



FULLY RENOVATED 9-UNIT INVESTMENT OPPORTUNITY

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LINKNYREALTY.COM

+ ABOUT LINK NY REALTY

We specialize in connecting motivated sellers with active investors across New York's ever-evolving real estate market. With access to over 200,000 properties and a network of more than 50,000 investors—including individuals, syndicates, and institutional groups—we help clients close deals quickly and strategically.

Our team represents a diverse portfolio of property types, from commercial and multifamily buildings to development sites, retail spaces, and mixed-use assets. We're also proud to offer a robust selection of off-market properties, giving our clients a competitive edge in a fast-moving landscape.

Whether you're selling or investing, our mission is simple: deliver value, maximize opportunity, and get results through experience, discretion, and deep market knowledge.

20+

Years of Operations

\$65M+

Closed Sale Volume in
the Past 12 Months

\$1B+

Closed Sales Volume Overtime

100%

Listings Sold
= Happy Clients

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REALTY

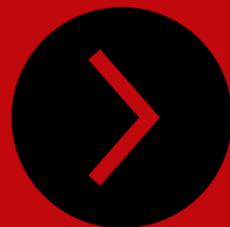


THE LINK ADVANTAGE

The Link Advantage is our premium, concierge-level approach to selling and buying homes. **For sellers**, it means we use our resources and even our own capital to prepare your property for market, creating stronger buyer interest and maximizing sale prices. **For buyers**, the Link Advantage goes beyond standard service, covering select transaction-related costs such as home inspections, appraisals, landscaping, professional cleaning, and more.

At Link NY Realty, we're not just a brokerage, we're your partner in financial success. Every decision we make puts you, the Client, at the center.

SCAN QR CODE
TO LEARN MORE



100% COVERED BY US.
NO PAYBACKS. NO CATCH.

SELL SMARTER. PROFIT MORE.

» Minor Repairs

Strategic, budget-friendly updates that maximize appeal.

Result: Faster sales and higher sale prices without over-improving.

» Landscaping for Sellers

Enhance curb appeal to attract more buyers and stronger offers.

Result: Higher perceived value and increased demand.

» Professional Cleaning

88% of homes sell faster when professionally cleaned.

Result: Better showings, faster sales, and stronger first impressions.

Disclaimer:

Link Advantage services are offered at the sole discretion of Link NY Realty and may vary by property, transaction type, and client qualification. Services are provided on a case-by-case basis and are not guaranteed. Link NY Realty is a licensed real estate brokerage and does not directly provide construction, legal, financial, moving, or other non-real-estate services. Any third-party services are independent and subject to separate agreements.

BUY SMARTER. SAVE MORE.

» Minor Repairs

Strategic, budget-friendly updates that maximize appeal.

Result: Faster sales and higher sale prices without over-improving.

» Landscaping for Buyers

Walk into a home that feels welcoming from day one.

Result: Immediate enjoyment and long-term value protection.

» Transportation Service

Private driver for stress-free home tours.

Result: Focus on decisions, not logistics.



PROPERTY OVERVIEW

Presenting a turnkey investment property featuring nine fully renovated apartments, offering a stable and attractive income stream. This building combines modern updates, strong tenant appeal, and efficient operating expenses ideal for both new and seasoned investors.

UNIT HIGHLIGHTS

-  • 6 × Two-Bedroom, One-Bathroom Units
- Spacious layouts with modern finishes.
- 3 × One-Bedroom, One-Bathroom Units
- Thoughtfully updated for comfort and functionality.

Key Features

- **Turnkey Condition** – Comprehensive property improvements, ready for occupancy.
- **Tenant-Paid Utilities** – Heat and hot water billed separately; each unit equipped with individual Navien hot water heaters.
- **Convenience Amenities** – Tenant storage and a common area laundry room in the basement.
- **Prime Location** – Close to Hutchinson River Parkway, I-95, shops, restaurants, and local amenities.
- **Low Owner Expenses** – Tenant-paid utilities reduce overhead for the owner.

INVESTMENT HIGHLIGHTS

-  • Fully renovated units maximize rental potential.
 - Stable, diversified tenant base.
 - Excellent access to transportation and neighborhood amenities.
 - Strong fundamentals with long-term growth potential.
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-  • All units have been fully renovated, featuring contemporary design elements, durable finishes, and efficient layouts to attract long-term tenants.

RENT ROLL

Unit	Lease Start	Lease End	Bed/Bath	Rent Cycle	Rent Start	Rent Charges
1	1/1/2015	10/31/2026	- / -	Monthly	1/1/2015	1,091.64
2	10/1/2020	10/31/2027	- / -	Monthly	10/1/2020	1,200.80
3	11/1/2020	3/31/2027	- / -	Monthly	11/1/2020	379.74
4	1/1/2015	10/31/2026	- / -	Monthly	1/1/2015	1,224.18
5	9/1/2020	10/31/2026	- / -	Monthly	9/1/2020	1,423.97
6	12/1/2024	11/30/2027	- / -	Monthly	12/1/2024	1,339.00
7	10/1/2020	at-will	- / -	Monthly	10/1/2020	1,351.36
8	10/1/2020	10/31/2026	- / -	Monthly	10/1/2020	1,322.48
9	10/1/2020	9/30/2026	- / -	Monthly	10/1/2020	1,364.54

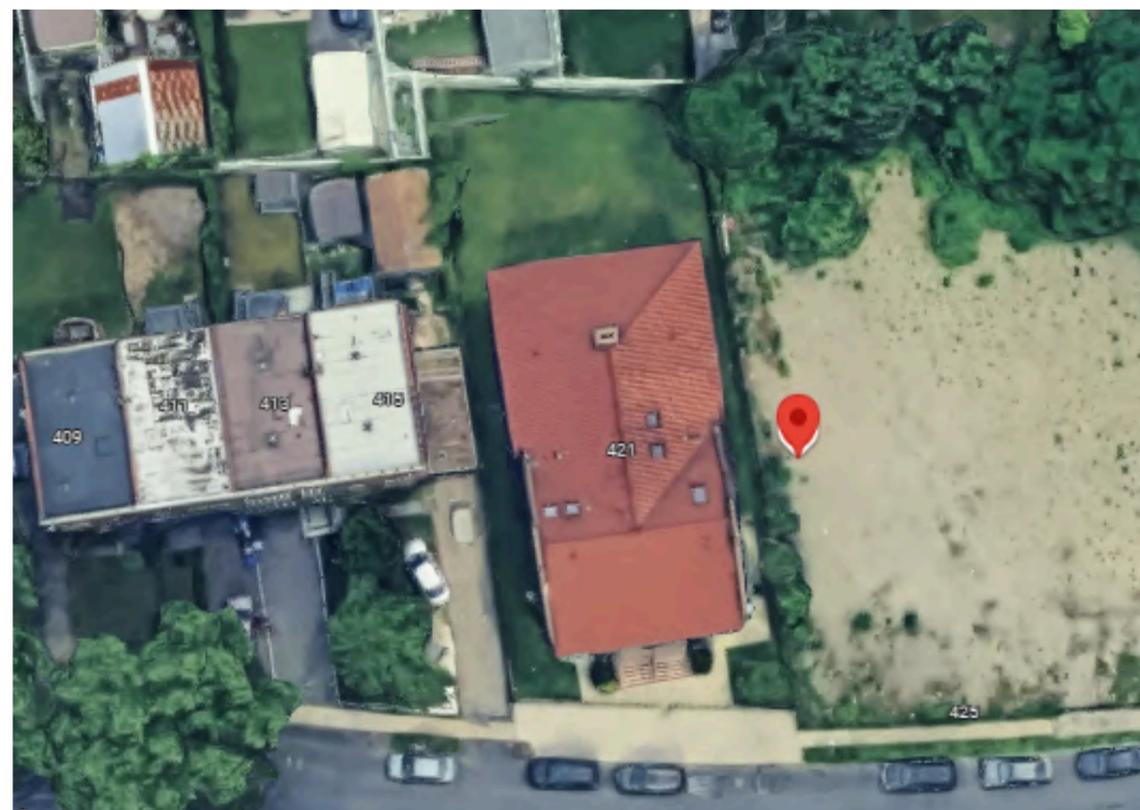
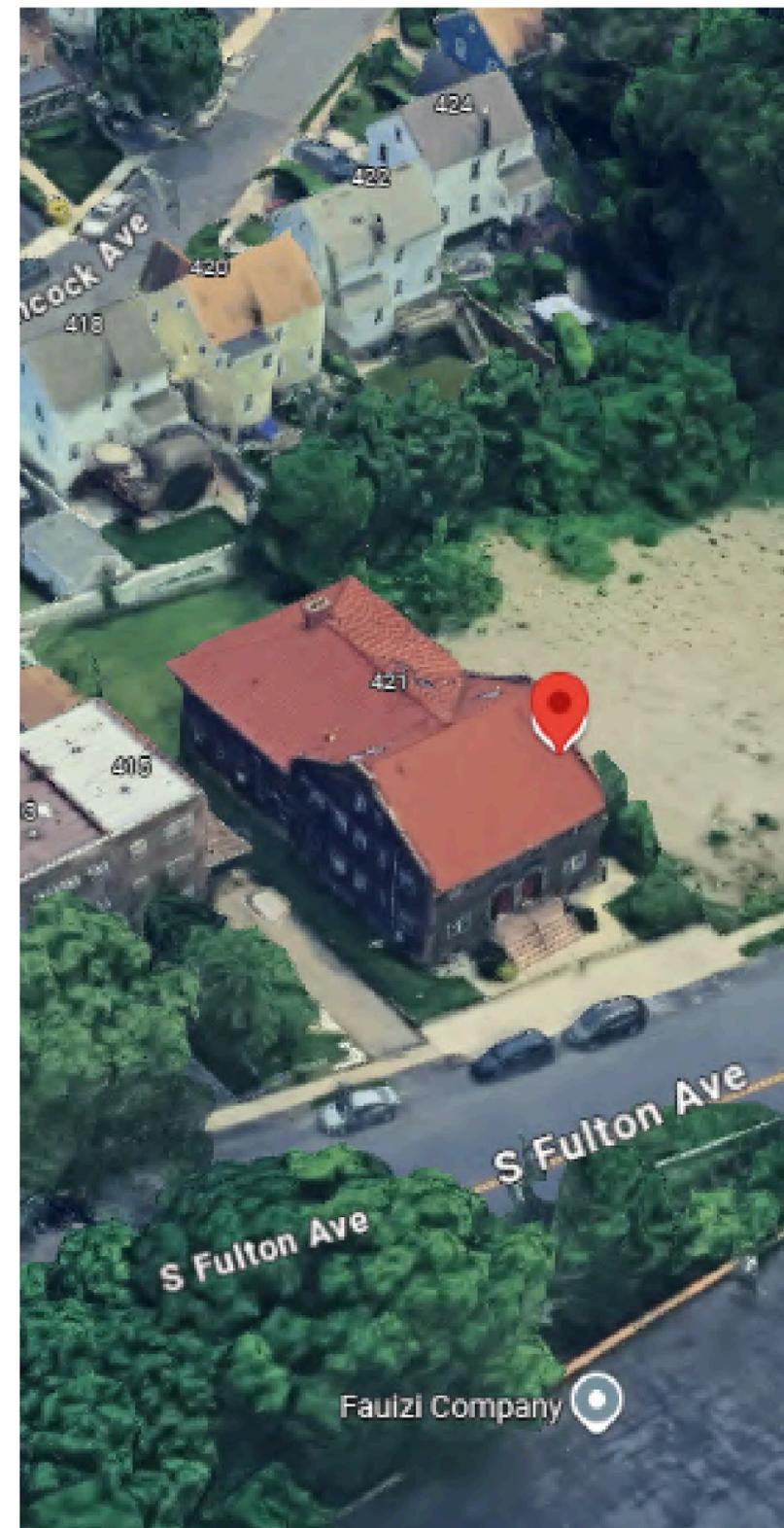
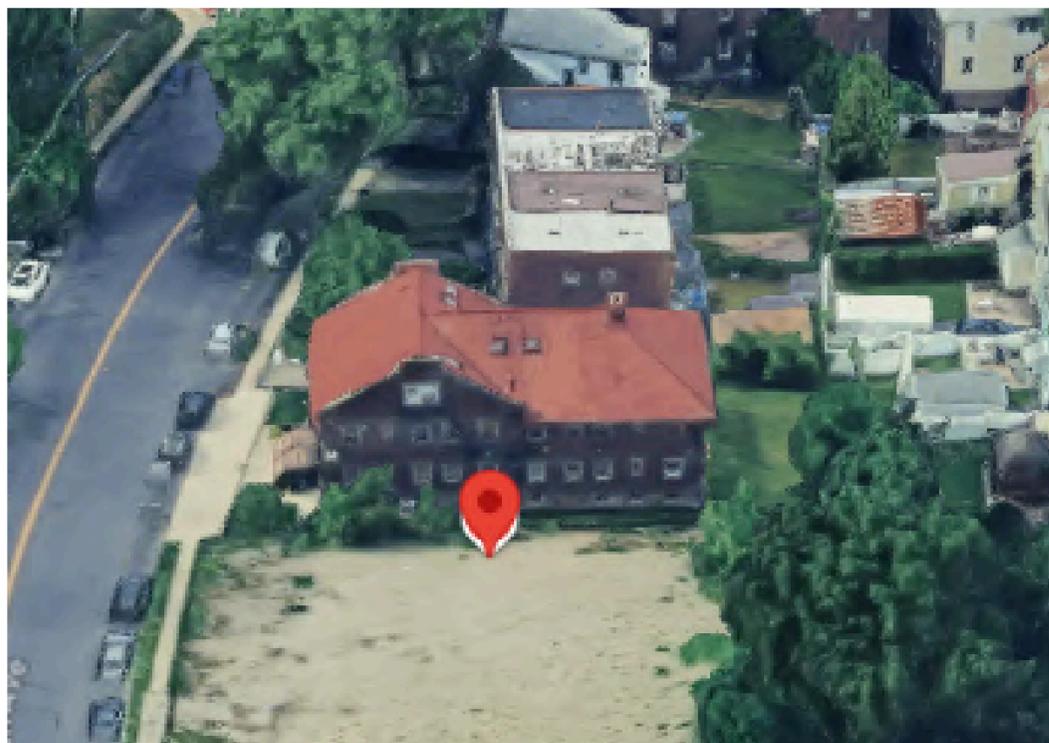
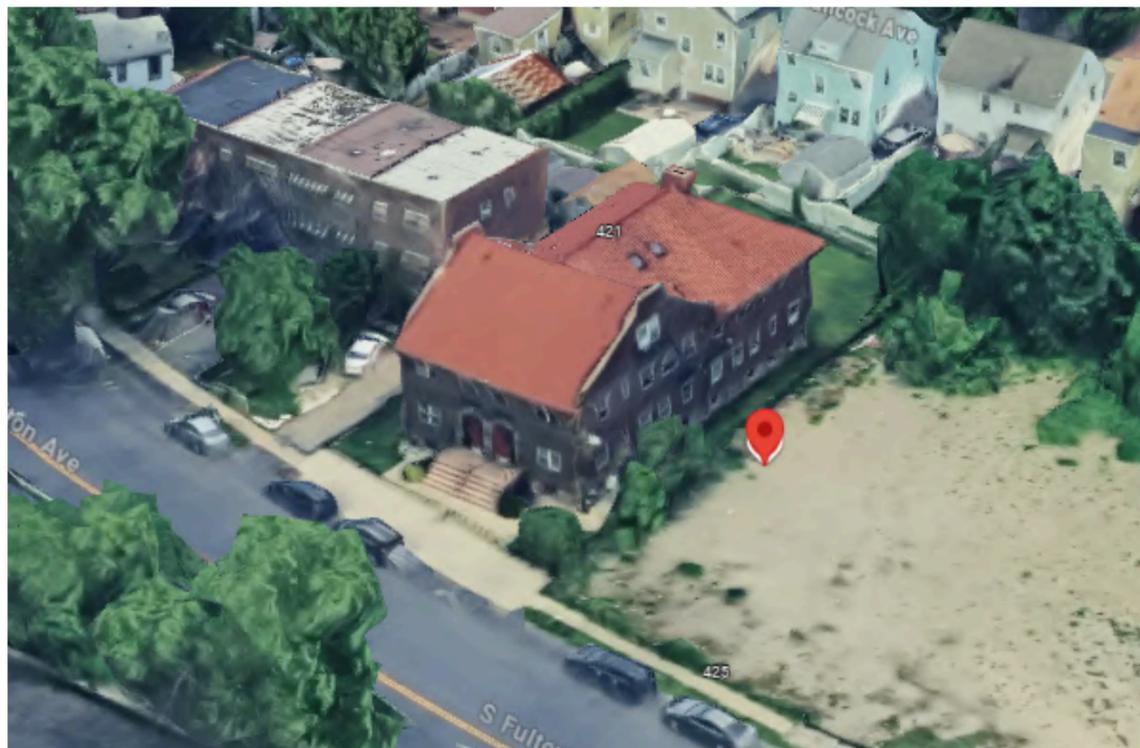
TOTAL RENT CHARGES

\$10,697.71

INCOME & EXPENSE SUMMARY

Category	Subcategory	Amount (\$)
Income	Rent Income	126,554.76
	Total for Rent Income	126,554.76
	Total Income	126,554.76
Expense	Bank Fees	47.36
	Cleaning and Maintenance	1,375.00
	Depreciation Expense	0
	Insurance	11,590.88
	Landscaping	840
	Legal and Professional Fees	0
	Licenses and Permits	0
	Management Fees	108
	Mortgage Interest	0
	Repairs	1,788.41
	Taxes	29,634.50
	Utilities	7,719.28
Total Expense	53,103.43	
Net Operating Income		73,451.33
Net Income		73,451.33

+ AERIAL VIEW



+ NEARBY TRANSPORTATION

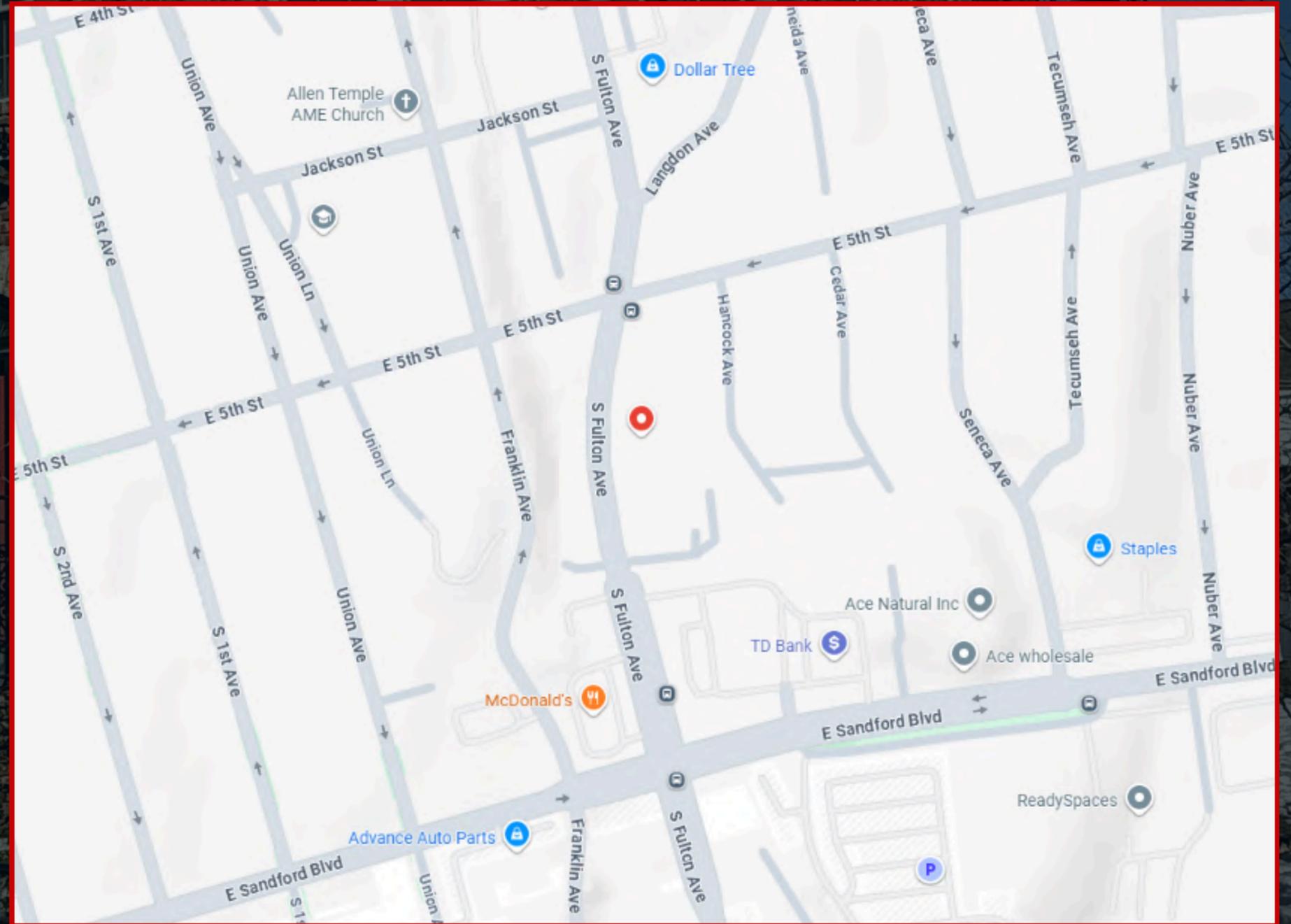
LOCAL PUBLIC TRANSIT (BUS)

Several bus stops are within a 5-8 minute walk, including:

- S Fulton Ave @ Beekman Ave (~4 min walk) - served by multiple Bee-Line routes including 42, 53, 52, 54, 7, 40, 41, 43, 55
- E 3rd St @ S Fulton Ave (~5 min walk)

RAIL & COMMUTER TRAIN

- **Mount Vernon East Station** (Metro-North Railroad New Haven Line): ~10-12 min walk — frequent service to Grand Central Terminal and Stamford/New Haven
- **Mount Vernon West Station** is also nearby (slightly longer walk) and serves the Harlem Line to White Plains and Harlem-125th St.
- **Fleetwood Station** (Harlem Line) is within walking distance for additional commuter rail options



+ NEARBY SHOPS & AMENITIES

RETAIL & SHOPPING

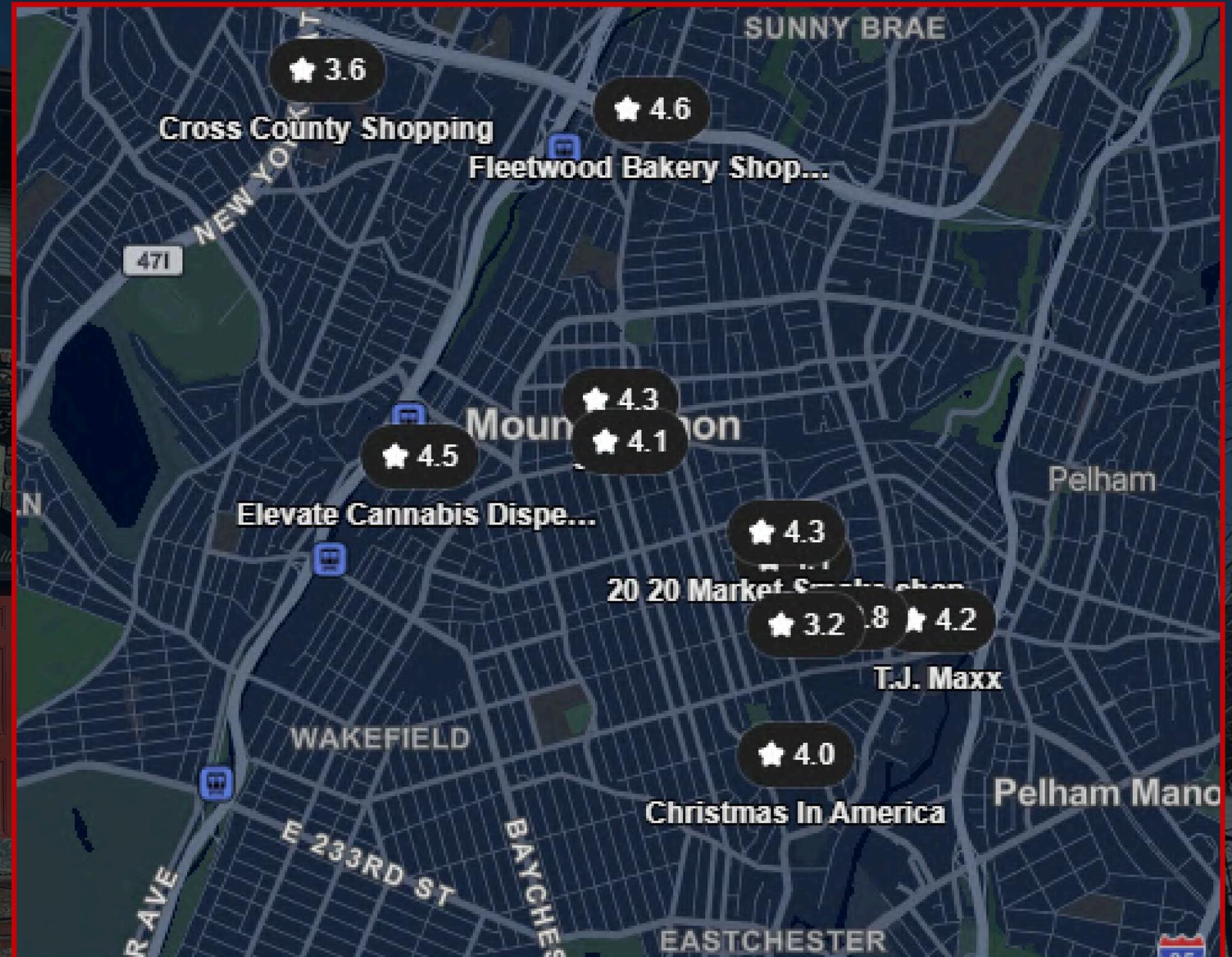
- **Dollar Tree** - Discount store with household items, snacks, and essentials.
- **20 20 Market Smoke Shop** - Local grocery/convenience store for quick shopping.
- **T.J. Maxx** - Popular department store with clothes, home goods, and accessories.
- **Staples** - Office supplies, printing, and business essentials

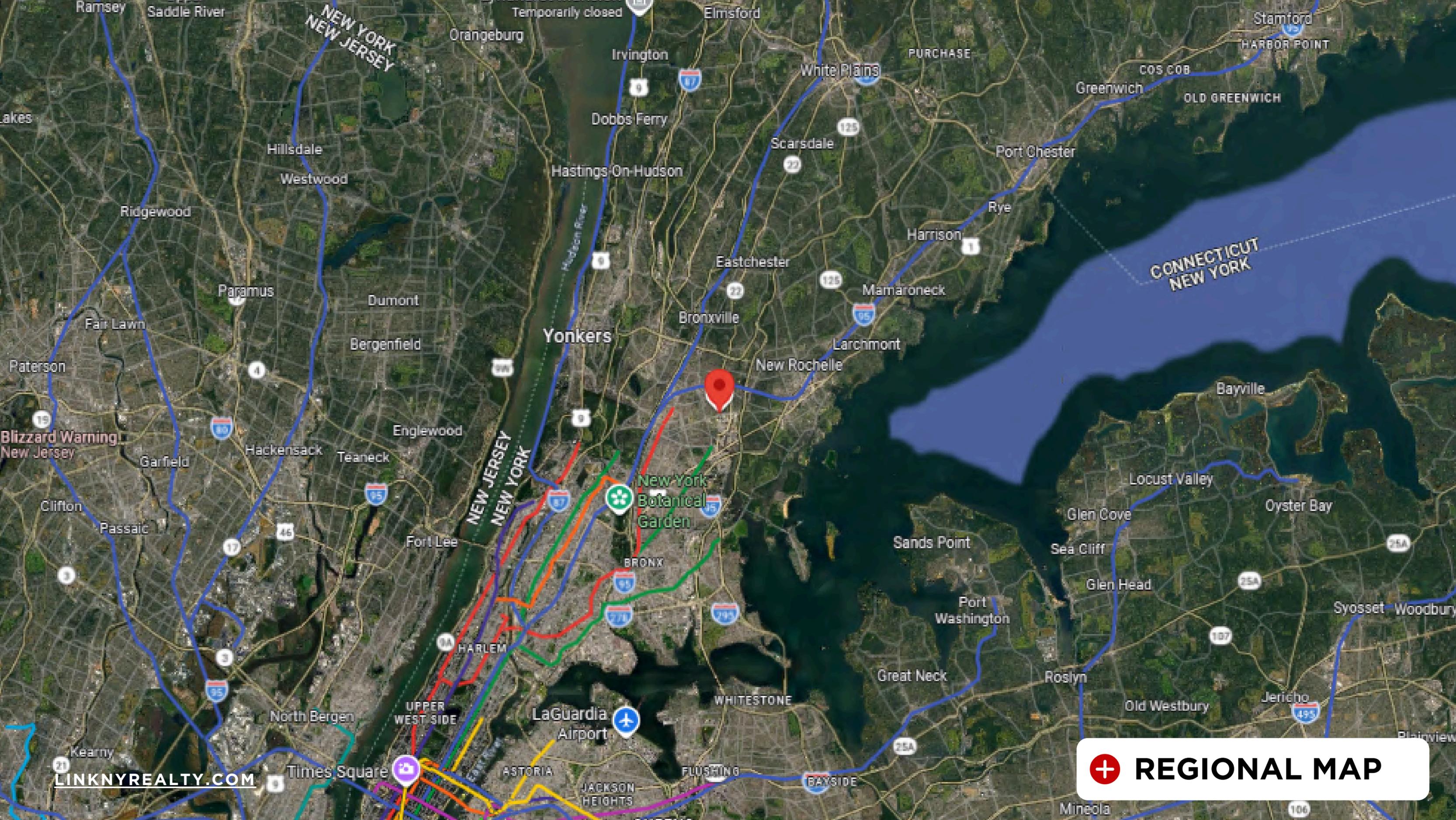
EVERYDAY ESSENTIALS

- **CVS** - Drugstore with pharmacy services, toiletries, and snacks.

CLOTHING & SPECIALTY SHOPS

- **Snipes** - Footwear and streetwear clothing store.
- **Rainbow Shops** - Affordable women's clothing and accessories.
- **Christmas In America** - Holiday décor and gift shop (seasonal).

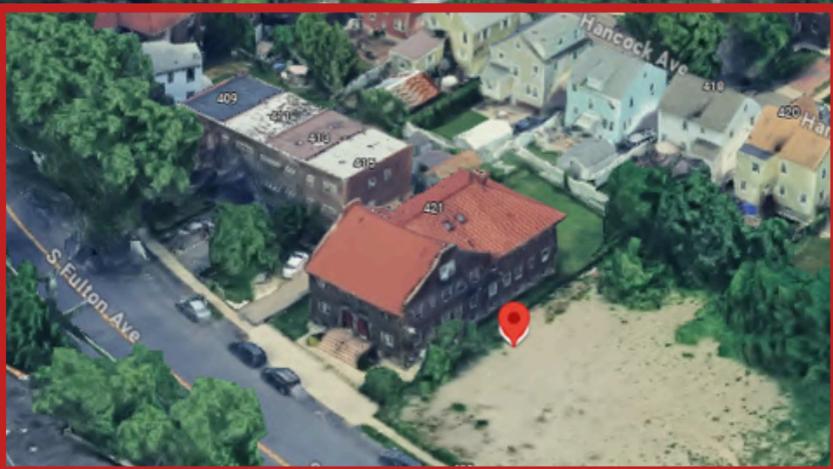




Blizzard Warning
New Jersey

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 **REGIONAL MAP**



Dollar Tree

Staples

Ace Natural Inc

Ace Wholesale

CVS Pharmacy

TD Bank

CVS Drugstore

Hard Bodies Extreme Fitness

McDonald's Fast Food

Sugar Cane Rum Village

Kingdom Hall of Jehovah's Witnesses

New Again Auto Body

Tutor Talent Day

LET'S TALK ABOUT YOUR INVESTMENT



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**At Link NY Realty, we have
access to exclusive real estate
opportunities:**

FORECLOSURES

AUCTIONS

INVESTMENT PROPERTIES

VACANT LOTS

DEVELOPMENT SITES

A two-story brick townhouse with a stone-arched entrance. The building features two red doors, each with a black frame and a small balcony above it. The facade is made of red brick with stone accents around the windows and doors. There are two sets of stone steps leading up to the doors, each with a black wrought-iron railing. The sky is clear and blue.

LET'S MAKE IT HAPPEN!

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