



# 30 Archer Avenue, Mt. Vernon, NY

Free Market Building \*  
Gut Renovated\* 13 Units \* Parking

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30 Archer Avenue  
Mt. Vernon, NY 10550

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**NU** REALTY  
ADVISORS INC.



# 30 Archer Avenue

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*Exclusively Marketed by:*



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01 Executive Summary  
Investment Summary



## OFFERING SUMMARY

ADDRESS	30 Archer Avenue Mt. Vernon NY 10550
COUNTY	Westchester
MARKET	Westchester
SUBMARKET	North Side
BUILDING SF	12,489 SF
LAND SF	15,725 SF
LAND ACRES	.36
NUMBER OF UNITS	13
YEAR BUILT	1950
YEAR RENOVATED	2023
APN	0800-165-063-01148-000-0002
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

PRICE	\$6,050,000
PRICE PSF	\$484.43
PRICE PER UNIT	\$465,385

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	67,006	388,145	991,579
2025 Median HH Income	\$80,103	\$81,270	\$70,936
2025 Average HH Income	\$111,479	\$125,477	\$112,676



PROPERTY VIDEO



## Investment Summary

- NuRealty Advisors Inc. is proud to present the exclusive listing for 30 Archer Avenue, Mount Vernon, NY.

This free-market, fully gut-rehabbed property consists of 13 apartments, 10 outdoor parking spaces, 8 storage units, and on-site laundry. Tenants pay all utilities, and current rents offer significant upside potential.

The unit mix includes:

- 1 Studio
- 2 Two-Bedroom units
- 7 Three-Bedroom units
- 3 Three-Bedroom / 1.5-Bath units

This is a rare turnkey asset with strong fundamentals and clear rent growth opportunities. A must-see investment.

For additional information, contact  
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02

Property Description

Property Features

Property Images

30 ARCHER AVENUE

## PROPERTY FEATURES

NUMBER OF UNITS	13
BUILDING SF	12,489
LAND SF	15,725
LAND ACRES	.36
YEAR BUILT	1950
YEAR RENOVATED	2023
# OF PARCELS	1
ZONING TYPE	RMF-10
BUILDING CLASS	B
LOCATION CLASS	B
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	10
NUMBER OF STORAGE	8
LAUNDRY ROOM	Yes

## UTILITIES

HOT WATER	Tenant Responsible
HEAT	Tenant Responsible
ELECTRIC	Tenant Responsible
COOKING GAS	Tenant Responsible

## CONSTRUCTION

FOUNDATION	Block
EXTERIOR	Brick
PARKING SURFACE	Asphalt





















































































03

Financial Analysis

Financial Analysis





## Description & Summary

### PROPERTY ADDRESS

1 30 Archer Avenue, Mount Vernon, NY 10550

### PROPERTY INFORMATION

Building SF	12,489
Lot SF	15,725
Class	C
Zoning	RMF-10
Number of Residential Units	13
Number of Parking Spaces	10
Number of Storage Units	8
Stories	3
Year Built	1950
Construction	Masonry
Year Renovated	2022
DHCR Status	Free-Market
Heat Type	Electric Baseboard
Laundry	Yes
APN	0800-165-063-01148-000-0002
Block / Lot	1148 / 2

### UTILITIES / RESPONSIBLE PARTY

Electric	Tenant
Cooking Gas	Tenant
Heat	Tenant
Hot Water	Tenant

### UNIT MIX

Studio / 1 Bath	1
1 Bedroom / 1 Bath	-
2 Bedroom / 1 Bath	2
3 Bedroom / 1 Bath	7
3 Bedroom / 1.5 Bath	3
Total Number of Units	13





## Description & Summary

### ACQUISITION STRUCTURE

Purchase Price	\$	6,050,000	A	
Initial Equity Investment	\$	2,478,000	41%	Equity Percentage
Loan Amount	\$	3,572,000	59%	Loan-to-Value (LTV) Percentage

### ACQUISITION MATRIX

Number of Units		13.00
Price Per Unit	\$	465,385
Gross Rent Multiple (GRM)		13.21
Capitalization Rate		6.00%
Net Operating Income (NOI)	\$	362,935

### PROPOSED DEBT STRUCTURE

Interest Rate	5.95%
Fixed Rate Period	7 Years
Equity Percentage	41%
Loan-to-Value (LTV) Percentage	59%
Interest Only Period	4 Years
Amortization Period	3 Years
Loan Term	30 Years

### PROPOSED ANNUAL INFLATION RATE

Residential Income	4.50%
Operating Expenditures	1.50%

### INCOME / EXPENDITURE MODEL

Category	Percent (%)	\$ Per Unit	Total Value	\$ Per SF
Vacancy Rate	3.00%		\$ (13,742)	\$ (1.10)
Property Tax		\$ 5,366	\$ 69,756	\$ 5.59
Water & Sewer		\$ 254	\$ 3,300	\$ 0.26
Electric		\$ 731	\$ 9,500	\$ 0.76
Insurance		\$ 750	\$ 9,750	\$ 0.78
Heat		\$ -	\$ -	\$ -
Payroll		\$ 500	\$ 6,500	\$ 0.52
General & Administrative		\$ 200	\$ 2,600	\$ 0.21
Repairs & Maintenance / Snow Removal		\$ 500	\$ 6,500	\$ 0.52
Management Fee	3.00%		\$ 14,562	\$ 1.17



## Description & Summary

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

Period	CFADS	Cash-On-Cash %	Cap Rate %	GRM
Year 1	\$ 147,522	5.95%	6.00%	13.21
Year 2	\$ 162,163	6.54%	6.24%	12.64
Year 3	\$ 182,487	7.36%	6.58%	12.09
Year 4	\$ 203,776	8.22%	6.93%	11.57
Year 5	\$ 226,072	9.12%	7.30%	11.08
Year 6	\$ 249,423	10.07%	7.68%	10.60
Year 7	\$ 273,876	11.05%	8.09%	10.14
<b>Total CFADS Earned During Loan Term &amp; Average ROIs</b>	<b>\$ 1,445,320 B</b>	<b>8.33%</b>	<b>6.97%</b>	<b>11.62</b>

### DISPOSITION SCENARIO AT YEAR 7

Net Operating Income at Year 7	\$ 489,289
Price Per Unit	\$ 752,753
Disposition Capitalization Rate at Year 7	5.00%
Property Valuation at Year 7	\$ 9,785,783 C
Less: Purchase Price	\$ 6,050,000 A
<b>Gross Excess Equity Earned at Year 7</b>	<b>\$ 3,735,783 D (C - A)</b>
<b>Add: Total CFADS Earned During Hold Period / Loan Term</b>	<b>\$ 1,445,320 B</b>
<b>Total Excess Equity and CFADS Recognized at Year 7</b>	<b>\$ 5,181,103 (D + B)</b>

### REFINANCE SCENARIO AT YEAR 7

Property Valuation at Year 7	\$ 9,785,783 C
Loan-to-Value Percentage	75%
Principal Loan Amount for Refinance	\$ 7,339,337
Repayment of Principal Balance of Initial Loan due at Year 7	(3,527,781)
<b>Refinance - Cash Out</b>	<b>\$ 3,811,556</b>

**New Buying Power with New Cash Out Proceeds (25% Equity)**      \$      **15,246,224**

### SUMMARY OF TRANSACTION

➡ At Year 7, the property would have collected a total Cash Flow After Debt Service (CFADS) of:	\$	<b>1,445,320</b>
➡ At Year 7, all of the Initial Equity has been recovered and the valuation of the property has increased by:	\$	<b>3,735,783</b>
➡ At Year 7, you will be able to refinance the property up to a 75% Loan-to-Value (LTV) for a Cash Out of:	\$	<b>3,811,556</b>
➡ At Year 7, you will be able to purchase a New Property using the Cash Out Proceeds and Income of up to:	\$	<b>15,246,224</b>



## Cash Flow Analysis

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7
Market Rental Income	\$ 538,584	\$ 562,820	\$ 588,147	\$ 614,614	\$ 642,271	\$ 671,174	\$ 701,376
<i>Loss to Lease</i>	<i>\$ (80,514)</i>	<i>\$ (84,137)</i>	<i>\$ (87,923)</i>	<i>\$ (91,880)</i>	<i>\$ (96,014)</i>	<i>\$ (100,335)</i>	<i>\$ (104,850)</i>
Annual Actual Income	\$ 458,070	\$ 478,683	\$ 500,224	\$ 522,734	\$ 546,257	\$ 570,839	\$ 596,526
<i>Vacancy / Reserves</i>	<i>\$ (13,742)</i>	<i>\$ (14,360)</i>	<i>\$ (15,007)</i>	<i>\$ (15,682)</i>	<i>\$ (16,388)</i>	<i>\$ (17,125)</i>	<i>\$ (17,896)</i>
Storage Income	\$ 6,240	\$ 6,521	\$ 6,814	\$ 7,121	\$ 7,441	\$ 7,776	\$ 8,126
Pet Fee	\$ 4,200	\$ 4,539	\$ 4,793	\$ 5,059	\$ 5,337	\$ 5,627	\$ 5,930
Parking Income	\$ 23,400	\$ 24,453	\$ 25,553	\$ 26,703	\$ 27,905	\$ 29,161	\$ 30,473
Laundry Income	\$ 7,235	\$ 7,561	\$ 7,901	\$ 8,256	\$ 8,628	\$ 9,016	\$ 9,422
Effective Gross Income (EGI)	\$ 485,403	\$ 507,396	\$ 530,279	\$ 554,191	\$ 579,180	\$ 605,293	\$ 632,581
Real Estate Taxes	69,756	70,802	71,864	72,942	74,036	75,147	76,274
Water & Sewage	3,300	3,350	3,400	3,451	3,502	3,555	3,608
Electric	9,500	9,643	9,787	9,934	10,083	10,234	10,388
Insurance	9,750	9,896	10,045	10,195	10,348	10,504	10,661
Heat	-	-	-	-	-	-	-
Payroll	6,500	6,598	6,696	6,797	6,899	7,002	7,107
General & Administration	2,600	2,639	2,679	2,719	2,760	2,801	2,843
Repairs & Maintenance / Snow Removal	6,500	6,598	6,696	6,797	6,899	7,002	7,107
Management Fee	14,562	20,296	21,211	22,168	23,167	24,212	25,303
Total Expenditures	122,468	129,820	132,378	135,002	137,695	140,457	143,292
<b>Net Operating Income (NOI)</b>	<b>362,935</b>	<b>377,576</b>	<b>397,900</b>	<b>419,189</b>	<b>441,485</b>	<b>464,836</b>	<b>489,289</b>
Equity	2,478,000	2,478,000	2,478,000	2,478,000	2,478,000	2,478,000	2,478,000
Principal	3,572,000	3,572,000	3,572,000	3,572,000	3,527,781	3,480,858	3,431,066
<i>Annual Debt Service</i>	<i>(215,413)</i>	<i>(215,413)</i>	<i>(215,413)</i>	<i>(215,413)</i>	<i>(215,413)</i>	<i>(215,413)</i>	<i>(215,413)</i>
<b>Cash Flow After Debt Service (CFADS)</b>	<b>147,522</b>	<b>162,163</b>	<b>182,487</b>	<b>203,776</b>	<b>226,072</b>	<b>249,423</b>	<b>273,876</b>

Number of Units	13	13	13	13	13	13	13
Price per SF	\$ 484	\$ 484	\$ 484	\$ 484	\$ 484	\$ 484	\$ 484
Price per Unit	\$ 465,385	\$ 465,385	\$ 465,385	\$ 465,385	\$ 465,385	\$ 465,385	\$ 465,385
Gross Rent Multiple	13.21	12.64	12.09	11.57	11.08	10.60	10.14
Capitalization Rate	6.00%	6.24%	6.58%	6.93%	7.30%	7.68%	8.09%
<b>Cash-On-Cash Return</b>	<b>5.95%</b>	<b>6.54%</b>	<b>7.36%</b>	<b>8.22%</b>	<b>9.12%</b>	<b>10.07%</b>	<b>11.05%</b>
Operating Expenditure Ratio (OER)	25%	26%	25%	24%	24%	23%	23%
Debt Service Coverage Ratio (DSCR)	1.42	1.48	1.56	1.64	1.75	1.87	1.99
Maximum Annual DSCR (Utilizing 1.40)	\$ 259,239	\$ 269,697	\$ 284,215	\$ 299,421	\$ 315,347	\$ 332,026	\$ 349,492



## Rent Roll

#	Apt	Unit Type	Status	Unit SF	LCD	LED	Market Rent	Actual Rent	Loss to Lease
1	1A	3BR/1Bath	FM	766	03/01/25	02/28/26	\$3,644	\$3,030	(\$614)
2	1B	2BR/1Bath	FM	910	06/01/23	05/31/26	\$2,910	\$2,652	(\$258)
3	1C	3BR/1Bath	FM	955	08/01/23	07/31/26	\$3,644	\$3,162	(\$482)
4	1D	2BR/1Bath	FM	932	07/01/23	06/30/26	\$2,910	\$2,703	(\$207)
5	1E	Studio	FM	280	09/01/25	08/31/26	\$2,529	\$1,919	(\$610)
6	2A	3BR/1Bath	FM	995	06/01/23	05/31/26	\$3,644	\$3,060	(\$584)
7	2B	3BR/1.5Bath	FM	995	08/01/23	07/31/26	\$3,675	\$3,162	(\$513)
8	2C	3BR/1Bath	FM	910	08/01/23	07/31/26	\$3,644	\$3,111	(\$533)
9	2D	3BR/1Bath	FM	932	08/15/23	08/14/26	\$3,644	\$3,162	(\$482)
10	3A	3BR/1Bath	FM	995	05/15/24	05/14/26	\$3,644	\$3,060	(\$584)
11	3B	3BR/1.5Bath	FM	995	06/01/23	05/31/26	\$3,675	\$3,030	(\$645)
12	3C	3BR/1Bath	FM	910	07/15/23	06/15/26	\$3,644	\$3,060	(\$584)
13	3D	3BR/1.5Bath	FM	932	06/07/24	05/31/26	\$3,675	\$3,060	(\$615)
Total SF			11,507	Total Monthly Income			\$44,882	\$38,173	(\$6,710)
Total Annual Income							\$538,584	\$458,070	(\$80,514)



## Fannie Mae - Loan Quote

WALKER & DUNLOP

30 Archer Ave | Mount Vernon, NY

### Indicative Loan Pricing

	Fannie Mae					
	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6
Loan Product	5 YR Fixed	7 YR Fixed	10 YR Fixed	5 YR Fixed	7 YR Fixed	10 YR Fixed
Loan Amount	\$3,571,000	\$3,572,000	\$3,536,000	\$3,669,000	\$3,670,000	\$3,621,000
Fixed   Floating Rate Term	5 YR	7 YR	10 YR	5 YR	7 YR	10 YR
Amortization	30 YR	30 YR	30 YR	30 YR	30 YR	30 YR
Interest Only Period	3 Yrs.	4 Yrs.	5 Yrs.	3 Yrs.	4 Yrs.	5 Yrs.
Prepay during Fixed, Floating	YM,1%	YM,1%	YM,1%	YM,1%	YM,1%	YM,1%
Rate Lock Period	Standard	Standard	Standard	Standard	Standard	Standard
Min Debt Coverage Ratio	1.25x	1.25x	1.25x	1.25x	1.25x	1.25x
Max Loan to Value	75%	80%	80%	75%	80%	80%
Debt Coverage Ratio as Underwritten	1.25x	1.25x	1.25x	1.25x	1.25x	1.25x
Loan To Value as Underwritten	59.52%	59.53%	58.93%	61.15%	61.17%	60.35%
Buydown	N/A	N/A	N/A	1.25%	1.75%	2.00%
Estimated Interest Rate	5.95%	5.95%	6.04%	5.70%	5.70%	5.82%
Approximate Annual Payment (Amort)	\$255,543	\$255,560	\$255,521	\$255,539	\$255,553	\$255,537
Approximate Annual Payment (IO)	\$215,426	\$215,413	\$216,577	\$212,038	\$212,021	\$213,706



## Amortization Schedule

Loan Terms	
Loan Start Date	4/1/2026
Loan Amount	3,572,000
Interest Rate	5.950%
Term of Loan (Years)	30

Output	Monthly Payment	Annual Payment
Year 1-4	(\$17,951)	(\$215,413)
Year 3-7	(\$21,297)	(\$255,560)

Principal Balance	
5 Years	3,527,781
7 Years	3,431,066

Date	No.	Payment Date	Beginning Balance	Interest	Principal Repayments	Ending Balance	Cumulative Interest	Additional Principal	Ending Balance
4/1/2026	1		3,572,000	17,711	-	3,572,000	17,711	-	3,572,000
5/1/2026	2		3,572,000	17,711	-	3,572,000	35,422	-	3,572,000
6/1/2026	3		3,572,000	17,711	-	3,572,000	53,134	-	3,572,000
7/1/2026	4		3,572,000	17,711	-	3,572,000	70,845	-	3,572,000
8/1/2026	5		3,572,000	17,711	-	3,572,000	88,556	-	3,572,000
9/1/2026	6		3,572,000	17,711	-	3,572,000	106,267	-	3,572,000
10/1/2026	7		3,572,000	17,711	-	3,572,000	123,978	-	3,572,000
11/1/2026	8		3,572,000	17,711	-	3,572,000	141,689	-	3,572,000
12/1/2026	9		3,572,000	17,711	-	3,572,000	159,401	-	3,572,000
1/1/2027	10		3,572,000	17,711	-	3,572,000	177,112	-	3,572,000
2/1/2027	11		3,572,000	17,711	-	3,572,000	194,823	-	3,572,000
3/1/2027	12		3,572,000	17,711	-	3,572,000	212,534	-	3,572,000
4/1/2027	13		3,572,000	17,711	-	3,572,000	230,245	-	3,572,000
5/1/2027	14		3,572,000	17,711	-	3,572,000	247,956	-	3,572,000
6/1/2027	15		3,572,000	17,711	-	3,572,000	265,668	-	3,572,000
7/1/2027	16		3,572,000	17,711	-	3,572,000	283,379	-	3,572,000
8/1/2027	17		3,572,000	17,711	-	3,572,000	301,090	-	3,572,000
9/1/2027	18		3,572,000	17,711	-	3,572,000	318,801	-	3,572,000
10/1/2027	19		3,572,000	17,711	-	3,572,000	336,512	-	3,572,000
11/1/2027	20		3,572,000	17,711	-	3,572,000	354,223	-	3,572,000
12/1/2027	21		3,572,000	17,711	-	3,572,000	371,935	-	3,572,000
1/1/2028	22		3,572,000	17,711	-	3,572,000	389,646	-	3,572,000
2/1/2028	23		3,572,000	17,711	-	3,572,000	407,357	-	3,572,000
3/1/2028	24		3,572,000	17,711	-	3,572,000	425,068	-	3,572,000
4/1/2028	25		3,572,000	17,711	-	3,572,000	442,779	-	3,572,000
5/1/2028	26		3,572,000	17,711	-	3,572,000	460,490	-	3,572,000
6/1/2028	27		3,572,000	17,711	-	3,572,000	478,202	-	3,572,000
7/1/2028	28		3,572,000	17,711	-	3,572,000	495,913	-	3,572,000
8/1/2028	29		3,572,000	17,711	-	3,572,000	513,624	-	3,572,000
9/1/2028	30		3,572,000	17,711	-	3,572,000	531,335	-	3,572,000
10/1/2028	31		3,572,000	17,711	-	3,572,000	549,046	-	3,572,000
11/1/2028	32		3,572,000	17,711	-	3,572,000	566,757	-	3,572,000
12/1/2028	33		3,572,000	17,711	-	3,572,000	584,469	-	3,572,000
1/1/2029	34		3,572,000	17,711	-	3,572,000	602,180	-	3,572,000
2/1/2029	35		3,572,000	17,711	-	3,572,000	619,891	-	3,572,000
3/1/2029	36		3,572,000	17,711	-	3,572,000	637,602	-	3,572,000
4/1/2029	37		3,572,000	17,711	-	3,572,000	655,313	-	3,572,000
5/1/2029	38		3,572,000	17,711	-	3,572,000	673,024	-	3,572,000
6/1/2029	39		3,572,000	17,711	-	3,572,000	690,736	-	3,572,000
7/1/2029	40		3,572,000	17,711	-	3,572,000	708,447	-	3,572,000
8/1/2029	41		3,572,000	17,711	-	3,572,000	726,158	-	3,572,000



# Amortization Schedule

Loan Terms	
Loan Start Date	4/1/2026
Loan Amount	3,572,000
Interest Rate	5.950%
Term of Loan (Years)	30

Output	Monthly Payment	Annual Payment
Year 1-4	(\$17,951)	(\$215,413)
Year 3-7	(\$21,297)	(\$255,560)

Principal Balance	
5 Years	3,527,781
7 Years	3,431,066

Date	No.	Payment Date	Beginning Balance	Interest	Principal Repayments	Ending Balance	Cumulative Interest	Additional Principal	Ending Balance
9/1/2029	42		3,572,000	17,711	-	3,572,000	743,869	-	3,572,000
10/1/2029	43		3,572,000	17,711	-	3,572,000	761,580	-	3,572,000
11/1/2029	44		3,572,000	17,711	-	3,572,000	779,291	-	3,572,000
12/1/2029	45		3,572,000	17,711	-	3,572,000	797,003	-	3,572,000
1/1/2030	46		3,572,000	17,711	-	3,572,000	814,714	-	3,572,000
2/1/2030	47		3,572,000	17,711	-	3,572,000	832,425	-	3,572,000
3/1/2030	48		3,572,000	17,711	-	3,572,000	850,136	-	3,572,000
4/1/2030	49		3,572,000	17,711	(3,586)	3,568,415	867,847	-	3,568,415
5/1/2030	50		3,568,415	17,693	(3,603)	3,564,811	885,541	-	3,564,811
6/1/2030	51		3,564,811	17,676	(3,621)	3,561,190	903,216	-	3,561,190
7/1/2030	52		3,561,190	17,658	(3,639)	3,557,551	920,874	-	3,557,551
8/1/2030	53		3,557,551	17,640	(3,657)	3,553,894	938,513	-	3,553,894
9/1/2030	54		3,553,894	17,621	(3,675)	3,550,219	956,135	-	3,550,219
10/1/2030	55		3,550,219	17,603	(3,693)	3,546,525	973,738	-	3,546,525
11/1/2030	56		3,546,525	17,585	(3,712)	3,542,813	991,323	-	3,542,813
12/1/2030	57		3,542,813	17,566	(3,730)	3,539,083	1,008,889	-	3,539,083
1/1/2031	58		3,539,083	17,548	(3,749)	3,535,334	1,026,437	-	3,535,334
2/1/2031	59		3,535,334	17,529	(3,767)	3,531,567	1,043,966	-	3,531,567
3/1/2031	60		3,531,567	17,511	(3,786)	3,527,781	1,061,477	-	3,527,781
4/1/2031	61		3,527,781	17,492	(3,805)	3,523,976	1,078,969	-	3,523,976
5/1/2031	62		3,523,976	17,473	(3,824)	3,520,153	1,096,442	-	3,520,153
6/1/2031	63		3,520,153	17,454	(3,843)	3,516,310	1,113,896	-	3,516,310
7/1/2031	64		3,516,310	17,435	(3,862)	3,512,448	1,131,331	-	3,512,448
8/1/2031	65		3,512,448	17,416	(3,881)	3,508,568	1,148,747	-	3,508,568
9/1/2031	66		3,508,568	17,397	(3,900)	3,504,668	1,166,144	-	3,504,668
10/1/2031	67		3,504,668	17,377	(3,919)	3,500,748	1,183,521	-	3,500,748
11/1/2031	68		3,500,748	17,358	(3,939)	3,496,810	1,200,879	-	3,496,810
12/1/2031	69		3,496,810	17,338	(3,958)	3,492,851	1,218,217	-	3,492,851
1/1/2032	70		3,492,851	17,319	(3,978)	3,488,873	1,235,536	-	3,488,873
2/1/2032	71		3,488,873	17,299	(3,998)	3,484,876	1,252,835	-	3,484,876
3/1/2032	72		3,484,876	17,279	(4,017)	3,480,858	1,270,114	-	3,480,858
4/1/2032	73		3,480,858	17,259	(4,037)	3,476,821	1,287,373	-	3,476,821
5/1/2032	74		3,476,821	17,239	(4,057)	3,472,763	1,304,613	-	3,472,763
6/1/2032	75		3,472,763	17,219	(4,078)	3,468,686	1,321,832	-	3,468,686
7/1/2032	76		3,468,686	17,199	(4,098)	3,464,588	1,339,031	-	3,464,588
8/1/2032	77		3,464,588	17,179	(4,118)	3,460,470	1,356,209	-	3,460,470
9/1/2032	78		3,460,470	17,158	(4,139)	3,456,331	1,373,367	-	3,456,331
10/1/2032	79		3,456,331	17,138	(4,159)	3,452,172	1,390,505	-	3,452,172
11/1/2032	80		3,452,172	17,117	(4,180)	3,447,993	1,407,622	-	3,447,993
12/1/2032	81		3,447,993	17,096	(4,200)	3,443,792	1,424,718	-	3,443,792
1/1/2033	82		3,443,792	17,075	(4,221)	3,439,571	1,441,794	-	3,439,571





04

Location

Location Summary

30 ARCHER AVENUE



## Strategic Location

- Located just 14 miles from Midtown Manhattan, Mount Vernon offers quick access to NYC via the Metro-North Railroad (20-25 minutes to Grand Central) and major roadways including the Hutchinson River Parkway, Bronx River Parkway, and I-95.

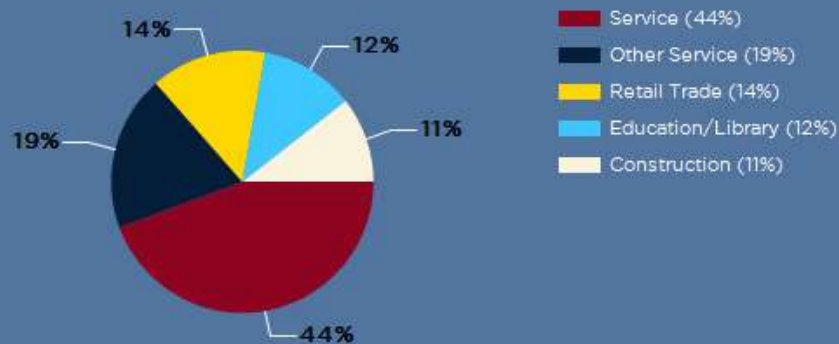
## Transit Convenience

- The city is serviced by four Metro-North train stations: Mount Vernon East, Mount Vernon West, Fleetwood, and Wakefield, making it one of the most commuter-friendly municipalities in Westchester County.

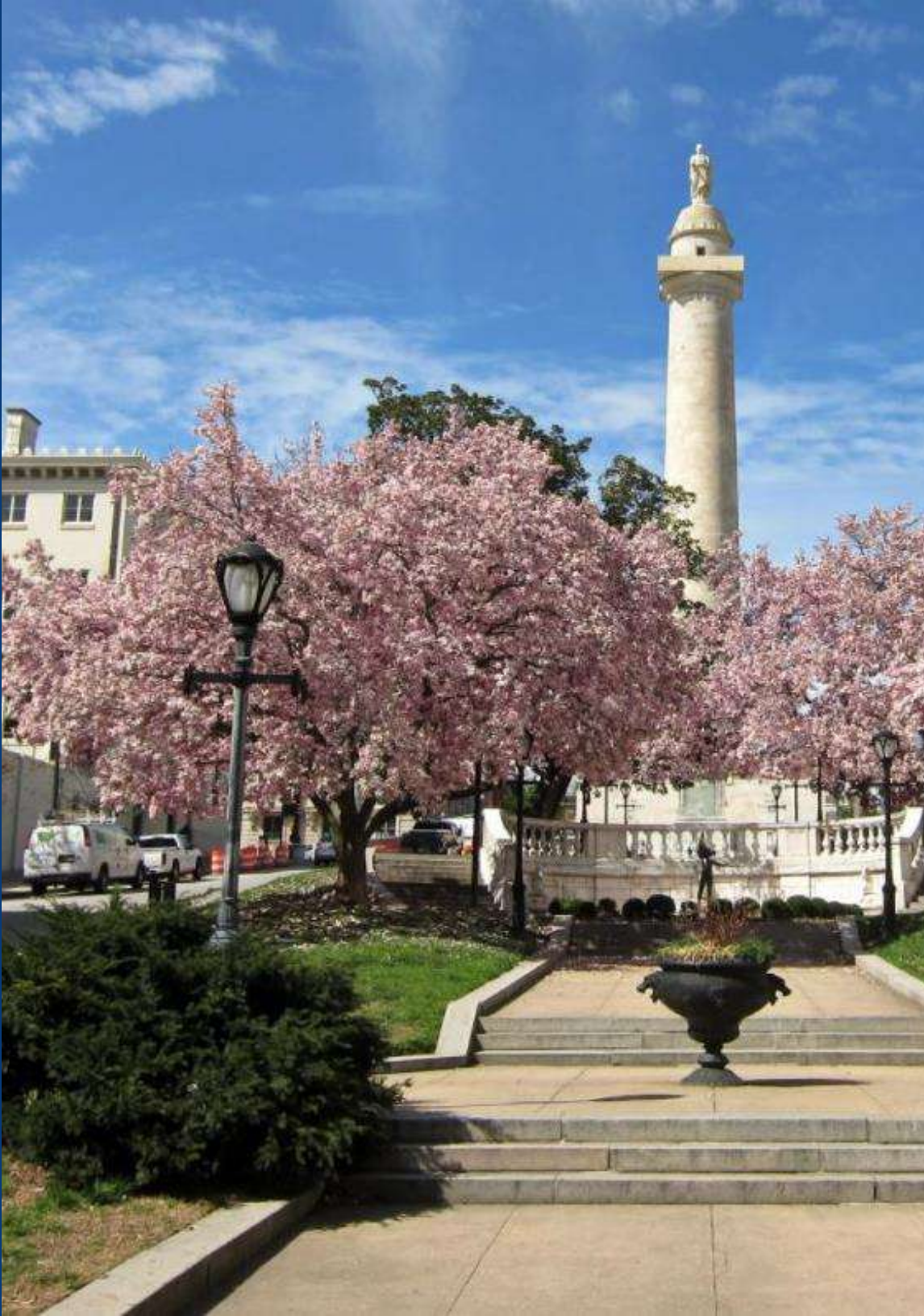
## Active Development

- Mount Vernon has experienced a wave of new mixed-use and multifamily developments, with the city actively encouraging redevelopment in key corridors like South Fourth Avenue, Gramatan Avenue, and Mount Vernon West. With increased investor interest and city-backed initiatives, Mount Vernon's multifamily market presents strong value add and long-term appreciation opportunities, particularly for properties near transit stations and commercial districts.

### Major Industries by Employee Count







05

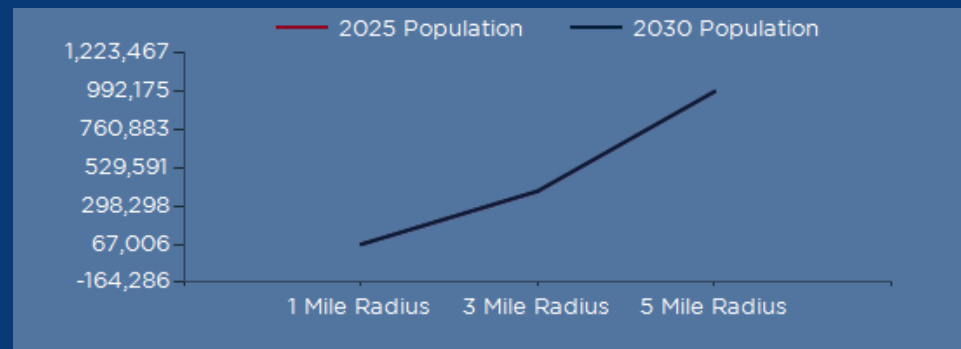
## Demographics

General Demographics  
Race Demographics

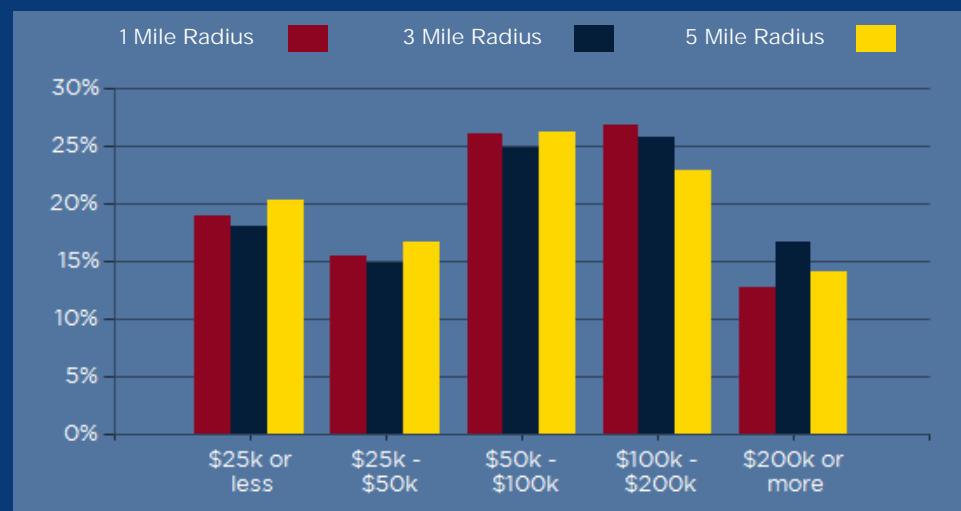


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	62,656	362,066	929,595
2010 Population	61,432	368,897	944,356
2025 Population	67,006	388,145	991,579
2030 Population	67,071	390,296	992,175
2025 African American	39,890	167,970	293,785
2025 American Indian	432	2,830	10,634
2025 Asian	1,537	15,233	58,626
2025 Hispanic	14,526	103,319	391,332
2025 Other Race	8,634	57,158	230,655
2025 White	9,491	104,331	276,164
2025 Multiracial	6,989	40,384	121,049
2025-2030: Population: Growth Rate	0.10%	0.55%	0.05%

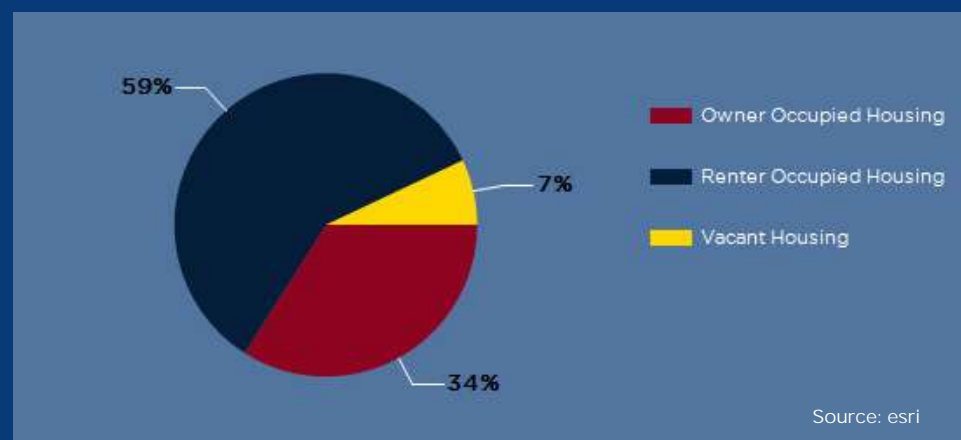
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3,492	16,344	48,488
\$15,000-\$24,999	1,494	10,275	27,160
\$25,000-\$34,999	1,494	8,974	25,002
\$35,000-\$49,999	2,552	12,986	37,057
\$50,000-\$74,999	3,168	20,576	56,908
\$75,000-\$99,999	3,666	16,149	40,800
\$100,000-\$149,999	4,345	23,215	54,177
\$150,000-\$199,999	2,714	14,867	31,187
\$200,000 or greater	3,353	24,695	52,696
Median HH Income	\$80,103	\$81,270	\$70,936
Average HH Income	\$111,479	\$125,477	\$112,676



## 2025 Household Income



## 2025 Own vs. Rent - 1 Mile Radius

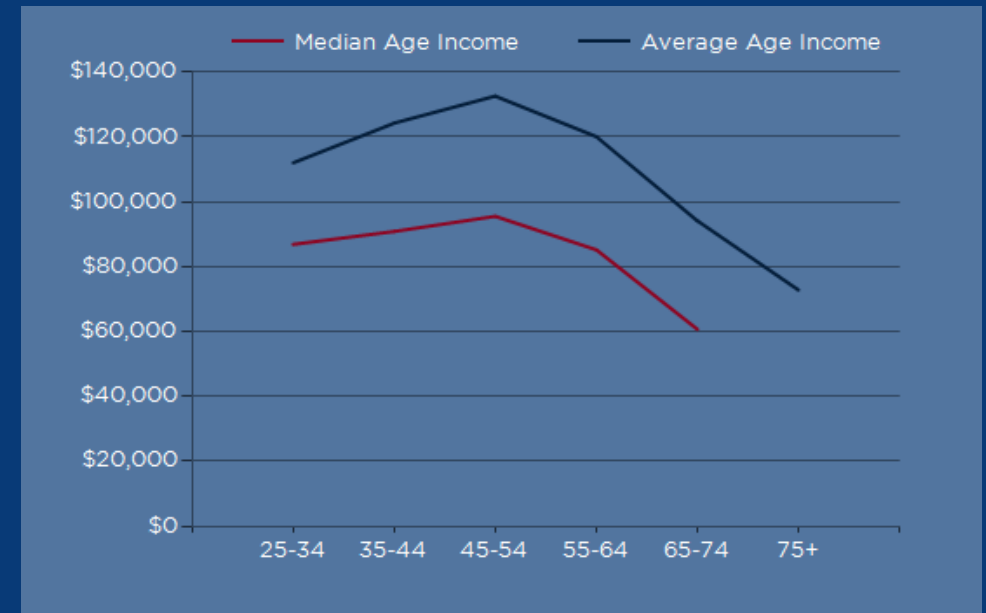
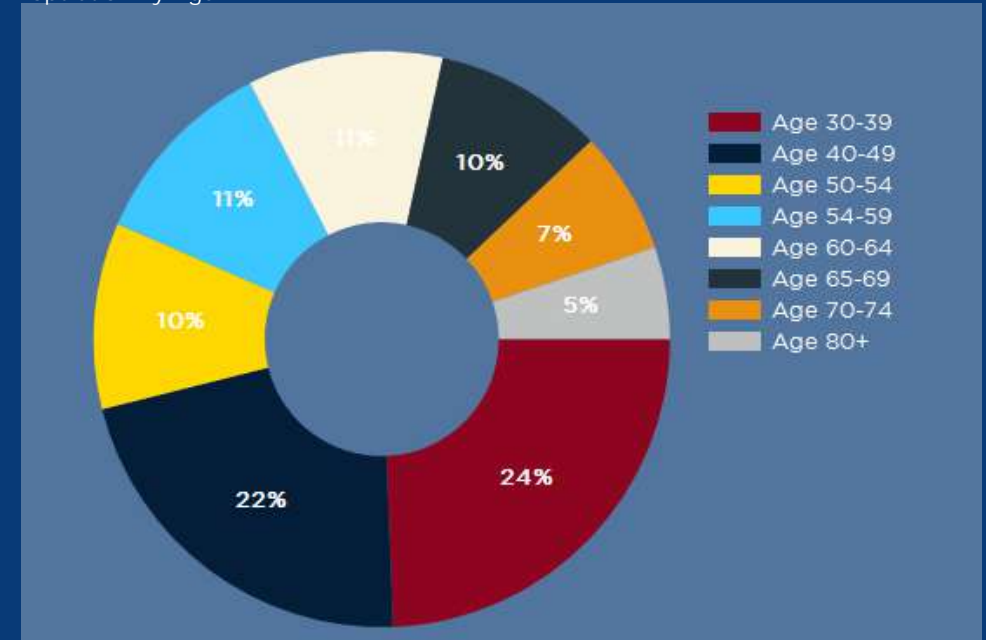




2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	5,024	27,041	70,252
2025 Population Age 35-39	5,004	25,880	67,562
2025 Population Age 40-44	4,599	25,395	65,693
2025 Population Age 45-49	4,337	24,266	62,056
2025 Population Age 50-54	4,310	24,644	60,826
2025 Population Age 55-59	4,479	25,326	62,390
2025 Population Age 60-64	4,510	25,912	62,082
2025 Population Age 65-69	3,920	22,590	54,935
2025 Population Age 70-74	2,836	17,799	44,345
2025 Population Age 75-79	2,129	13,702	33,159
2025 Population Age 80-84	1,234	9,046	21,784
2025 Population Age 85+	1,189	8,775	22,002
2025 Population Age 18+	53,470	310,772	786,086
2025 Median Age	40	41	40
2030 Median Age	41	42	41

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$86,890	\$88,831	\$76,680
Average Household Income 25-34	\$112,047	\$124,341	\$106,992
Median Household Income 35-44	\$90,878	\$100,243	\$82,317
Average Household Income 35-44	\$124,275	\$143,672	\$125,799
Median Household Income 45-54	\$95,544	\$106,020	\$90,162
Average Household Income 45-54	\$132,618	\$157,030	\$139,816
Median Household Income 55-64	\$85,216	\$90,534	\$75,728
Average Household Income 55-64	\$120,103	\$137,750	\$123,094
Median Household Income 65-74	\$60,686	\$61,210	\$54,672
Average Household Income 65-74	\$94,144	\$102,960	\$95,146
Average Household Income 75+	\$72,826	\$76,940	\$74,892

Population By Age





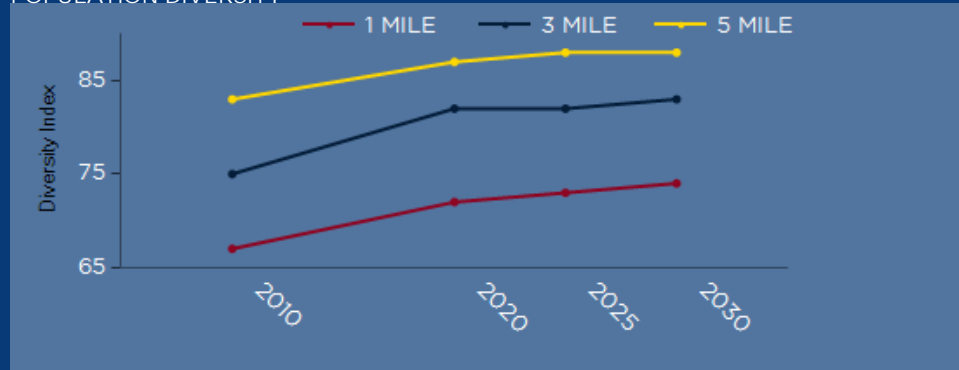
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	74	83	88
Diversity Index (current year)	73	82	88
Diversity Index (2020)	73	82	87
Diversity Index (2010)	67	75	83

#### POPULATION BY RACE



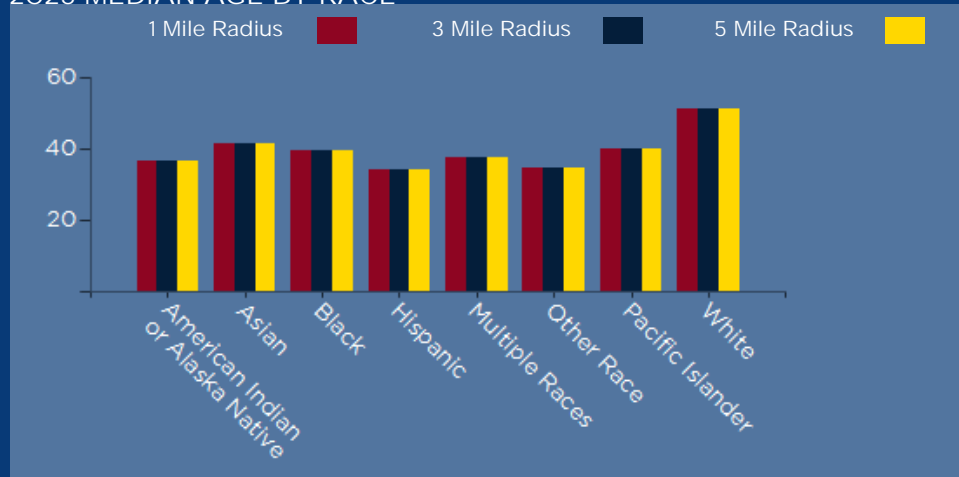
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	49%	34%	21%
American Indian	1%	1%	1%
Asian	2%	3%	4%
Hispanic	18%	21%	28%
Multiracial	9%	8%	9%
Other Race	11%	12%	17%
White	12%	21%	20%

#### POPULATION DIVERSITY

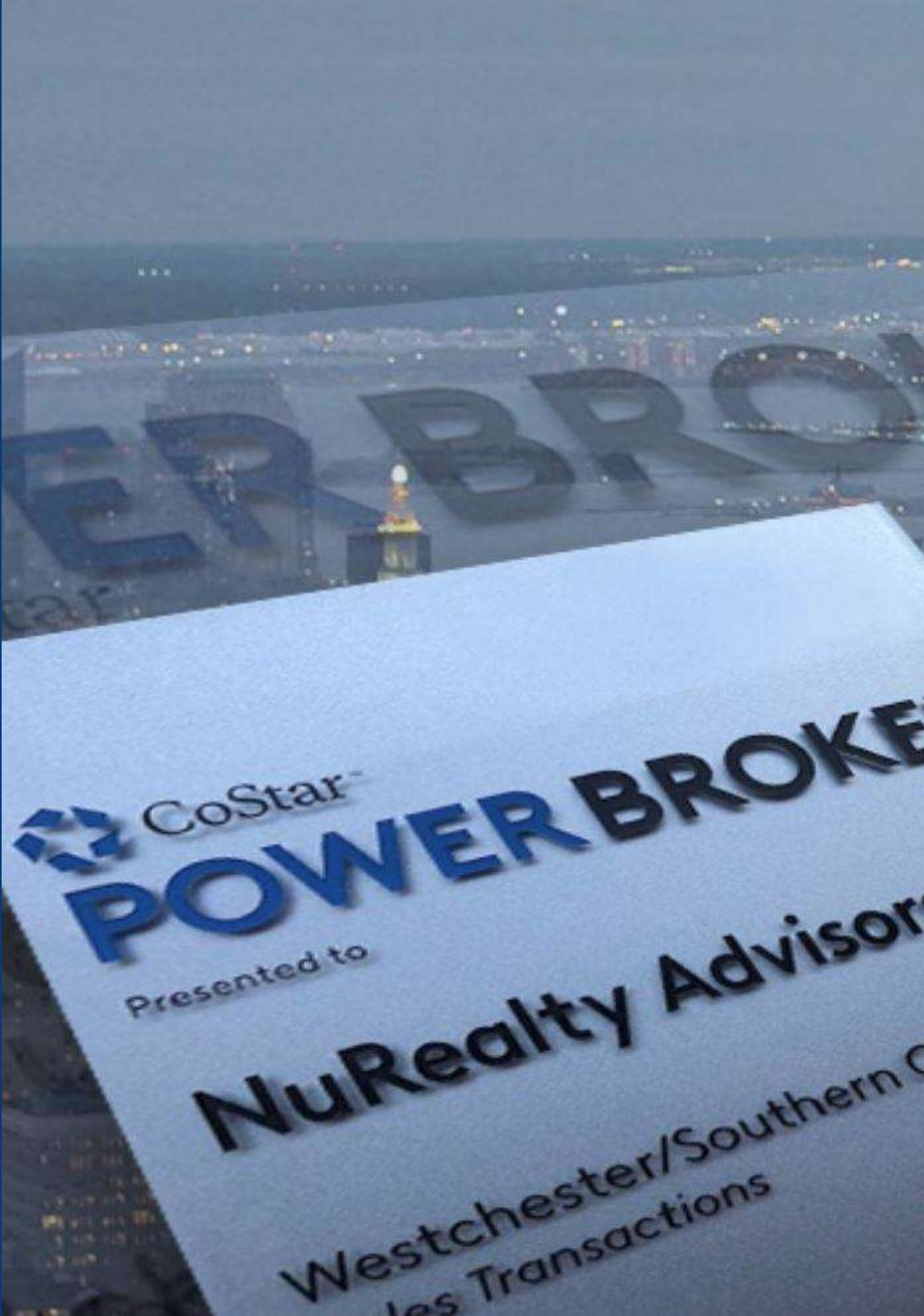


2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	37	35	34
Median Asian Age	41	42	40
Median Black Age	40	40	40
Median Hispanic Age	34	34	35
Median Multiple Races Age	38	36	37
Median Other Race Age	35	35	35
Median Pacific Islander Age	40	32	35
Median White Age	51	48	47

#### 2025 MEDIAN AGE BY RACE







06

Company Profile

Company Bio  
Advisor Profile

30 ARCHER AVENUE



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



Lukasz Przybylek



George Nukho





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.



# 30 Archer Avenue

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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.

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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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