER	Landlord Responsible

## COMMERCIAL VITALS

NUMBER OF UNITS	3
CURRENT OCCUPANCY	100.00%
ELECTRIC & HEAT	Tenant Responsible
WATER	Landlord Responsible











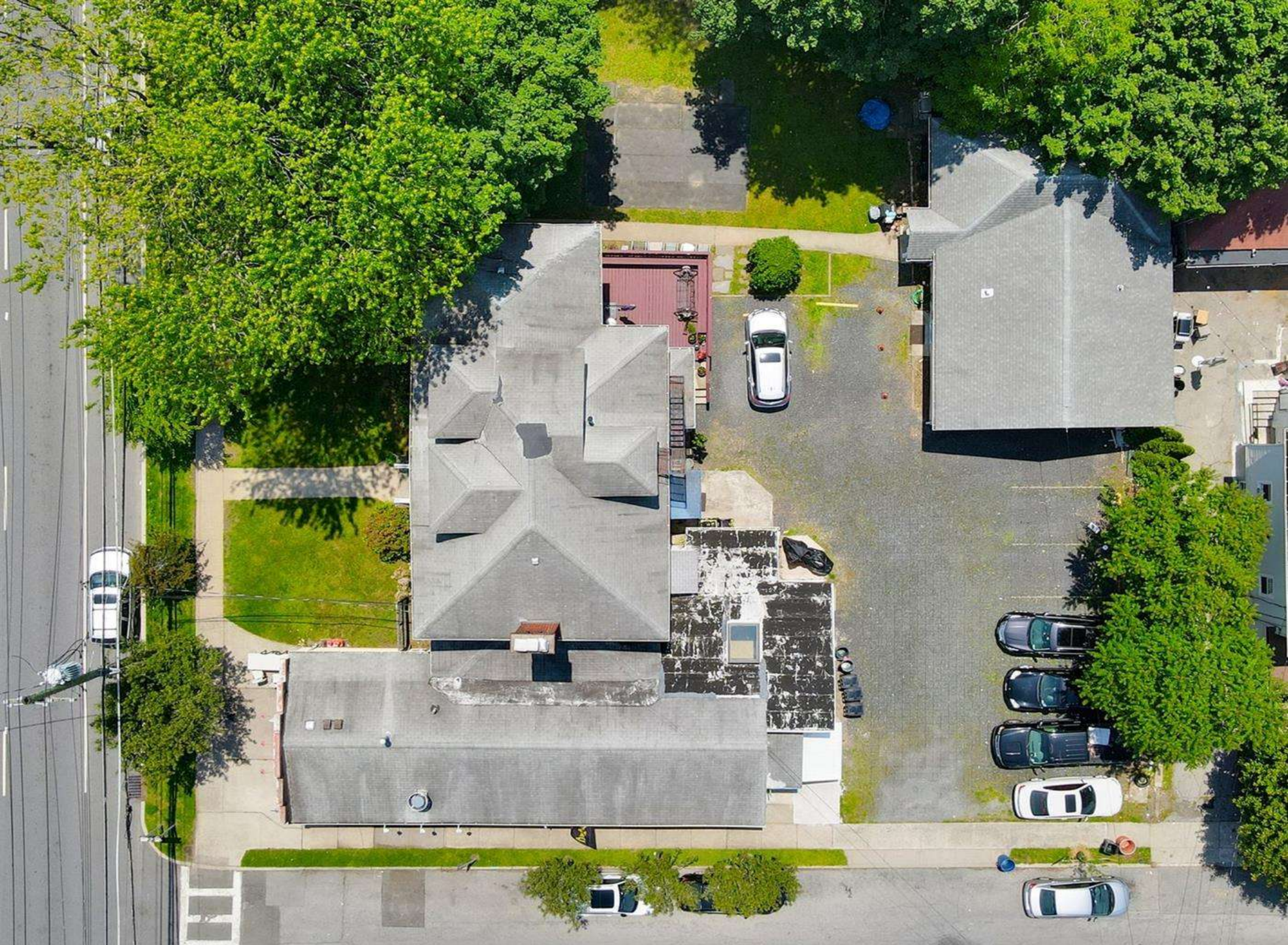








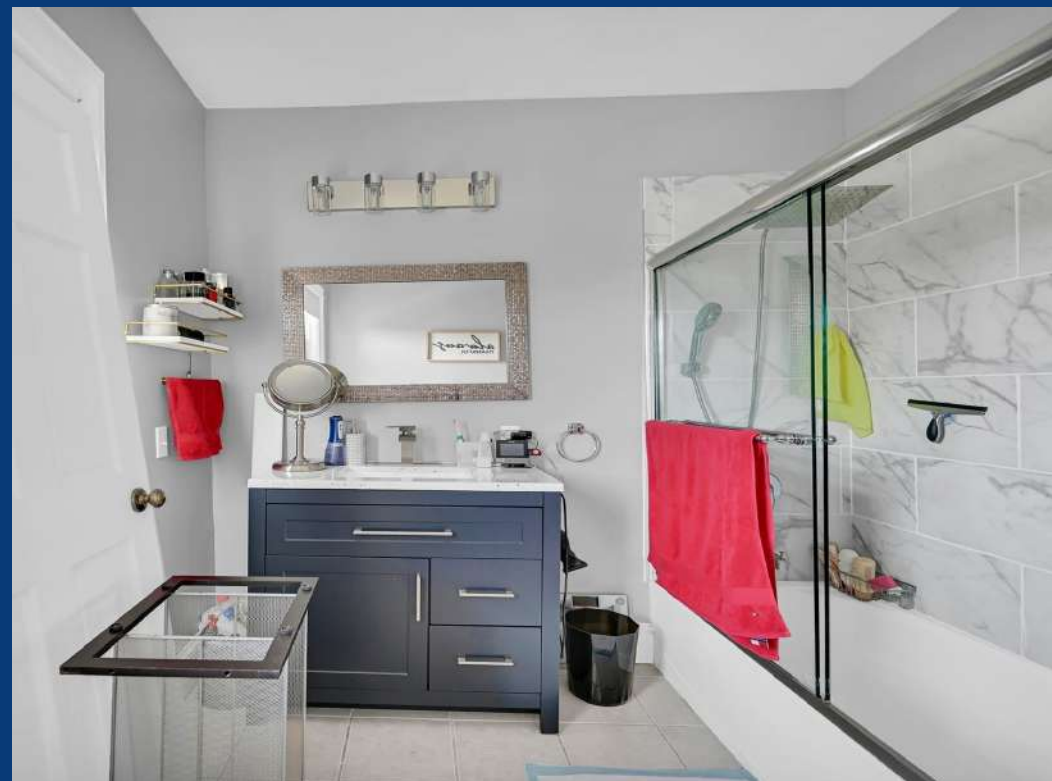








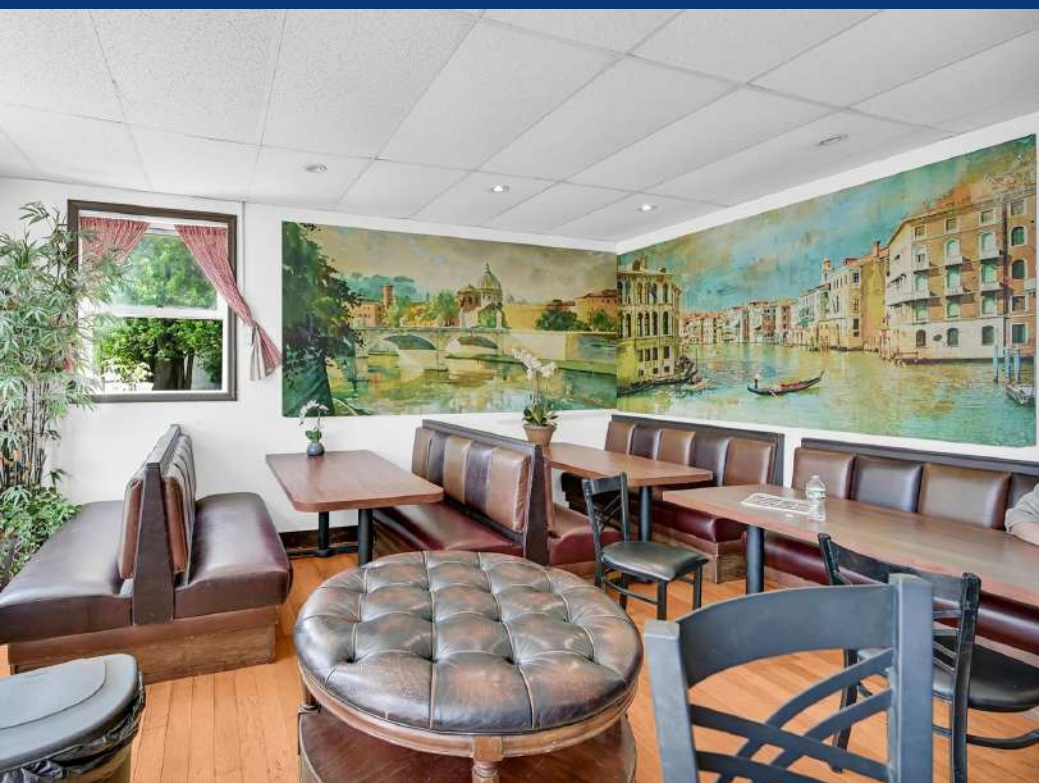




















03

Financial Analysis

Financial Analysis

818-822 MAMARONECK AVENUE





## Property Description & Summary

### PROPERTY ADDRESS

1 818-822 Mamaroneck Avenue, Mamaroneck, NY 10543-1930

### PROPERTY INFORMATION

Building SF	8,164
Lot SF	12,197
Class	C
Zoning	C1
Dimensions	100 x 124
Stories	1
Year Built	1940
Outdoor Parking	9 Spaces
Heat Type	Gas
APN	3203-008-000-00017-000-0011
Block	11

### UTILITIES / RESPONSIBLE PARTY

Electric	Tenant
Cooking Gas	Tenant
Heat	Tenant
Hot Water	Tenant

### UNIT MIX

Studio	1
1BR	2
2BR	2
3BR	1
Commercial Unit	3
Total Number of Units	9





## Property Description & Summary

### ACQUISITION STRUCTURE

Purchase Price	\$	2,350,000	A	
Initial Equity Investment	\$	822,500	35.00%	Equity Percentage
Loan Amount	\$	1,527,500	65.00%	Loan-to-Value (LTV) Percentage

### ACQUISITION MATRIX

Number of Units		9.00
Price Per Unit	\$	261,111
Gross Rent Multiple (GRM)		9.55
Capitalization Rate		6.57%
Net Operating Income (NOI)	\$	154,321

### PROPOSED DEBT STRUCTURE

Interest Rate	6.50%
Fixed Rate Period	5 Years
Equity Percentage	35.00%
Loan-to-Value (LTV) Percentage	65.00%
Interest Only Period	1 Years
Amortization Period	4 Years
Loan Term	30 Years

### PROPOSED ANNUAL INFLATION RATE

Residential Income	5.00%
Operating Expenditures	1.50%

### INCOME / EXPENDITURE MODEL

Category	Percent (%)	\$ Per Unit	Total Value	\$ Per SF
Vacancy Rate	3.00%		\$ (7,381)	\$ (0.90)
Property Tax		\$ 3,568	\$ 32,115	\$ 3.93
Water & Sewer		\$ 341	\$ 3,071	\$ 0.38
Electric		\$ 200	\$ 4,227	\$ 0.52
Insurance		\$ 3,444	\$ 31,000	\$ 3.80
General & Administrative		\$ 250	\$ 2,250	\$ 0.28
Repairs & Maintenance		\$ 500	\$ 4,500	\$ 0.55
Management Fee	3.00%		\$ 7,159	\$ 0.88



## Property Description & Summary

### RETURN ON INVESTMENT (ROI) SUMMARY FOR HOLD PERIOD

Period	CFADS	Cash-On-Cash %	Cap Rate %	GRM
Year 1	\$ 38,463	4.68%	6.57%	9.55
Year 2	\$ 46,374	5.64%	6.90%	9.10
Year 3	\$ 57,227	6.96%	7.37%	8.66
Year 4	\$ 68,663	8.35%	7.85%	8.25
Year 5	\$ 80,713	9.81%	8.36%	7.86
<b>Total CFADS Earned During Loan Term &amp; Average ROIs</b>	<b>\$ 291,440 B</b>	<b>7.09%</b>	<b>7.41%</b>	<b>8.68</b>

### DISPOSITION SCENARIO AT YEAR 5

Net Operating Income at Year 5	\$ 196,572
Price Per Unit	\$ 336,020
Acquisition Capitalization Rate at Year 5	6.50%
Property Valuation at Year 5	\$ 3,024,177 C
Less: Purchase Price	\$ 2,350,000 A
<b>Gross Excess Equity Earned at Year 5</b>	<b>\$ 674,177 D (C - A)</b>
<b>Add: Total CFADS Earned During Hold Period / Loan Term</b>	<b>\$ 291,440 B</b>
<b>Total Excess Equity and CFADS Recognized at Year 5</b>	<b>\$ 965,617 (D + B)</b>

### REFINANCE SCENARIO AT YEAR 5

Property Valuation at Year 5	\$ 3,024,177 C
Loan-to-Value Percentage	75%
Principal Loan Amount for Refinance	\$ 2,268,133
Repayment of Principal Balance of Initial Loan due at Year 5	(1,429,908)
<b>Refinance - Cash Out</b>	<b>\$ 838,225</b>
<b>New Buying Power with New Cash Out Proceeds (25% Equity)</b>	<b>\$ 3,352,900</b>

### SUMMARY OF TRANSACTION

➡ At Year 5, the property would have collected a total Cash Flow After Debt Service (CFADS) of:	\$ 291,440
➡ At Year 5, all of the Initial Equity has been recovered and the valuation of the property has increased by:	\$ 674,177
➡ At Year 5, you will be able to refinance the property up to a 75% Loan-to-Value (LTV) for a Cash Out of:	\$ 838,225
➡ At Year 5, you will be able to purchase a New Property using the Cash Out Proceeds and Income of up to:	\$ 3,352,900



## Cash Flow Analysis

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Annual Actual Income	\$ 246,024	\$ 258,325	\$ 271,241	\$ 284,804	\$ 299,044
<i>Vacancy / Reserves</i>	<i>\$ (7,381)</i>	<i>\$ (7,750)</i>	<i>\$ (8,137)</i>	<i>\$ (8,544)</i>	<i>\$ (8,971)</i>
Effective Gross Income (EGI)	\$ 238,643	\$ 250,575	\$ 263,104	\$ 276,259	\$ 290,072
Real Estate Taxes	32,115	32,597	33,086	33,582	34,086
Water & Sewage	3,071	3,117	3,164	3,211	3,259
Electric	4,227	4,290	4,355	4,420	4,486
Insurance	31,000	31,465	31,937	32,416	32,902
General & Administration	2,250	2,284	2,318	2,353	2,388
Repairs & Maintenance	4,500	4,568	4,636	4,706	4,776
Management Fee	7,159	10,023	10,524	11,050	11,603
Total Expenditures	84,322	88,343	90,019	91,738	93,501
<b>Net Operating Income (NOI)</b>	<b>154,321</b>	<b>162,232</b>	<b>173,085</b>	<b>184,521</b>	<b>196,572</b>
Equity	822,500	822,500	822,500	822,500	822,500
Principal	1,510,427	1,492,210	1,472,773	1,452,035	1,429,908
<i>Annual Debt Service</i>	<i>(115,858)</i>	<i>(115,858)</i>	<i>(115,858)</i>	<i>(115,858)</i>	<i>(115,858)</i>
<b>Cash Flow After Debt Service (CFADS)</b>	<b>38,463</b>	<b>46,374</b>	<b>57,227</b>	<b>68,663</b>	<b>80,713</b>

Number of Units	9	9	9	9	9
Price per SF	\$ 288	\$ 288	\$ 288	\$ 288	\$ 288
Price per Unit	\$ 261,111	\$ 261,111	\$ 261,111	\$ 261,111	\$ 261,111
Gross Rent Multiple	9.55	9.10	8.66	8.25	7.86
Capitalization Rate	6.57%	6.90%	7.37%	7.85%	8.36%
Recovery of Equity (Years)	21.38	17.74	14.37	11.98	10.19
Operating Expenditure Ratio (OER)	35%	35%	34%	33%	32%
Debt Service Coverage Ratio (DSCR)	1.35	1.43	1.55	1.68	1.81
Maximum Annual DSCR (Utilizing 1.40)	\$ 110,229	\$ 115,880	\$ 123,632	\$ 131,801	\$ 140,408
Free & Clear Rate of Return	6.57%	6.90%	7.37%	7.85%	8.36%
Constant Percentage Rate a/k/a Mortgage Capitalization	6.50%	6.50%	6.50%	6.50%	6.50%
+ Positive / - Negative Leverage	0.07%	0.40%	0.87%	1.35%	1.86%



## Rent Roll

#	Bldg	Unit	Tenant Name	Unit Type	Lease Expiration	Monthly Rent	Annual Rent
1	818	A	Montes	2BR	1/31/2026	\$2,400	\$28,800
2	818	B	Rodriquez	1BR	8/15/2025	\$1,850	\$22,200
3	820	1L	Guelmo	2BR	6/30/2025	\$1,950	\$23,400
4	820	1R	Jennings	1BR	4/30/2026	\$1,800	\$21,600
5	820	02	Juan	3BR	3/31/2026	\$3,400	\$40,800
6	820	03	James	Studio	10/31/2025	\$1,650	\$19,800
7	820	LL	Praying Mantis Tai Chi	Comm	6/30/2026	\$1,350	\$16,200
8	822	Store A	Acco Cigars	Comm	5/31/2028	\$2,652	\$31,824
9	822	Store B	Jimmy's Pizza	Comm	10/31/2028	\$3,350	\$40,200
		Parking		Pkg		\$100	\$1,200
Total Monthly Income						\$20,502	\$246,024



# Amortization Schedule

Loan Terms	
Loan Start Date	9/1/2025
Loan Amount	1,527,500
Interest Rate	6.500%
Term of Loan (Years)	30

Output	Monthly Payment	Annual Payment
Year 1-5	(\$9,655)	(\$115,858)

Principal Balance	
5 Years	1,429,908

Date	No.	Payment Date	Beginning Balance	Interest	Principal Repayments	Ending Balance	Cumulative Interest	Additional Principal	Ending Balance
9/1/2025	1		1,527,500	8,274	(1,381)	1,526,119	8,274	-	1,526,119
10/1/2025	2		1,526,119	8,266	(1,388)	1,524,731	16,540	-	1,524,731
11/1/2025	3		1,524,731	8,259	(1,396)	1,523,335	24,799	-	1,523,335
12/1/2025	4		1,523,335	8,251	(1,403)	1,521,931	33,051	-	1,521,931
1/1/2026	5		1,521,931	8,244	(1,411)	1,520,520	41,295	-	1,520,520
2/1/2026	6		1,520,520	8,236	(1,419)	1,519,102	49,531	-	1,519,102
3/1/2026	7		1,519,102	8,228	(1,426)	1,517,675	57,759	-	1,517,675
4/1/2026	8		1,517,675	8,221	(1,434)	1,516,241	65,980	-	1,516,241
5/1/2026	9		1,516,241	8,213	(1,442)	1,514,799	74,193	-	1,514,799
6/1/2026	10		1,514,799	8,205	(1,450)	1,513,350	82,398	-	1,513,350
7/1/2026	11		1,513,350	8,197	(1,458)	1,511,892	90,595	-	1,511,892
8/1/2026	12		1,511,892	8,189	(1,465)	1,510,427	98,785	-	1,510,427
9/1/2026	13		1,510,427	8,181	(1,473)	1,508,953	106,966	-	1,508,953
10/1/2026	14		1,508,953	8,173	(1,481)	1,507,472	115,140	-	1,507,472
11/1/2026	15		1,507,472	8,165	(1,489)	1,505,983	123,305	-	1,505,983
12/1/2026	16		1,505,983	8,157	(1,497)	1,504,485	131,463	-	1,504,485
1/1/2027	17		1,504,485	8,149	(1,506)	1,502,980	139,612	-	1,502,980
2/1/2027	18		1,502,980	8,141	(1,514)	1,501,466	147,753	-	1,501,466
3/1/2027	19		1,501,466	8,133	(1,522)	1,499,944	155,886	-	1,499,944
4/1/2027	20		1,499,944	8,125	(1,530)	1,498,414	164,011	-	1,498,414
5/1/2027	21		1,498,414	8,116	(1,538)	1,496,876	172,127	-	1,496,876
6/1/2027	22		1,496,876	8,108	(1,547)	1,495,329	180,235	-	1,495,329
7/1/2027	23		1,495,329	8,100	(1,555)	1,493,774	188,335	-	1,493,774
8/1/2027	24		1,493,774	8,091	(1,564)	1,492,210	196,426	-	1,492,210
9/1/2027	25		1,492,210	8,083	(1,572)	1,490,638	204,509	-	1,490,638
10/1/2027	26		1,490,638	8,074	(1,581)	1,489,057	212,583	-	1,489,057
11/1/2027	27		1,489,057	8,066	(1,589)	1,487,468	220,649	-	1,487,468
12/1/2027	28		1,487,468	8,057	(1,598)	1,485,871	228,706	-	1,485,871
1/1/2028	29		1,485,871	8,048	(1,606)	1,484,264	236,755	-	1,484,264
2/1/2028	30		1,484,264	8,040	(1,615)	1,482,649	244,794	-	1,482,649
3/1/2028	31		1,482,649	8,031	(1,624)	1,481,025	252,825	-	1,481,025
4/1/2028	32		1,481,025	8,022	(1,633)	1,479,393	260,848	-	1,479,393
5/1/2028	33		1,479,393	8,013	(1,641)	1,477,751	268,861	-	1,477,751
6/1/2028	34		1,477,751	8,004	(1,650)	1,476,101	276,865	-	1,476,101
7/1/2028	35		1,476,101	7,996	(1,659)	1,474,442	284,861	-	1,474,442
8/1/2028	36		1,474,442	7,987	(1,668)	1,472,773	292,848	-	1,472,773
9/1/2028	37		1,472,773	7,978	(1,677)	1,471,096	300,825	-	1,471,096
10/1/2028	38		1,471,096	7,968	(1,686)	1,469,410	308,794	-	1,469,410
11/1/2028	39		1,469,410	7,959	(1,696)	1,467,714	316,753	-	1,467,714
12/1/2028	40		1,467,714	7,950	(1,705)	1,466,009	324,703	-	1,466,009
1/1/2029	41		1,466,009	7,941	(1,714)	1,464,295	332,644	-	1,464,295



## Amortization Schedule

Loan Terms	
Loan Start Date	9/1/2025
Loan Amount	1,527,500
Interest Rate	6.500%
Term of Loan (Years)	30

Output	Monthly Payment	Annual Payment
Year 1-5	(\$9,655)	(\$115,858)

Principal Balance	
5 Years	1,429,908

Date	No.	Payment Date	Beginning Balance	Interest	Principal Repayments	Ending Balance	Cumulative Interest	Additional Principal	Ending Balance
2/1/2029	42		1,464,295	7,932	(1,723)	1,462,572	340,575	-	1,462,572
3/1/2029	43		1,462,572	7,922	(1,733)	1,460,840	348,498	-	1,460,840
4/1/2029	44		1,460,840	7,913	(1,742)	1,459,098	356,411	-	1,459,098
5/1/2029	45		1,459,098	7,903	(1,751)	1,457,346	364,314	-	1,457,346
6/1/2029	46		1,457,346	7,894	(1,761)	1,455,585	372,208	-	1,455,585
7/1/2029	47		1,455,585	7,884	(1,770)	1,453,815	380,092	-	1,453,815
8/1/2029	48		1,453,815	7,875	(1,780)	1,452,035	387,967	-	1,452,035
9/1/2029	49		1,452,035	7,865	(1,790)	1,450,245	395,832	-	1,450,245
10/1/2029	50		1,450,245	7,855	(1,799)	1,448,446	403,688	-	1,448,446
11/1/2029	51		1,448,446	7,846	(1,809)	1,446,637	411,534	-	1,446,637
12/1/2029	52		1,446,637	7,836	(1,819)	1,444,818	419,370	-	1,444,818
1/1/2030	53		1,444,818	7,826	(1,829)	1,442,989	427,196	-	1,442,989
1/31/2030	54		1,442,989	7,816	(1,839)	1,441,151	435,012	-	1,441,151
3/3/2030	55		1,441,151	7,806	(1,849)	1,439,302	442,818	-	1,439,302
4/3/2030	56		1,439,302	7,796	(1,859)	1,437,443	450,614	-	1,437,443
5/1/2030	57		1,437,443	7,786	(1,869)	1,435,575	458,401	-	1,435,575
6/1/2030	58		1,435,575	7,776	(1,879)	1,433,696	466,177	-	1,433,696
7/1/2030	59		1,433,696	7,766	(1,889)	1,431,807	473,942	-	1,431,807
8/1/2030	60		1,431,807	7,756	(1,899)	1,429,908	481,698	-	1,429,908





#### 04 Location

Location Summary  
Local Business Map  
Aerial View Map



## Location Summary

- Mamaroneck is a charming, suburban community located in Westchester County, New York, about 23 miles northeast of Midtown Manhattan. Nestled along the picturesque Long Island Sound, it offers a blend of coastal living, small-town character, and convenient access to New York City.

## Geography

- Borders Larchmont, Rye, and Harrison.

Includes two municipalities:

The Town of Mamaroneck (also includes part of Larchmont)

The Village of Mamaroneck (an independent incorporated village partially in the Town of Rye)

Features miles of waterfront along the Long Island Sound and Harbor Island Park — one of Westchester's largest waterfront parks.

## Community & Lifestyle

- Known for its family-friendly neighborhoods, highly-rated public schools, and vibrant downtown village area with restaurants, shops, and a historic movie theater.

A strong boating and waterfront culture, with marinas, yacht clubs, and fishing opportunities.

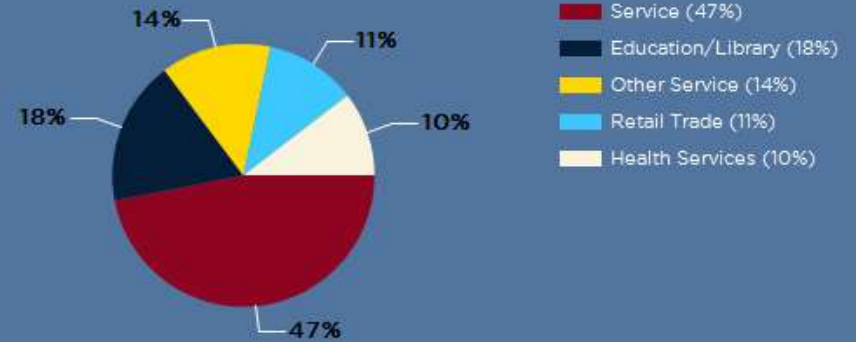
Hosts a range of community events, farmers markets, and recreational programs.

## Transportation

- Served by the Metro-North Railroad (New Haven Line) — about a 35-40 minute ride to Grand Central Terminal.

Proximity to I-95 and Hutchinson River Parkway provides easy road access to NYC, Connecticut, and surrounding areas.

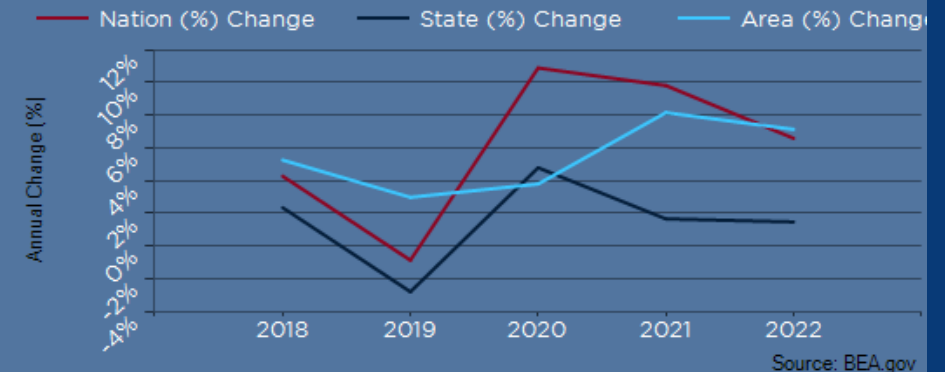
## Major Industries by Employee Count



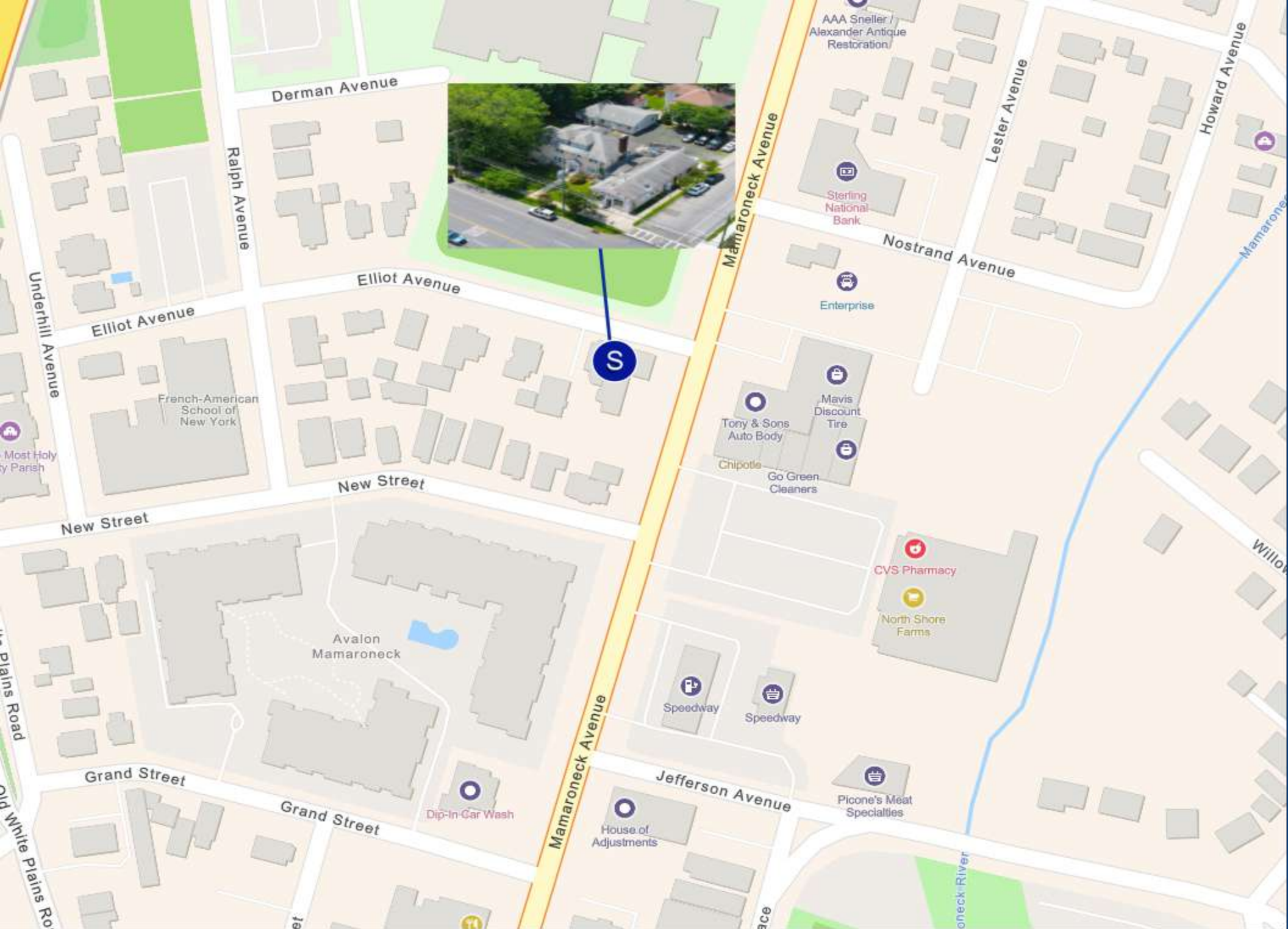
## Largest Employers

IBM	850
Byram Hills School District	498
Swiss Re	450
Breezemont Day Camp	267
MBIA	192
JMC	150
Opengate Inc	100
Moderne Barn	80

## Westchester County GDP Trend











818-822 Mamaroneck  
Avenue







05

Demographics

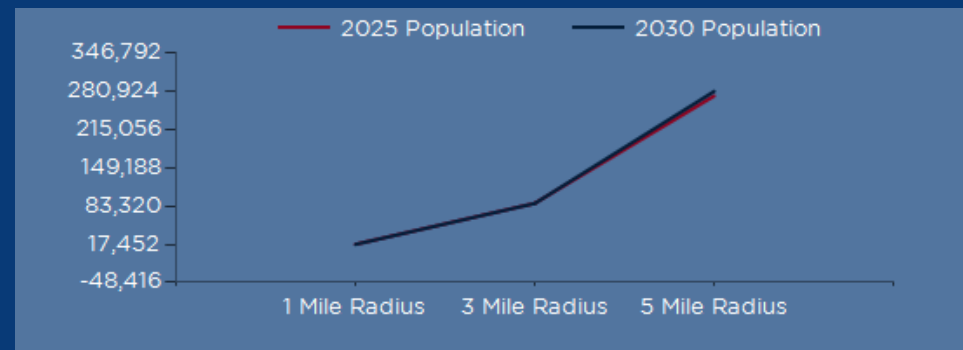
Demographics



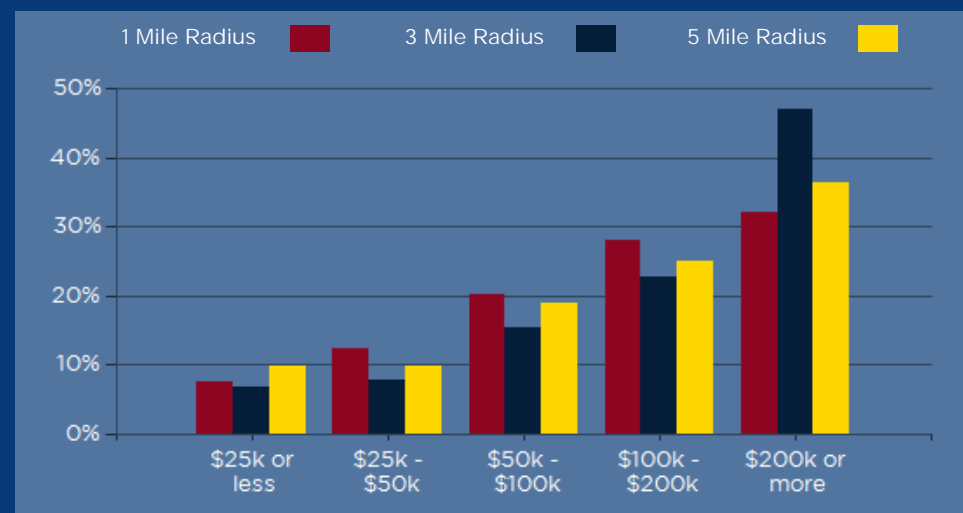
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,419	82,069	248,487
2010 Population	17,031	82,822	257,246
2025 Population	17,610	88,190	273,158
2030 Population	17,452	88,043	280,924
2025-2030: Population: Growth Rate	-0.90%	-0.15%	2.80%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	298	1,350	6,020
\$15,000-\$24,999	187	754	3,439
\$25,000-\$34,999	247	825	3,502
\$35,000-\$49,999	535	1,585	6,050
\$50,000-\$74,999	558	2,490	9,480
\$75,000-\$99,999	723	2,252	8,702
\$100,000-\$149,999	1,176	4,437	15,024
\$150,000-\$199,999	606	2,548	9,112
\$200,000 or greater	2,044	14,438	35,160
Median HH Income	\$122,354	\$179,668	\$133,139
Average HH Income	\$184,484	\$243,229	\$201,691

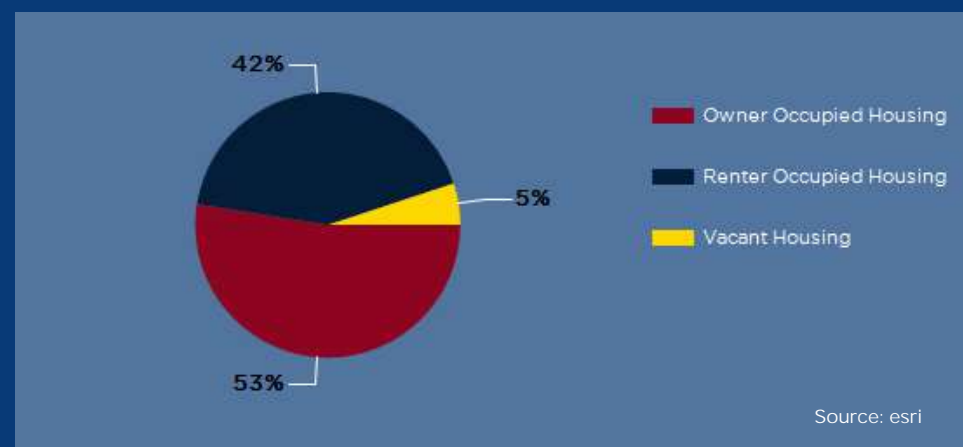
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,361	30,735	93,065
2010 Total Households	6,223	29,925	92,558
2025 Total Households	6,375	30,680	96,489
2030 Total Households	6,245	30,345	98,731
2025 Average Household Size	2.73	2.85	2.77
2025-2030: Households: Growth Rate	-2.05%	-1.10%	2.30%



2025 Household Income



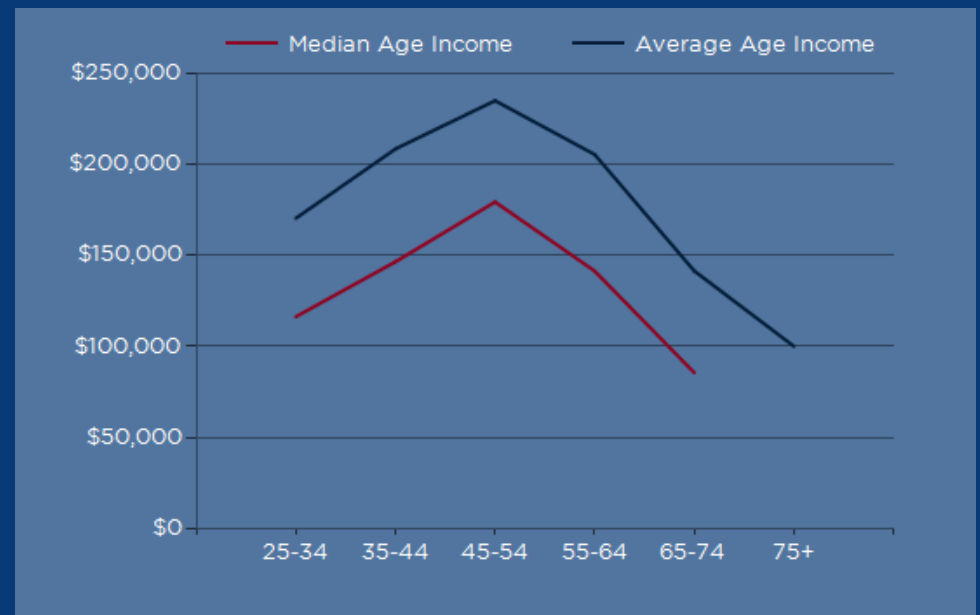
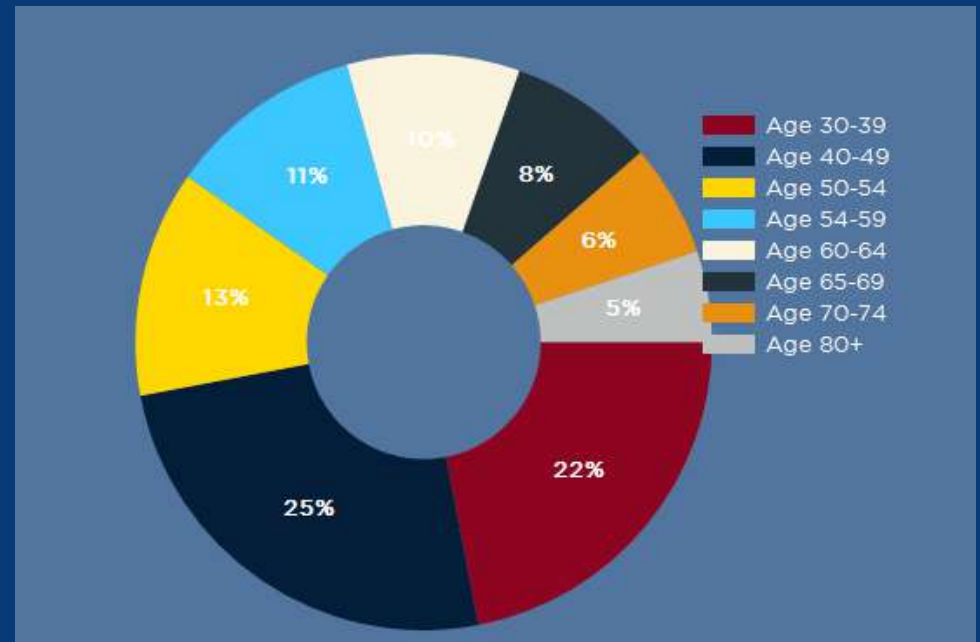
2025 Own vs. Rent - 1 Mile Radius



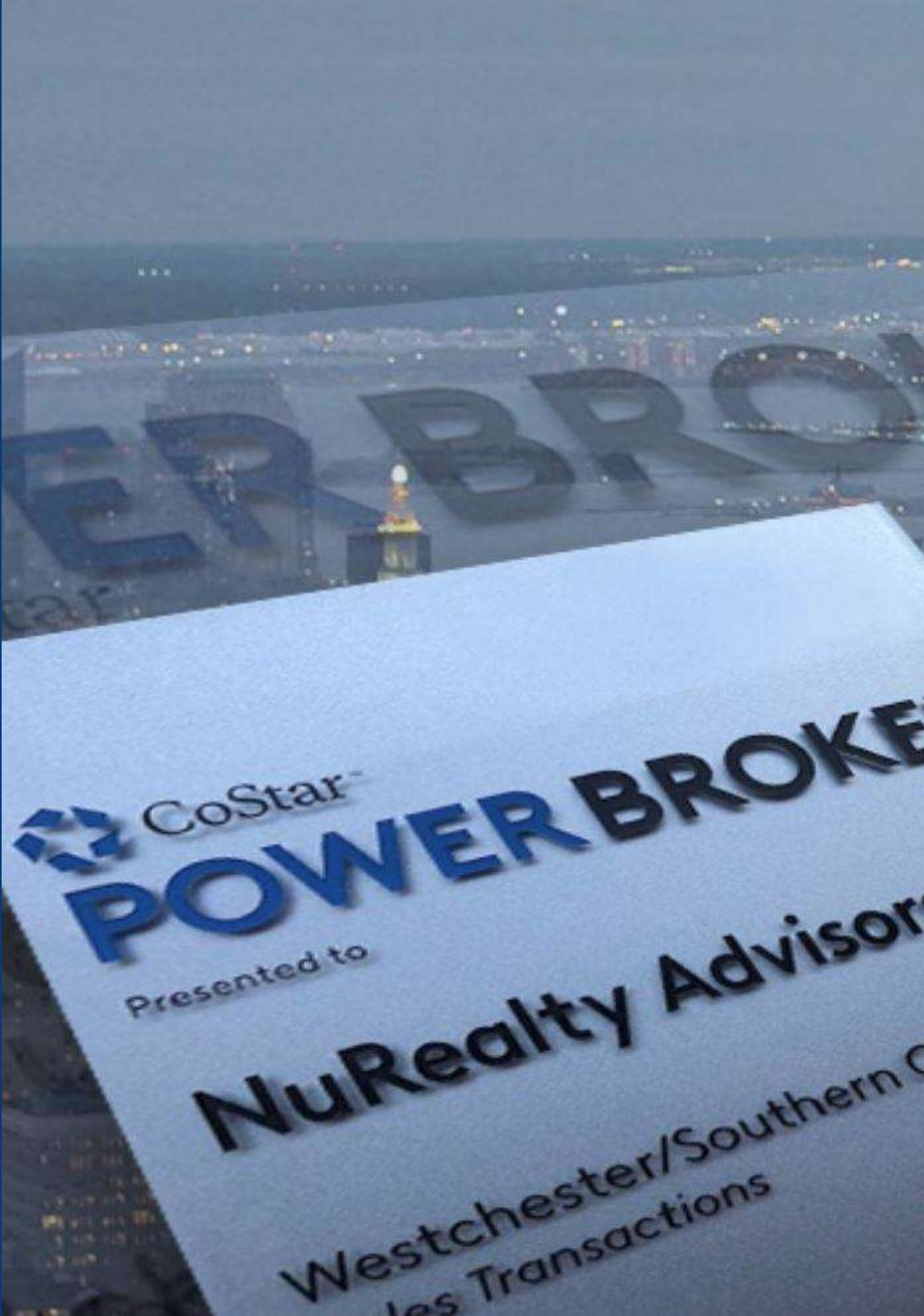


2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,108	3,916	14,862
2025 Population Age 35-39	1,173	4,571	15,724
2025 Population Age 40-44	1,307	6,595	19,807
2025 Population Age 45-49	1,294	6,722	19,292
2025 Population Age 50-54	1,321	6,713	19,830
2025 Population Age 55-59	1,138	5,741	17,612
2025 Population Age 60-64	1,006	5,285	16,580
2025 Population Age 65-69	847	4,560	14,175
2025 Population Age 70-74	657	3,725	11,492
2025 Population Age 75-79	531	3,037	9,259
2025 Population Age 80-84	351	2,079	6,245
2025 Population Age 85+	460	2,843	8,113
2025 Population Age 18+	13,686	66,640	211,672
2025 Median Age	40	42	42
2030 Median Age	41	43	42

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$116,447	\$143,037	\$114,958
Average Household Income 25-34	\$170,668	\$216,544	\$170,738
Median Household Income 35-44	\$146,688	\$200,001	\$161,922
Average Household Income 35-44	\$208,848	\$278,970	\$225,022
Median Household Income 45-54	\$179,629	\$200,001	\$200,001
Average Household Income 45-54	\$235,390	\$307,637	\$257,766
Median Household Income 55-64	\$141,578	\$200,001	\$170,126
Average Household Income 55-64	\$205,748	\$279,927	\$230,879
Median Household Income 65-74	\$85,590	\$121,099	\$103,158
Average Household Income 65-74	\$141,644	\$201,008	\$170,765
Average Household Income 75+	\$100,148	\$130,035	\$117,671







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Company Profile

Company Bio  
Advisor Profile



NuRealty Advisors Inc. is a team of highly experienced real estate professionals with backgrounds consisting of finance, accounting, due diligence, asset management and real estate operations. Our team is not just your ordinary brokers, in fact, our principal broker is a Certified Property Manager (CPM) operating a property management company that manages multifamily and retail properties consisting of over 500 units. That firsthand experience provides direct assistance with our investors for brokerage services. We have our network of relationships with building inspectors, property managers, contractors, attorneys, bankers and DHCR representatives to ensure our clients have the right team that accompanies them as they enter or expand within the real estate investment industry.

NuRealty Advisors Inc. provides a value-added investment strategy on behalf of our clients. Through our proven track record of transactions, we pride ourselves in guiding our clients through the various market cycles and ensure they take advantage of the investment opportunities.

### **Commercial Real Estate Brokerage**

We provide a wide range of services covering all aspects of commercial real estate brokerage, acting on behalf of companies, institutions and individuals to acquire, sell or lease commercial real estate. We offer experience in specialty areas but not limited to including office, industrial, retail and multifamily.

- ✓ Acquisition and disposition
- ✓ Market research and location analysis
- ✓ Property positioning, pricing and recommendations
- ✓ Marketing and leasing strategy development
- ✓ Exposure to brokerage community and potential tenants
- ✓ Lease term negotiations
- ✓ Lease / purchase negotiation and execution

### **OUR TEAM**



**Michael Nukho, CPM**  
President



**Lukasz Przybylek**  
Executive Vice President



**George Nukho**  
Director of Investment Sales





Michael Nukho  
President

Michael Nukho, the founder of NuRealty Advisors Inc., was introduced to the real estate industry at an early age by his beloved father and was exposed to various types of investment properties. Today, his company is a New York State, New Jersey and Connecticut Licensed Real Estate Brokerage company. Instilled with the experiences of Michael's father, NuRealty prides itself on extensive market-level knowledge of investment sales and financing. With a passion for the industry, Michael provides a complete set of services to his clients, from analyzing the market to performing extensive financial analyses by concentrating on investment returns and proformas for his clients.

Michael is also affiliated with GEM Management Partners LLC., a company he runs alongside his two brothers, where they manage multi-family rent-stabilized apartment buildings in NY. Immediately before his current role, Michael served as a portfolio analyst for DRA Advisors, a private equity real estate investment company located in Midtown Manhattan. There, he managed a \$2 billion office portfolio with properties located throughout the United States. He was accountable for a wide variety of financial modeling and tasks. Michael's first professional real estate position was as an audit manager for Deloitte. There, he focused on the New York market and serviced many large clients, such as The Related Companies, LP. Michael oversaw the AOL Time Warner Center, a \$2 billion dollar development project, which has become one of New York City's most high-profile properties.

Michael graduated from Manhattan College in 1999, with a degree in Accounting & CIS. He holds the designation of Certified Property Manager (CPM) from the Institute of Real Estate Management. Michael sits on the Yonkers Chambers of Commerce through GEM Management Partners LLC and also as a BOD Member and Treasurer of the Westchester Owners Association (WOA).





Lukasz Przybylek  
Executive Vice President

As a NYS and Connecticut Licensed Associate Real Estate Broker, Lukasz brings a lifetime of business experience to his role at NuRealty Advisors, Inc. He has a demonstrated history of working in the real estate industry and is known as a skilled negotiator. Lukasz has extensive experience in all phases of commercial real estate transactions and has presided over numerous multi-million-dollar real estate acquisitions and depositions.

His enthusiasm for commercial real estate sales, investor relations, and investment properties have made him a rising star among the NY & CT real estate community.

Lukasz's path to working in real estate was not conventional but provided a collection of varied experiences that helped him hone the skills needed to excel in the industry. Before his current role, he was an owner of restaurants in White Plains, NY and Yonkers, NY. These endeavors provided him with a hands-on opportunity to learn about lease negotiation, property management, and operations. Being a restaurateur reinforced his knack for making people feel at ease, even during the most complex transactions. To this day, Lukasz says that his chief concern is the satisfaction of his clients, "If they are happy, I'm delighted," he says.

Lukasz was also the owner of Neatwork, Inc., a commercial cleaning and maintenance company. Again, in this role, the entrepreneur was establishing the building blocks for his eventual career in commercial real estate. Neatwork kept him busy learning the ins-and-outs of building maintenance, floor plans, and logistics.

A multi-lingual broker that speaks English, Polish, Russian, and Spanish, he serves a diverse clientele.



# 818-822 Mamaroneck Avenue

## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NuRealty Advisors Inc. and it should not be made available to any other person or entity without the written consent of NuRealty Advisors Inc. .

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to NuRealty Advisors Inc. . This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. NuRealty Advisors Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, NuRealty Advisors Inc. has not verified, and will not verify, any of the information contained herein, nor has NuRealty Advisors Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Exclusively Marketed by:*



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