137–139 WILLETT AVENUE | PORT CHESTER, NEW YORK

10-UNIT MIXED-USE INVESTMENT OPPORTUNITY

Stabilized Income • Recently Executed Renewals • Contractual Rent Growth • Walk-to-Train Location

THE AGENCY®

COMMERCIAL DIVISION

DEAL FELL THROUGH!

PRICE REDUCTION ~~$2,595,000~~

$2,115,000 | 7.65% CAP RATE

The Agency Commercial Division is pleased to present 137–139 Willett Avenue, a stabilized 10-unit mixed-use investment property strategically positioned in the heart of downtown Port Chester, New York. The three-story, approximately 7,821-square-foot building consists of eight residential apartments and two street-level commercial spaces, providing investors with a diversified combination of multifamily and retail income.

Offered at $2,115,000, the property generates approximately $262,860 in annual gross revenue and an underwritten Net Operating Income of $161,755, representing an attractive 7.65% in-place capitalization rate.

The property's income profile has recently been strengthened through completed lease renewals. Five residential tenants renewed with increases of $100 per month, increasing residential rental income by approximately $6,000 annually. In addition, commercial tenant Steph’s executed a new five-year lease at a meaningful increase in rent. The lease carries zero landlord cost and provides 3% annual rent escalations in Years 2 through 5, creating contractual income growth for the next owner.

Beyond its current cash flow, the property benefits from an exceptional transit-oriented location within approximately a one-minute walk of the Port Chester Metro-North Station, excellent downtown walkability, and immediate proximity to restaurants, retail, entertainment and neighborhood amenities.

Investment Highlights

7.65% In-Place Cap Rate

The $2,115,000 asking price provides investors with an attractive going-in yield based on an underwritten NOI of $161,755.

$262,860 Annual Gross Revenue

The executed June 2026 rent roll provides a substantial existing income stream from residential rents, commercial rents and CAM reimbursements.

10 Diversified Income-Producing Units

The property contains eight residential apartments and two commercial storefronts, reducing reliance on any single tenant or asset class.

Recently Executed Residential & Commercial Renewal/s

Five residential tenants renewed at increases of $100 per month, collectively adding approximately $6,000 in annual residential income. Commercial tenant Steph's has executed a new five-year lease, substantially reducing near-term rollover exposure.

Contractual Commercial Rent Growth

The commercial renewal includes 3% annual increases in Years 2 through 5, providing built-in revenue growth to the next owner.

Zero Landlord Cost on Renewal

The commercial renewal carries zero landlord cost, allowing the incoming investor to benefit from the stabilized lease without associated renewal expenditures.

Walk-to-Train Location

The property is positioned approximately one minute from the Port Chester Metro-North Station, providing direct connectivity to Manhattan, Stamford and employment centers throughout the region.

Separately Metered Units

Separate electric and boiler metering helps control ownership expenses and improves operating efficiency.

Opportunity Zone Location

The property is located within a designated Opportunity Zone, potentially offering additional benefits to qualifying investors and investment structures.

Income & Expense Summary

Based on Executed Rent Roll as of June 2026

Annual Income

INCOME	**ANNUAL AMOUNT**
Residential Rents – 8 Units	$163,200
Commercial Rents – 2 Units	$91,260
Commercial Reimbursements (CAM)	$8,400
TOTAL GROSS REVENUE	**$262,860**

The property's revenue profile provides a diversified combination of residential and commercial income, with approximately 62% of gross revenue derived from residential rents and the balance generated from commercial rents and reimbursements.

Operating Expenses

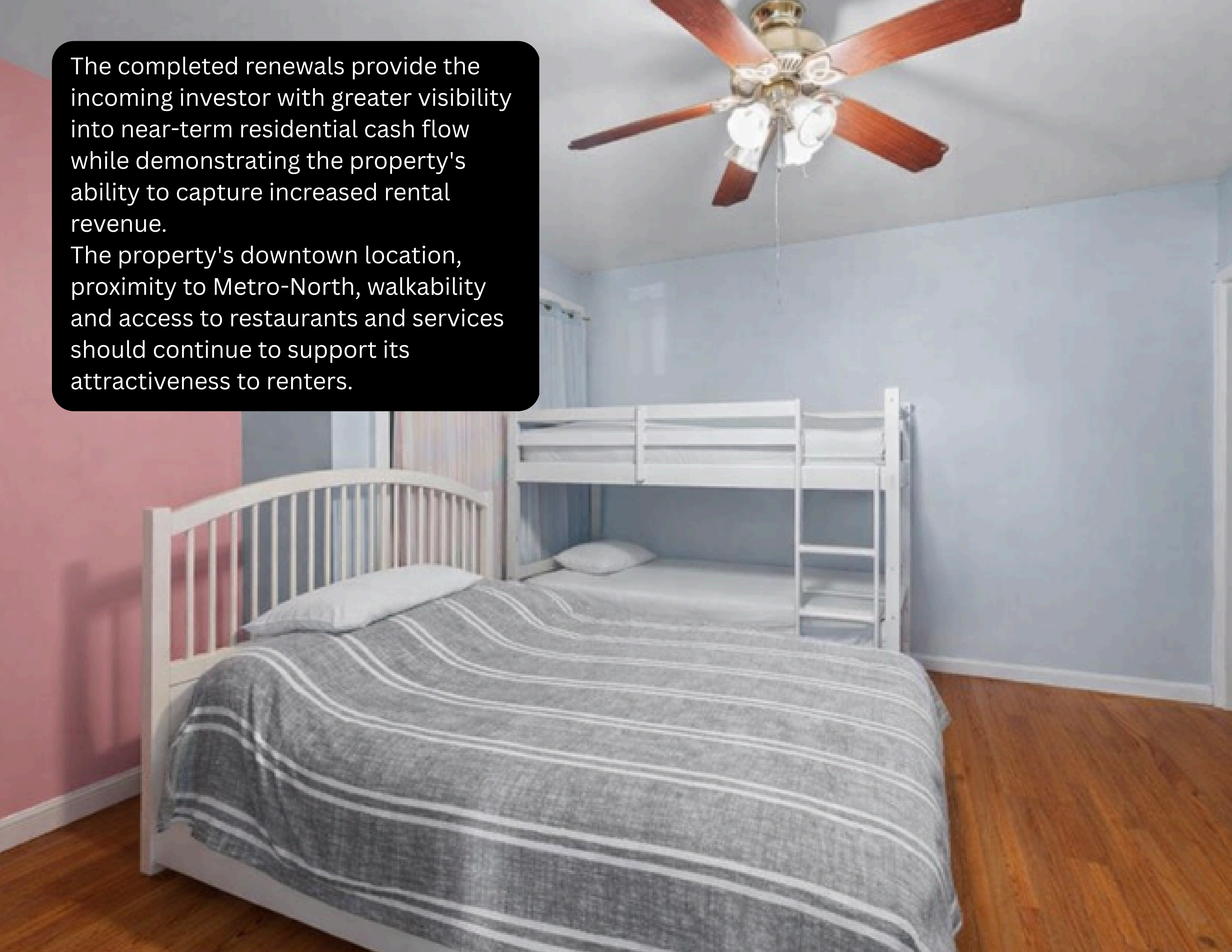
OPERATING EXPENSE	**ANNUAL AMOUNT**
Real Estate Taxes	$51,288
Insurance	$12,000
Payroll / Maintenance	$2,500
Electricity	$1,150
Water & Sewer	$5,252
Management Fee – 3% of EGR	$7,886
Vacancy Allowance – 5% of EGR	$13,143
Repairs & Maintenance Reserve – 3% of EGR	$7,886
TOTAL OPERATING EXPENSES	**$101,105**

Stabilized Residential Income

The eight-unit residential component provides a diversified base of recurring rental income totaling approximately $163,200 annually.

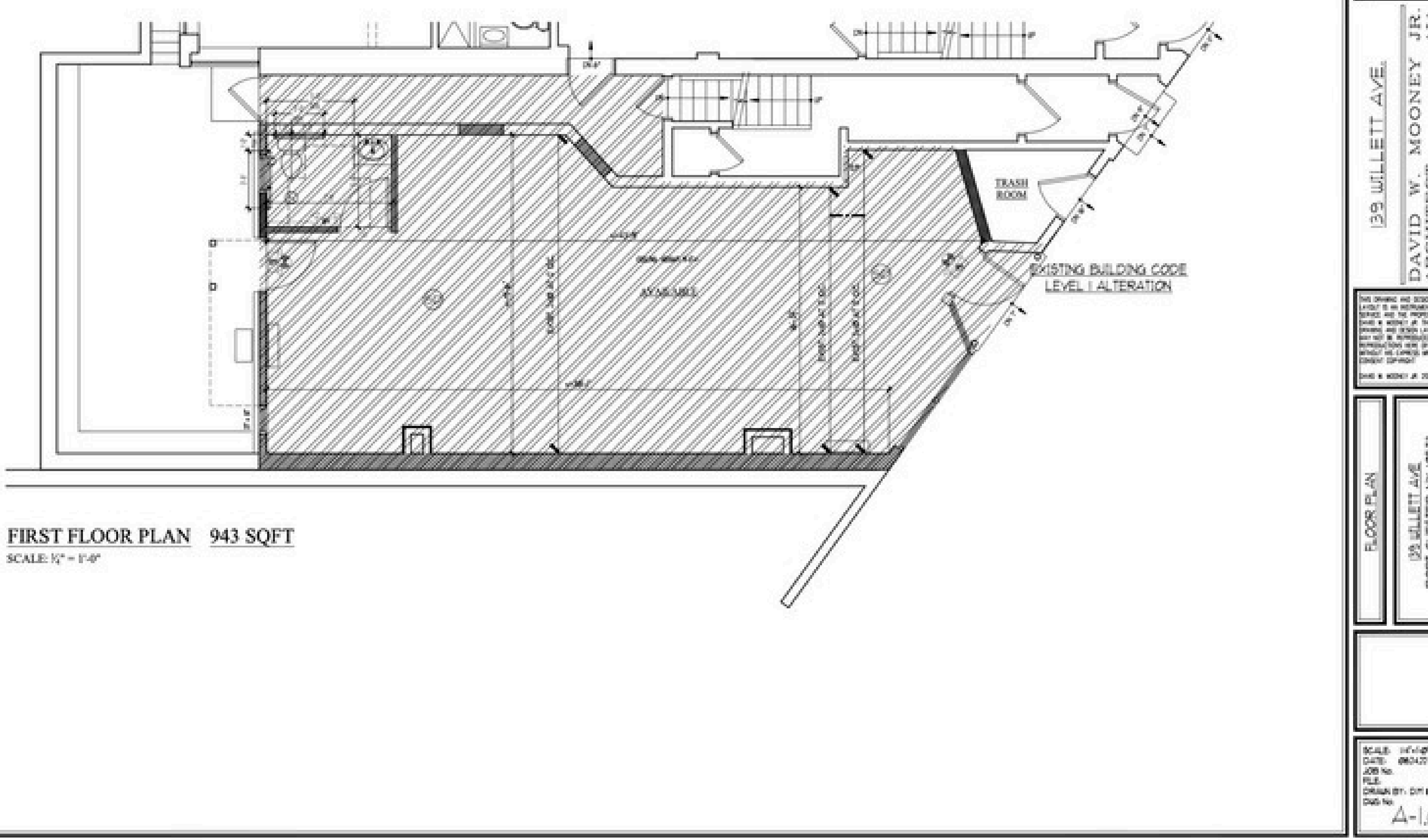
Recent renewals have further strengthened this income stream. Five residential tenants renewed their leases with increases of $100 per month per apartment, resulting in approximately $6,000 of additional annual residential revenue.

The completed renewals provide the incoming investor with greater visibility into near-term residential cash flow while demonstrating the property's ability to capture increased rental revenue.
The property's downtown location, proximity to Metro-North, walkability and access to restaurants and services should continue to support its attractiveness to renters.



Downtown Port Chester

Port Chester has developed into one of Westchester County's most dynamic downtown communities, combining transit accessibility, a diverse restaurant and entertainment scene, waterfront proximity, and convenient access to both Westchester County and Fairfield County.



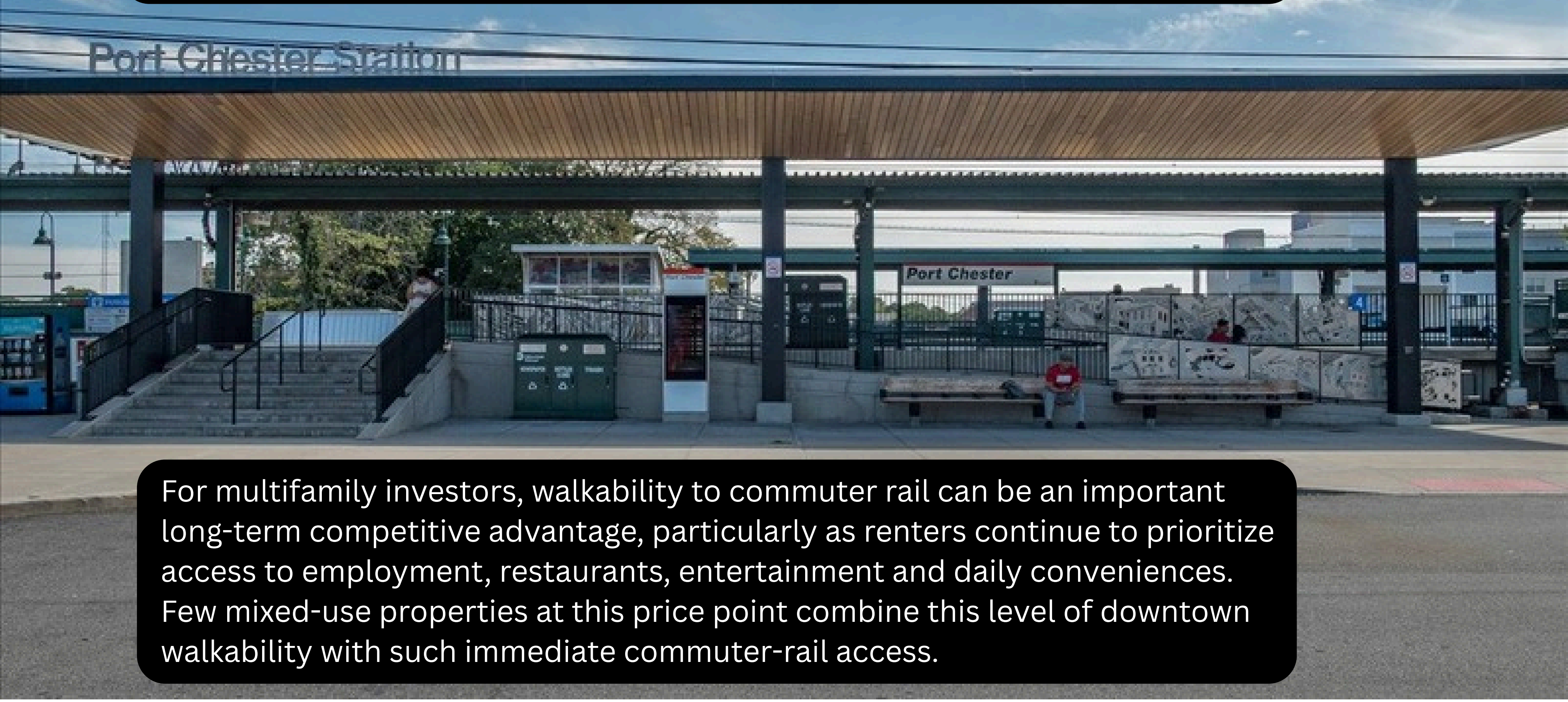
FIRST FLOOR PLAN 943 SQFT

SCALE: ¼" = 1'-0"

Transit-Oriented Investment

A defining feature of the property is its immediate proximity to the Port Chester Metro-North Station on the New Haven Line.

The station provides convenient rail service toward Grand Central Terminal and Stamford, connecting residents with two of the region's most significant employment markets as well as other communities throughout southern Westchester and Fairfield Counties.



For multifamily investors, walkability to commuter rail can be an important long-term competitive advantage, particularly as renters continue to prioritize access to employment, restaurants, entertainment and daily conveniences. Few mixed-use properties at this price point combine this level of downtown walkability with such immediate commuter-rail access.

Opportunity Zone

137–139 Willett Avenue is located within a designated Opportunity Zone, adding another potential dimension to the property's long-term investment profile.
Opportunity Zone investments may provide certain tax benefits to qualifying investors depending upon investment structure, holding period, applicable regulations and individual tax circumstances.
Prospective purchasers should independently consult their tax and legal advisors regarding the current Opportunity Zone program and whether any potential benefits apply to their acquisition.

The Investment Opportunity

CURRENT YIELD + STABILIZED TENANCY + CONTRACTUAL GROWTH

At an asking price of $2,115,000, 137–139 Willett Avenue offers investors an opportunity to acquire a stabilized Westchester County mixed-use asset at an approximately 7.65% in-place capitalization rate.

Unlike an investment that requires substantial renovation, lease-up or speculative repositioning to achieve its projected return, the property's current economics are supported by an executed rent roll generating $262,860 in annual gross revenue.
Recent residential renewals have already increased rental income, while the newly executed five-year commercial lease provides greater stability and scheduled 3% annual rent increases.
Combined with conservative underwriting, separate metering, diversified tenancy, Opportunity Zone positioning and immediate proximity to Metro-North, the property provides a compelling combination of yield, income visibility and long-term growth potential.


137–139 WILLET AVENUE
PORT CHESTER, NEW YORK
WALK-TO-TRAIN. WALK-TO- EVERYTHING.
IN THE HEART OF DOWNTOWN PORT CHESTER
DISTANCE TO:
Stamford, CT 16 Miles
Greenwich, CT 18 Miles
White Plains, NY 14 Miles
Midtown Manhattan 32 Miles
PROPERTY HIGHLIGHTS
10-Unit Mixed-Use Property
8 Residential Units | 2 Commercial Units
Steps to Port Chester Metro-North
1-Minute Walk
Walk Score: 93 – Walker's Paradise
Located in Opportunity Zone
OZ
LONG ISLAND SOUND
PORT CHESTER BOAT BASIN
THE CAPITOL THEATRE
Live Entertainment
Concerts, Comedy,
Events & More
THE PORT CHESTER SHOPPING CENTER
WHOLE FOODS MARKET
NORDSTROM rack
Marshalls
TRADER JOE'S
95
I-95
4 Minutes
1.3 Miles
137–139
WILLET AVENUE
La Poblanita
SONO 1420
Makondo RESTAURANT
bartaco
FELICE 1881 KITCHEN TABLE
O'Connor Redd Orlando LLP
PORT CHESTER WATERFRONT
MTA
WILLET AVENUE
bp
PORT CHESTER METRO-NORTH STATION
New Haven Line
1-Minute Walk
N MAIN STREET
WN PEARL STREET
Mobil
EASY COMMUTE
Midtown Manhattan 32 Minutes
Stamford, CT 16 Minutes
White Plains, NY 20 Minutes
287
I-287
6 Minutes
2.2 Miles
1-MILE DEMOGRAPHICS
21,164
Population
$105,377
Avg. Household Income
12,204
Daytime Employees
COMPARE FOODS MARKET
VIBRANT DOWNTOWN WITH TOP RESTAURANTS, RETAIL & ENTERTAINMENT
WALKABLE NEIGHBORHOOD WITH EXCELLENT AMENITIES
STRONG DEMAND DRIVEN BY TRANSIT ACCESS & EMPLOYMENT
All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price or other conditions, prior sale, rent and withdrawal without notice.

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