

737 aka 739 Warburton Ave

10 UNITS * TENANT PAY UTILITIES * RIVER VIEWS

Offering Memorandum

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737 aka 739 Warburton Ave
Yonkers, NY 10701

CoStar
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NU REALTY
ADVISORS INC

737 aka 739 Warburton Ave

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01 Additional Information

Drone Video





02 Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	737 aka 739 Warburton Ave Yonkers NY 10701
COUNTY	Westchester
MARKET	Yonkers
SUBMARKET	North West
NO. OF 1BR UNITS	2 SF
NO. OF 2BR UNITS	2 SF
NO. OF 3BR UNITS	6
TOTAL NUMBER OF UNITS	10
YEAR BUILT	1900
BUILDING SF	10,070
APN	1800003000030010000015
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$2,499,000
PRICE PSF	\$248.16
PRICE PER UNIT	\$249,900

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	24,262	155,607	445,694
2023 Median HH Income	\$95,957	\$75,273	\$90,641
2023 Average HH Income	\$123,013	\$121,016	\$143,654



- NuRealty Advisors Inc. is proud to present the Exclusive Listing for 737 aka 739 Warburton Avenue, Yonkers, NY 10701. The property is located in North West Yonkers with stunning Hudson River views. Just footsteps away from the sought-out redevelopment area of Downtown Yonkers and the Glenwood Metro-North Train Station. The property offers 10 Units consisting of Two 1BRs, Two 2BRs and Six 3BRs. The building is Masonry construction and offers substantial upside in the rental income when compared to the Fair Market Rents as issued by HUD by over \$100K per year. Tenants pay All-Utilities and Renovated Apartments, a Must-see! Contact Team NuRealty at Team@NuRealtyAdvisors.com for more information.

About Yonkers

- Located along the Hudson River, Yonkers is New York's fourth largest city and the largest city in Westchester County. A city in the center of it all, Yonkers serves as the gateway between New York City and the Hudson Valley.

Desirable

- Yonkers' Downtown Waterfront district continues to grow, with hundreds of new luxury high-rise apartments offering stellar views of the Hudson River and Palisades, gourmet restaurants, shops, and parks, just a 25-minute train ride to midtown Manhattan. Businesses – large and small – continue to thrive and grow in Yonkers. The city is home to cultural amenities such as the Hudson River Museum, prestigious colleges such as Sarah Lawrence, shopping centers, the arts, entertainment venues such as Empire City Casino and beautiful parks.

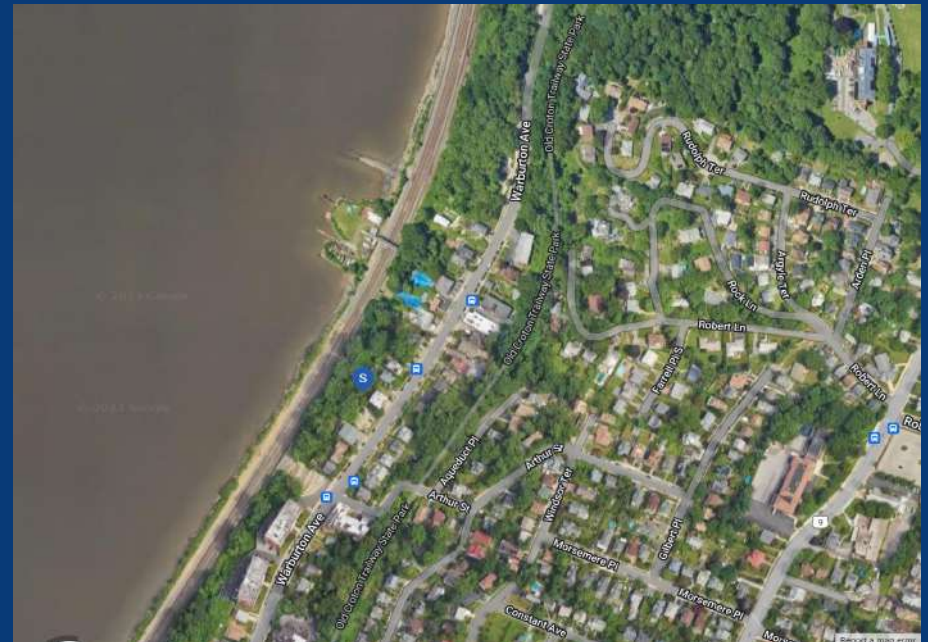
Livable

- Unlike many other comparable cities in New York State and the Northeast, Yonkers is growing. That's because Yonkers has some of the best-rated schools in the region such as PEARLS Hawthorne School and Yonkers Middle High School, and Yonkers is ranked among the safest cities in the country. Yonkers offers dozens of beautiful and historic neighborhoods, luxury waterfront living and housing for all incomes. It's no wonder Yonkers was ranked as one of the "Top 100 Best Places to Live" by Liveability.com.

Regional Map



Locator Map





03 Financial Analysis
Financial Analysis



Portfolio Description & Summary

PROPERTY ADDRESS

1 737 aka 739 Warburton Avenue, Yonkers, NY 10701

PROPERTY INFORMATION

Building SF	10,070
Lot SF	8,712
Class	C
Zoning	M
Number of Residential Units	10
DHCR Last Filing Year	2023
DHCR Building Registration Number	651997
Stories	4
Year Built	1900
Elevator	No
Heat Type	Gas
APN	1800-003-000-03001-000-0015
Sec / Block / Lot	3 / 3001 / 15

UTILITIES / RESPONSIBLE PARTY

Electric	Tenant
Cooking Gas	Tenant
Heat	Tenant
Hot Water	Tenant

UNIT MIX

1 Bedroom	2
2 Bedroom	2
3 Bedroom	6
4 Bedroom	-
Total Number of Units	10



Portfolio Description & Summary

ACQUISITION STRUCTURE

Purchase Price	\$	2,499,000	A	
Initial Equity Investment	\$	624,750	25.00%	Equity Percentage
Loan Amount	\$	1,874,250	75.00%	Loan-to-Value (LTV) Percentage

ACQUISITION MATRIX

Number of Units		10.00
Price Per Unit	\$	249,900
Gross Rent Multiple (GRM)		11.94
Capitalization Rate		6.00%
Net Operating Income (NOI)	\$	149,977

PROPOSED DEBT STRUCTURE

Interest Rate	6.15%
Fixed Rate Period	5 Years
Equity Percentage	25.00%
Loan-to-Value (LTV) Percentage	75.00%
Interest Only Period	1 Years
Amortization Period	4 Years
Loan Term	30 Years

PROPOSED ANNUAL INFLATION RATE

Residential Income	3.00%
Operating Expenditures	1.50%

INCOME / EXPENDITURE MODEL

Category	Percent (%)	\$ Per Unit	Total Value	\$ Per SF
Vacancy Rate	3%		\$ (5,232)	\$ (0.52)
Property Tax		\$ 2,348	\$ 23,483	\$ 2.33
Water & Sewer		\$ 498	\$ 4,975	\$ 0.49
Electric & Gas		\$ 245	\$ 2,450	\$ 0.24
Insurance		\$ 980	\$ 9,800	\$ 0.97
Heat		\$ -	\$ -	\$ -
Payroll		\$ 425	\$ 4,250	\$ 0.42
Repairs & Maintenance		\$ 400	\$ 4,000	\$ 0.40
Management Fee	3%		\$ 5,101	\$ 0.51



Portfolio Description & Summary

RETURN ON INVESTMENT (ROI) SUMMARY FOR HOLD PERIOD

Period		CFADS	Cash-On-Cash %	Cap Rate %	GRM
Year 1	\$	34,711	5.56%	6.00%	11.94
Year 2	\$	15,037	2.41%	6.08%	11.59
Year 3	\$	20,344	3.26%	6.30%	11.26
Year 4	\$	25,822	4.13%	6.52%	10.93
Year 5	\$	31,475	5.04%	6.74%	10.61
Total CFADS Earned During Loan Term & Average ROIs		\$ 127,390 B	4.08%	6.33%	11.27

DISPOSITION SCENARIO AT YEAR 5

Net Operating Income at Year 5	\$	168,497	
Price Per Unit	\$	280,828	
Acquisition Capitalization Rate at Year 5		6.00%	
Property Valuation at Year 5	\$	2,808,277 C	
Less: Purchase Price	\$	2,499,000 A	
Gross Excess Equity Earned at Year 5	\$	309,277 D (C - A)	
Add: Total CFADS Earned During Hold Period / Loan Term	\$	127,390 B	
Total Excess Equity and CFADS Recognized at Year 5	\$	436,667 (D + B)	

REFINANCE SCENARIO AT YEAR 5

Property Valuation at Year 5	\$	2,808,277 C
Loan-to-Value Percentage		75%
Principal Loan Amount for Refinance	\$	2,106,208
Repayment of Principal Balance of Initial Loan due at Year 5		(1,775,876)
Refinance - Cash Out	\$	330,332

New Buying Power with New Cash Out Proceeds (25% Equity) \$ **1,321,329**

SUMMARY OF TRANSACTION

➡ At Year 5, the property would have collected a total Cash Flow After Debt Service (CFADS) of:	\$	127,390
➡ At Year 5, all of the Initial Equity has been recovered and the valuation of the property has increased by:	\$	309,277
➡ At Year 5, you will be able to refinance the property up to a 75% Loan-to-Value (LTV) for a Cash Out of:	\$	330,332
➡ At Year 5, you will be able to purchase a New Property using the Cash Out Proceeds and Income of up to:	\$	1,321,329

Consolidated Cash Flow Analysis

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Gross Potential Income (GPI)	\$ 310,584	\$ 319,902	\$ 329,499	\$ 339,384	\$ 349,565
<i>Loss to Lease</i>	<i>\$ (101,316)</i>	<i>\$ (104,355)</i>	<i>\$ (107,486)</i>	<i>\$ (110,711)</i>	<i>\$ (114,032)</i>
Actual Gross Income (AGI)	\$ 209,268	\$ 215,546	\$ 222,012	\$ 228,673	\$ 235,533
<i>Vacancy / Reserves</i>	<i>\$ (5,232)</i>	<i>\$ (5,389)</i>	<i>\$ (5,550)</i>	<i>\$ (5,717)</i>	<i>\$ (5,888)</i>
Effective Gross Income (EGI)	\$ 204,036	\$ 210,157	\$ 216,462	\$ 222,956	\$ 229,645
Real Estate Taxes	23,483	23,835	24,193	24,556	24,924
Water & Sewage	4,975	5,050	5,125	5,202	5,280
Electric	2,450	2,487	2,524	2,562	2,600
Insurance	9,800	9,947	10,096	10,248	10,401
Heat (Gas)	-	-	-	-	-
Payroll	4,250	4,314	4,378	4,444	4,511
Repairs & Maintenance	4,000	4,060	4,121	4,183	4,245
Management Fee	5,101	8,406	8,658	8,918	9,186
Total Expenditures	54,059	58,099	59,096	60,113	61,148
Net Operating Income (NOI)	149,977	152,059	157,366	162,843	168,497
Equity	624,750	624,750	624,750	624,750	624,750
Principal	1,874,250	1,851,871	1,828,076	1,802,776	1,775,876
<i>Annual Debt Service</i>	<i>(115,266)</i>	<i>(137,022)</i>	<i>(137,022)</i>	<i>(137,022)</i>	<i>(137,022)</i>
Cash Flow After Debt Service (CFADS)	34,711	15,037	20,344	25,822	31,475

Number of Units	10	10	10	10	10
Price per SF	\$ 248	\$ 248	\$ 248	\$ 248	\$ 248
Price per Unit	\$ 249,900	\$ 249,900	\$ 249,900	\$ 249,900	\$ 249,900
Gross Rent Multiple	11.94	11.59	11.26	10.93	10.61
Capitalization Rate	6.00%	6.08%	6.30%	6.52%	6.74%
Cash-On-Cash Return	5.56%	2.41%	3.26%	4.13%	5.04%
Recovery of Equity (Years)	18.00	41.55	30.71	24.19	19.85
Operating Expenditure Ratio (OER)	26%	28%	27%	27%	27%
Debt Service Coverage Ratio (DSCR)	1.09	1.12	1.18	1.24	1.30
Maximum Annual DSCR (Utilizing 1.40)	\$ 107,127	\$ 108,613	\$ 112,404	\$ 116,317	\$ 120,355
Free & Clear Rate of Return	6.00%	6.08%	6.30%	6.52%	6.74%
Constant Percentage Rate a/k/a Mortgage Capitalization Rate	6.15%	6.15%	6.15%	6.15%	6.15%

Rent Roll

#	Apt	Bldg	Tenant Name	Unit Type	Status	Unit SF	Market Rent	Actual Rent	Loss to Lease
1	BN		Heath, Dionne	1BR	RS	750	\$1,934	\$1,154	(\$780)
2	BS		Camintero, Junior	1BR	RS	750	\$1,934	\$1,630	(\$304)
3	1N		Ali, Masai	2BR	RS	1,050	\$2,352	\$1,397	(\$955)
4	1S		Ashley	2BR	RS	1,050	\$2,352	\$2,180	(\$172)
5	2N		Diana Sawaked	3BR	RS	1,200	\$2,885	\$2,350	(\$535)
6	2S		De La Cruz, Daniel	3BR	RS	1,200	\$2,885	\$1,650	(\$1,235)
7	3N		Diaz, Margarita	3BR	RS	1,200	\$2,885	\$1,554	(\$1,331)
8	3S		Novembre, Mercly and Sandra	3BR	RS	1,200	\$2,885	\$1,577	(\$1,308)
9	4N		Nattioz, Matthew	3BR	RS	1,200	\$2,885	\$1,597	(\$1,288)
10	4S		Rodrigo	3BR	RS	1,200	\$2,885	\$2,350	(\$535)
Total Monthly Income							\$25,882	\$17,439	(\$8,443)
Total Annual Income							\$310,584	\$209,268	(\$101,316)

Amortization Schedule

Loan Terms	
Loan Start Date	4/1/2024
Loan Amount	1,874,250
Interest Rate	6.150%
Term of Loan (Years)	30

Output	Monthly Payment	Annual Payment
Year 1	(\$9,606)	(\$115,266)
Year 2-5	(\$11,418)	(\$137,022)

Principal Balance	
5 Years	1,775,876

Date	No.	Payment Date	Beginning Balance	Interest	Principal Repayments	Ending Balance	Cumulative Interest	Additional Principal	Ending Balance
4/1/2024	1		1,874,250	9,606	-	1,874,250	9,606	-	1,874,250
5/2/2024	2		1,874,250	9,606	-	1,874,250	19,211	-	1,874,250
5/30/2024	3		1,874,250	9,606	-	1,874,250	28,817	-	1,874,250
6/30/2024	4		1,874,250	9,606	-	1,874,250	38,422	-	1,874,250
7/30/2024	5		1,874,250	9,606	-	1,874,250	48,028	-	1,874,250
8/30/2024	6		1,874,250	9,606	-	1,874,250	57,633	-	1,874,250
9/29/2024	7		1,874,250	9,606	-	1,874,250	67,239	-	1,874,250
10/30/2024	8		1,874,250	9,606	-	1,874,250	76,844	-	1,874,250
11/30/2024	9		1,874,250	9,606	-	1,874,250	86,450	-	1,874,250
12/30/2024	10		1,874,250	9,606	-	1,874,250	96,055	-	1,874,250
1/30/2025	11		1,874,250	9,606	-	1,874,250	105,661	-	1,874,250
3/1/2025	12		1,874,250	9,606	-	1,874,250	115,266	-	1,874,250
4/1/2025	13		1,874,250	9,606	(1,813)	1,872,437	124,872	-	1,872,437
5/2/2025	14		1,872,437	9,596	(1,822)	1,870,615	134,468	-	1,870,615
5/31/2025	15		1,870,615	9,587	(1,832)	1,868,783	144,055	-	1,868,783
7/1/2025	16		1,868,783	9,578	(1,841)	1,866,942	153,633	-	1,866,942
7/31/2025	17		1,866,942	9,568	(1,850)	1,865,092	163,201	-	1,865,092
8/31/2025	18		1,865,092	9,559	(1,860)	1,863,232	172,759	-	1,863,232
9/30/2025	19		1,863,232	9,549	(1,869)	1,861,363	182,308	-	1,861,363
10/31/2025	20		1,861,363	9,539	(1,879)	1,859,484	191,848	-	1,859,484
12/1/2025	21		1,859,484	9,530	(1,889)	1,857,595	201,378	-	1,857,595
12/31/2025	22		1,857,595	9,520	(1,898)	1,855,697	210,898	-	1,855,697
1/31/2026	23		1,855,697	9,510	(1,908)	1,853,789	220,408	-	1,853,789
3/2/2026	24		1,853,789	9,501	(1,918)	1,851,871	229,909	-	1,851,871
4/2/2026	25		1,851,871	9,491	(1,928)	1,849,943	239,400	-	1,849,943
5/3/2026	26		1,849,943	9,481	(1,937)	1,848,006	248,881	-	1,848,006
6/3/2026	27		1,848,006	9,471	(1,947)	1,846,059	258,352	-	1,846,059
7/3/2026	28		1,846,059	9,461	(1,957)	1,844,101	267,813	-	1,844,101
8/3/2026	29		1,844,101	9,451	(1,967)	1,842,134	277,264	-	1,842,134
9/2/2026	30		1,842,134	9,441	(1,978)	1,840,156	286,705	-	1,840,156
10/3/2026	31		1,840,156	9,431	(1,988)	1,838,168	296,136	-	1,838,168
11/3/2026	32		1,838,168	9,421	(1,998)	1,836,171	305,556	-	1,836,171
12/1/2026	33		1,836,171	9,410	(2,008)	1,834,163	314,967	-	1,834,163
1/1/2027	34		1,834,163	9,400	(2,018)	1,832,144	324,367	-	1,832,144
1/31/2027	35		1,832,144	9,390	(2,029)	1,830,115	333,756	-	1,830,115
3/3/2027	36		1,830,115	9,379	(2,039)	1,828,076	343,136	-	1,828,076
4/2/2027	37		1,828,076	9,369	(2,050)	1,826,027	352,505	-	1,826,027
5/3/2027	38		1,826,027	9,358	(2,060)	1,823,967	361,863	-	1,823,967
6/3/2027	39		1,823,967	9,348	(2,071)	1,821,896	371,211	-	1,821,896
7/3/2027	40		1,821,896	9,337	(2,081)	1,819,815	380,548	-	1,819,815
8/3/2027	41		1,819,815	9,327	(2,092)	1,817,723	389,875	-	1,817,723

Amortization Schedule

Loan Terms	
Loan Start Date	4/1/2024
Loan Amount	1,874,250
Interest Rate	6.150%
Term of Loan (Years)	30

Output	Monthly Payment	Annual Payment
Year 1	(\$9,606)	(\$115,266)
Year 2-5	(\$11,418)	(\$137,022)

Principal Balance	
5 Years	1,775,876

Date	No.	Payment Date	Beginning Balance	Interest	Principal Repayments	Ending Balance	Cumulative Interest	Additional Principal	Ending Balance
9/2/2027	42		1,817,723	9,316	(2,103)	1,815,620	399,190	-	1,815,620
10/3/2027	43		1,815,620	9,305	(2,113)	1,813,507	408,495	-	1,813,507
11/3/2027	44		1,813,507	9,294	(2,124)	1,811,383	417,790	-	1,811,383
12/2/2027	45		1,811,383	9,283	(2,135)	1,809,248	427,073	-	1,809,248
1/2/2028	46		1,809,248	9,272	(2,146)	1,807,101	436,345	-	1,807,101
2/1/2028	47		1,807,101	9,261	(2,157)	1,804,944	445,607	-	1,804,944
3/3/2028	48		1,804,944	9,250	(2,168)	1,802,776	454,857	-	1,802,776
4/2/2028	49		1,802,776	9,239	(2,179)	1,800,597	464,096	-	1,800,597
5/3/2028	50		1,800,597	9,228	(2,190)	1,798,407	473,324	-	1,798,407
6/3/2028	51		1,798,407	9,217	(2,202)	1,796,205	482,541	-	1,796,205
7/3/2028	52		1,796,205	9,206	(2,213)	1,793,992	491,747	-	1,793,992
8/3/2028	53		1,793,992	9,194	(2,224)	1,791,768	500,941	-	1,791,768
9/2/2028	54		1,791,768	9,183	(2,236)	1,789,532	510,124	-	1,789,532
10/3/2028	55		1,789,532	9,171	(2,247)	1,787,285	519,295	-	1,787,285
11/3/2028	56		1,787,285	9,160	(2,259)	1,785,026	528,455	-	1,785,026
12/1/2028	57		1,785,026	9,148	(2,270)	1,782,756	537,603	-	1,782,756
1/1/2029	58		1,782,756	9,137	(2,282)	1,780,474	546,740	-	1,780,474
1/31/2029	59		1,780,474	9,125	(2,294)	1,778,181	555,865	-	1,778,181
3/3/2029	60		1,778,181	9,113	(2,305)	1,775,876	564,978	-	1,775,876



04 Property Description

- Property Features
- Aerial Map
- Property Images

PROPERTY FEATURES

TOTAL NUMBER OF UNITS	10
NO. OF 1BR UNITS	2
NO. OF 2BR UNITS	2
NO. OF 3BR UNITS	6
YEAR BUILT	1900
BUILDING SF	10,070
LOT SF	8,712
BUILDING CLASS	C
ZONING	M
NUMBER OF STORIES	4
ETPA STATUS	Rent Stabilized

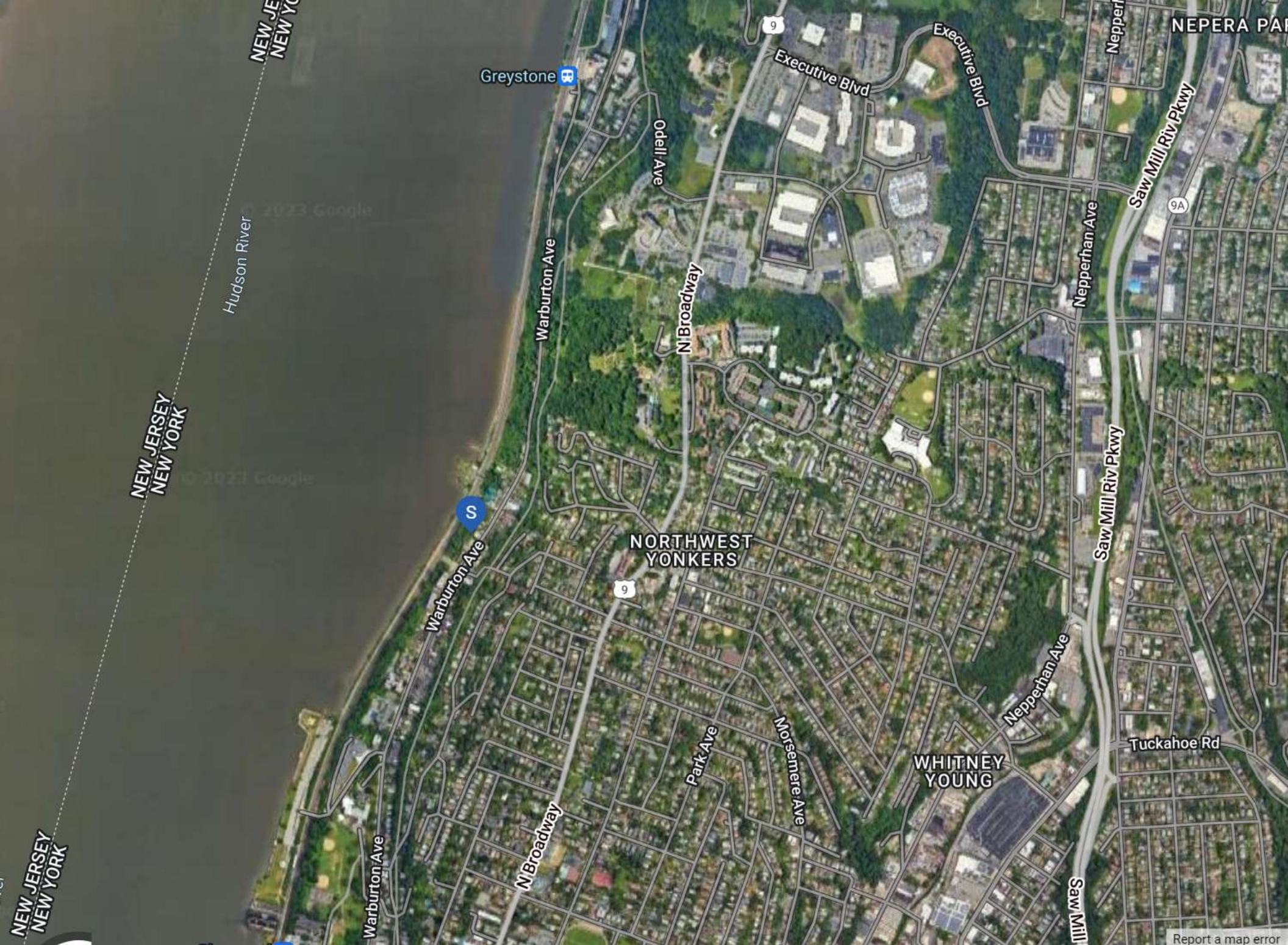
MECHANICAL

HEAT TYPE	Gas
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UTILITIES

WATER	Municiple (Owner)
TRASH	Municiple (Owner)
GAS	Heat & Cooking Gas (Tenant)
ELECTRIC	Con Edison (Tenant)

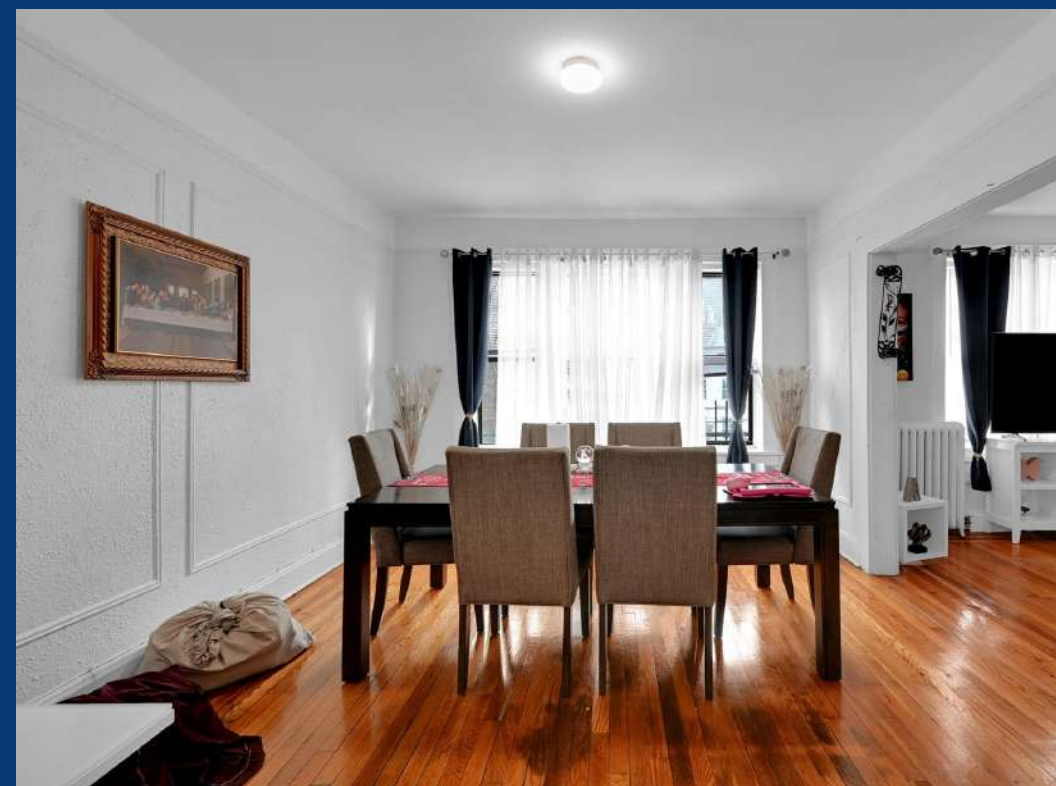


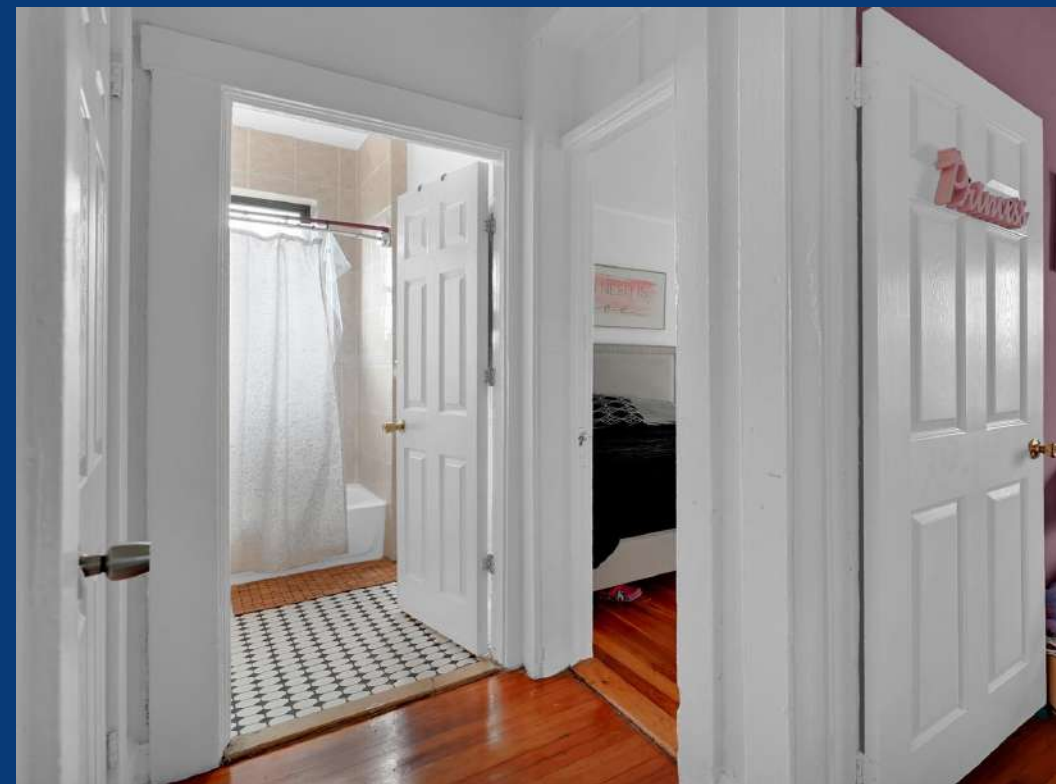
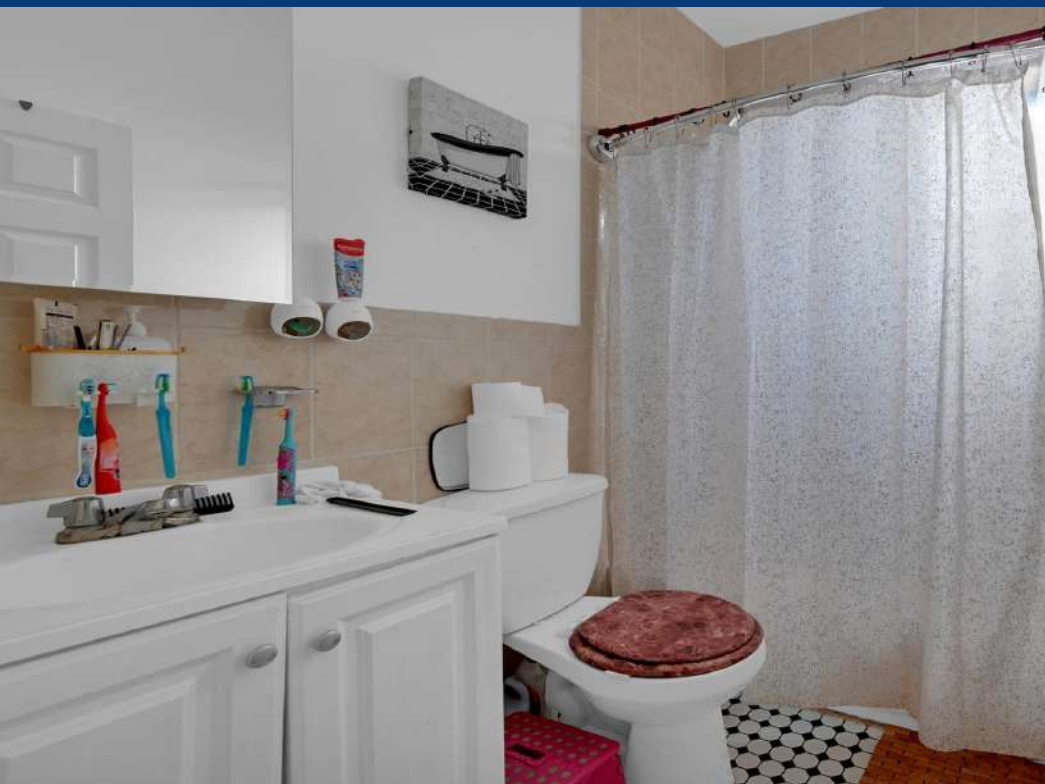


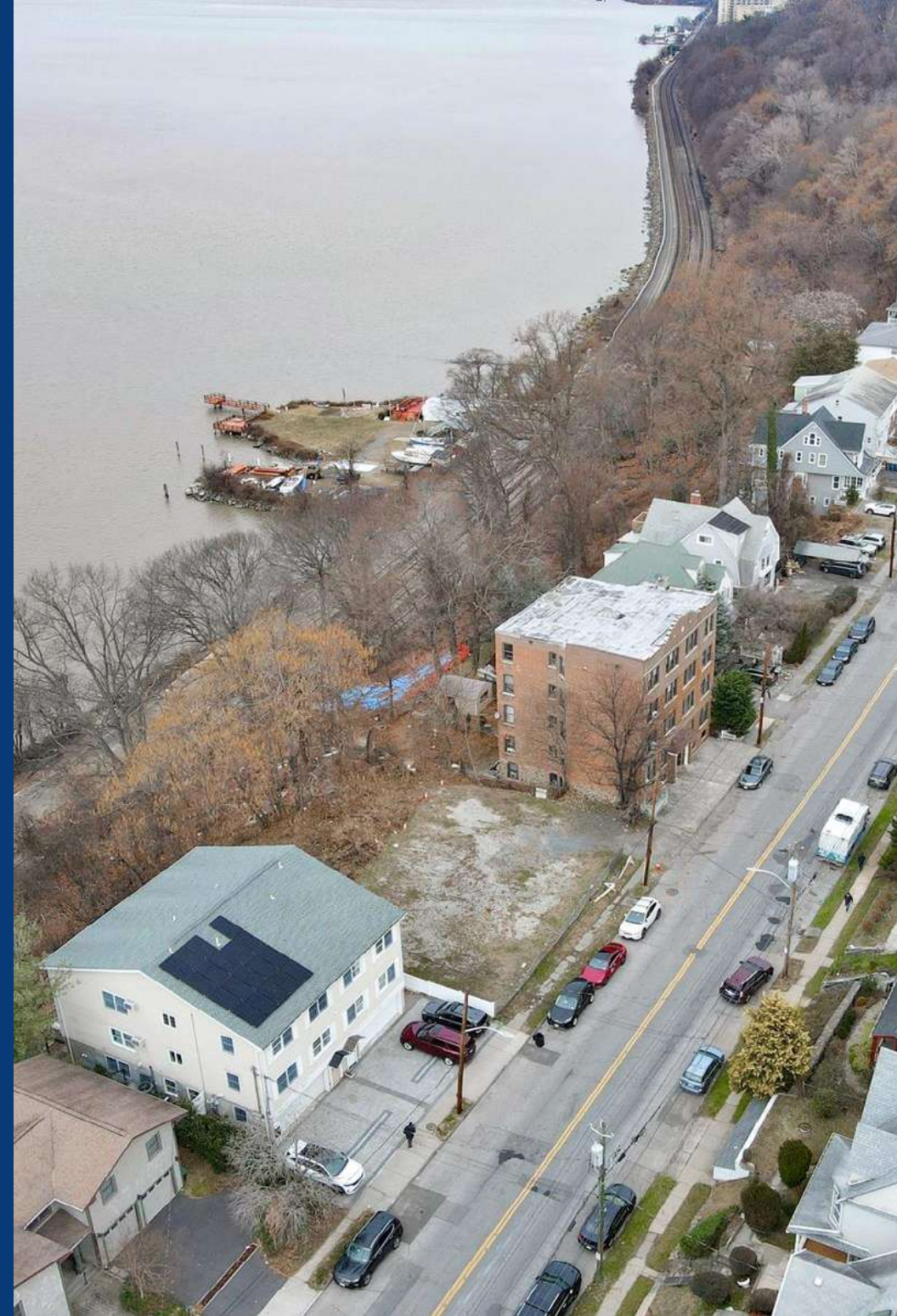
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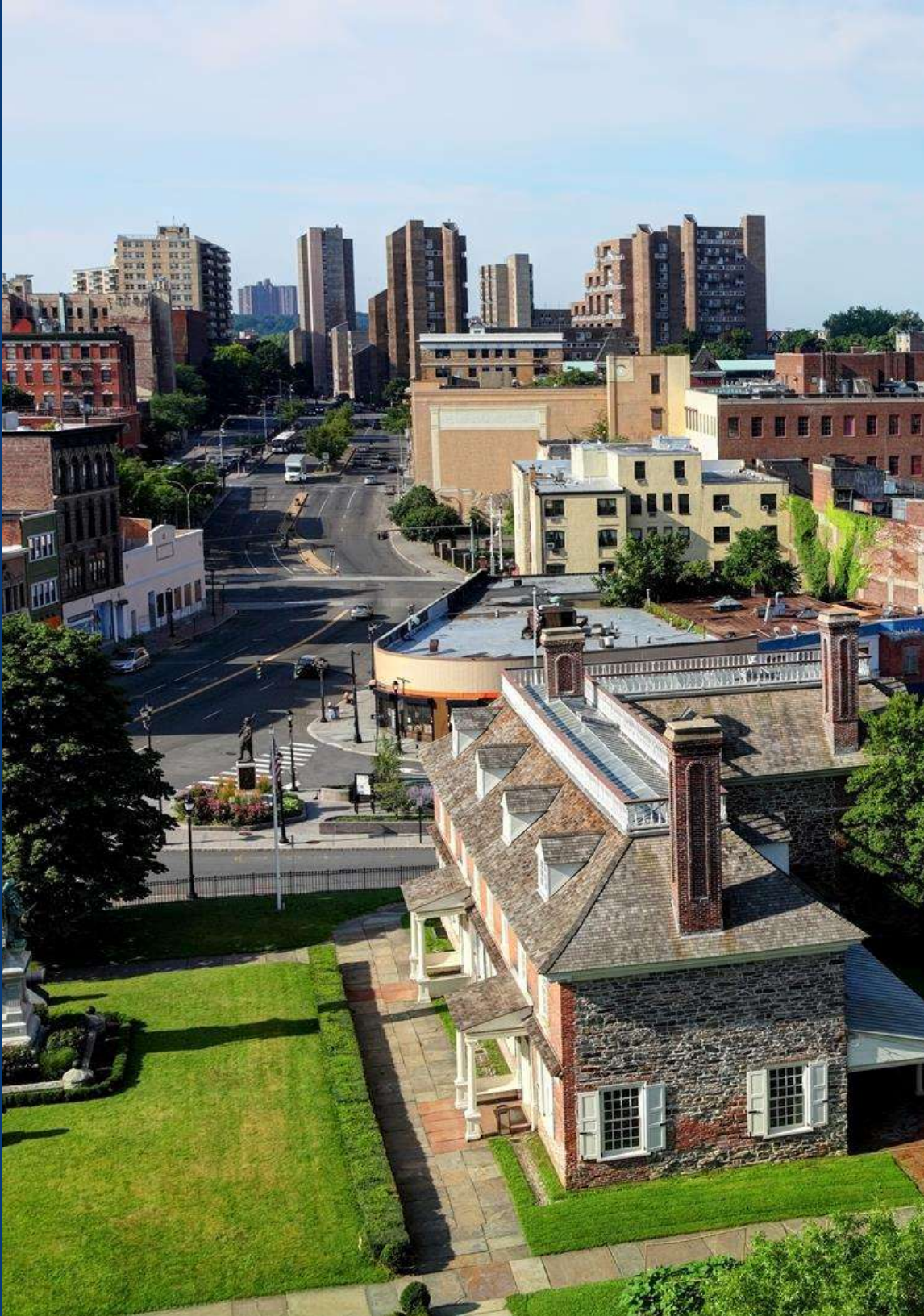












05

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	21,633	142,984	415,353
2010 Population	21,494	142,089	414,863
2023 Population	24,262	155,607	445,694
2028 Population	23,958	156,986	445,213
2023 African American	5,382	29,607	87,677
2023 American Indian	204	2,014	3,529
2023 Asian	1,462	10,993	43,889
2023 Hispanic	8,887	66,465	128,619
2023 Other Race	4,710	39,075	71,881
2023 White	9,115	53,918	189,000
2023 Multiracial	3,379	19,939	49,517
2023-2028: Population: Growth Rate	-1.25 %	0.90 %	-0.10 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	772	8,247	18,098
\$15,000-\$24,999	403	4,500	9,580
\$25,000-\$34,999	443	3,521	9,797
\$35,000-\$49,999	709	5,006	12,556
\$50,000-\$74,999	1,530	8,017	21,629
\$75,000-\$99,999	1,246	6,374	18,931
\$100,000-\$149,999	1,994	8,584	27,199
\$150,000-\$199,999	1,524	5,609	17,800
\$200,000 or greater	1,262	8,905	33,567
Median HH Income	\$95,957	\$75,273	\$90,641
Average HH Income	\$123,013	\$121,016	\$143,654

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	8,998	54,990	162,995
2010 Total Households	8,705	52,476	157,056
2023 Total Households	9,883	58,764	169,156
2028 Total Households	9,853	60,418	171,464
2023 Average Household Size	2.43	2.61	2.58
2000 Owner Occupied Housing	4,326	23,000	79,158
2000 Renter Occupied Housing	4,251	29,592	77,379
2023 Owner Occupied Housing	5,378	26,698	89,437
2023 Renter Occupied Housing	4,505	32,066	79,719
2023 Vacant Housing	606	4,183	10,922
2023 Total Housing	10,489	62,947	180,078
2028 Owner Occupied Housing	5,486	27,233	91,394
2028 Renter Occupied Housing	4,368	33,185	80,070
2028 Vacant Housing	681	4,279	11,449
2028 Total Housing	10,534	64,697	182,913
2023-2028: Households: Growth Rate	-0.30 %	2.80 %	1.35 %



Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,560	10,879	27,773
2023 Population Age 35-39	1,761	10,294	28,095
2023 Population Age 40-44	1,702	9,994	28,540
2023 Population Age 45-49	1,474	8,919	26,925
2023 Population Age 50-54	1,590	9,404	29,600
2023 Population Age 55-59	1,535	9,399	29,253
2023 Population Age 60-64	1,695	9,561	28,651
2023 Population Age 65-69	1,486	8,528	25,500
2023 Population Age 70-74	1,396	7,635	22,403
2023 Population Age 75-79	948	5,372	16,373
2023 Population Age 80-84	643	3,640	11,181
2023 Population Age 85+	590	3,618	12,004
2023 Population Age 18+	19,541	121,244	350,018
2023 Median Age	43	39	41

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$102,849	\$73,815	\$84,426
Average Household Income 25-34	\$125,642	\$105,390	\$119,696
Median Household Income 35-44	\$109,244	\$86,179	\$103,491
Average Household Income 35-44	\$141,505	\$132,537	\$155,960
Median Household Income 45-54	\$112,925	\$99,833	\$120,448
Average Household Income 45-54	\$145,046	\$150,038	\$180,177
Median Household Income 55-64	\$101,241	\$90,267	\$111,881
Average Household Income 55-64	\$128,103	\$142,456	\$171,721
Median Household Income 65-74	\$73,013	\$62,775	\$76,944
Average Household Income 65-74	\$106,649	\$109,517	\$127,220
Average Household Income 75+	\$88,816	\$82,559	\$94,983

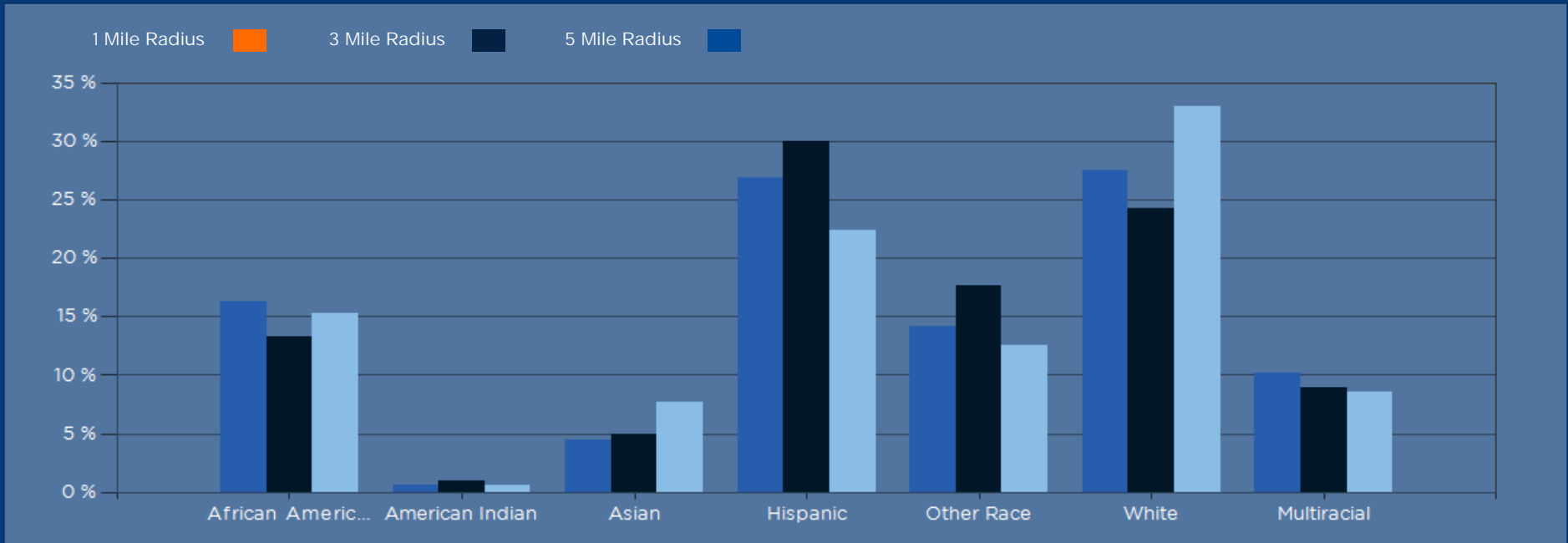
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,584	10,813	28,022
2028 Population Age 35-39	1,597	11,089	29,442
2028 Population Age 40-44	1,742	10,358	28,930
2028 Population Age 45-49	1,669	10,019	28,591
2028 Population Age 50-54	1,474	8,985	27,085
2028 Population Age 55-59	1,531	9,207	28,687
2028 Population Age 60-64	1,428	8,715	26,770
2028 Population Age 65-69	1,492	8,702	25,922
2028 Population Age 70-74	1,318	7,695	22,851
2028 Population Age 75-79	1,143	6,482	19,061
2028 Population Age 80-84	798	4,542	13,739
2028 Population Age 85+	694	4,134	13,518
2028 Population Age 18+	19,524	124,477	355,579
2028 Median Age	44	40	42

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$108,841	\$83,467	\$95,402
Average Household Income 25-34	\$139,690	\$123,062	\$137,986
Median Household Income 35-44	\$118,835	\$100,054	\$117,818
Average Household Income 35-44	\$159,548	\$153,771	\$179,959
Median Household Income 45-54	\$122,905	\$110,487	\$131,393
Average Household Income 45-54	\$162,845	\$168,722	\$197,342
Median Household Income 55-64	\$113,285	\$104,191	\$127,945
Average Household Income 55-64	\$148,663	\$162,191	\$193,732
Median Household Income 65-74	\$93,324	\$76,469	\$90,757
Average Household Income 65-74	\$127,855	\$131,764	\$151,567
Average Household Income 75+	\$106,886	\$102,050	\$115,088

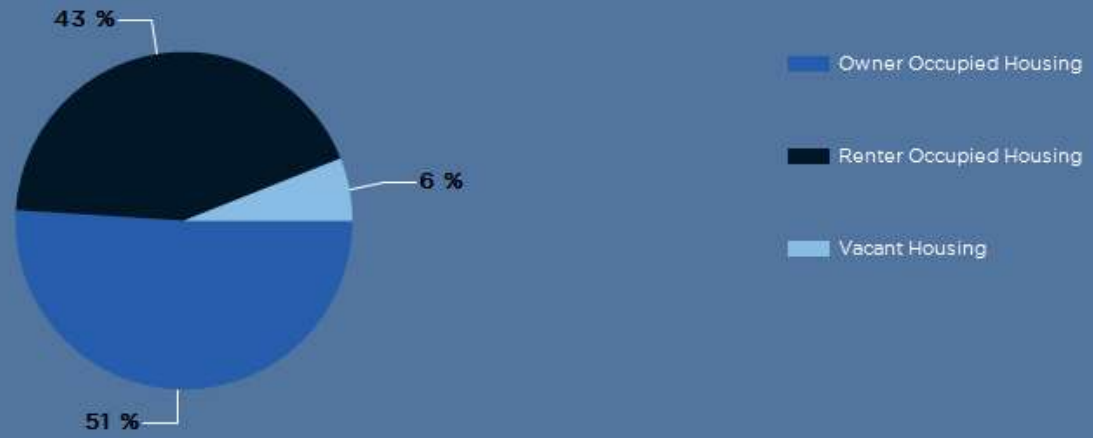
2023 Household Income



2023 Population by Race

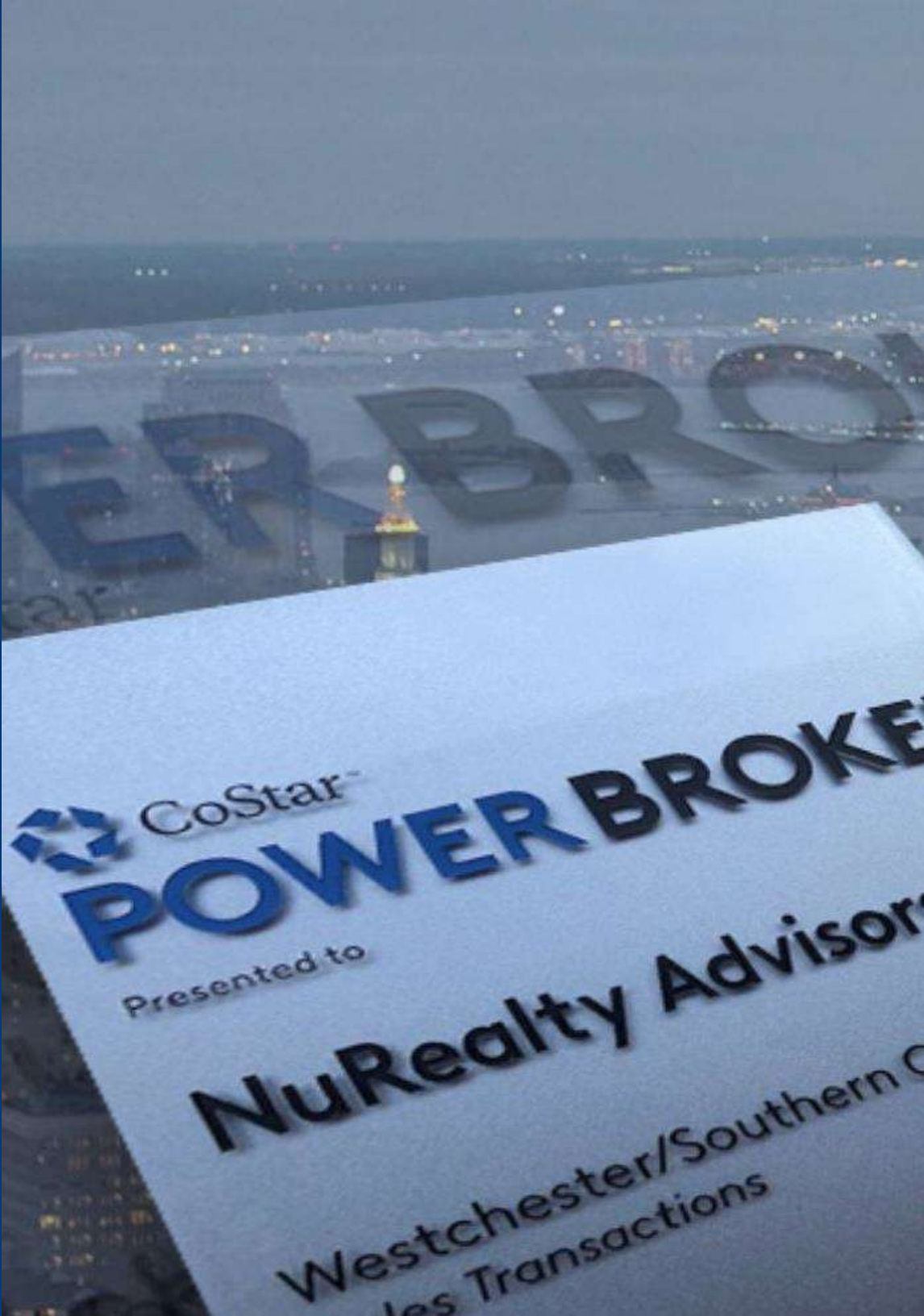


2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median





06 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.

737 aka 739 Warburton Ave

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.

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