

# 775 Nepperhan Avenue, Yonkers

5 Units | Free Market | Mixed-Use  
| Tenants Pay All Utilities

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775 Nepperhan Avenue  
Yonkers, NY 10710

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ADVISORS INC

# 775 Nepperhan Avenue, Yonkers

## CONTENTS

01 Executive Summary  
Investment Summary

02 Property Description  
Property Features  
Property Images

03 Financial Analysis  
Financial Analysis

04 Location  
Location Summary  
Local Map  
Aerial Map

05 Demographics  
General Demographics  
Race Demographics

06 Company Profile  
Company Bio  
Advisor Profile

*Exclusively Marketed by:*



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01

Executive Summary

Investment Summary

## OFFERING SUMMARY

ADDRESS	775 Nepperhan Avenue Yonkers NY 10710
COUNTY	Westchester
MARKET	Westchester
SUBMARKET	Southwest
BUILDING SF	4,520 SF
LAND SF	6,098 SF
NUMBER OF UNITS	5
YEAR BUILT	1969
NO. OF COMMERCIAL	2
APN	1800-002-000-02423-000-0083-87
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

PRICE	\$1,035,000
PRICE PSF	\$228.98
PRICE PER UNIT	\$207,000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	39,510	218,154	572,635
2026 Median HH Income	\$87,615	\$87,588	\$90,410
2026 Average HH Income	\$118,755	\$128,469	\$142,527

 PROPERTY VIDEO



- NuRealty Advisors is pleased to present 775 Nepperhan Avenue, a Free-Market mixed-use investment opportunity in Yonkers, NY, offered at \$1,035,000. The property features three residential apartments (one 1-bedroom and two 3-bedrooms), an owner-operated laundry room, and two ground-floor commercial units anchored by a long-standing diner with over 20 years of operating history. The second commercial unit is currently vacant and actively listed for rent, providing immediate income upside for the next owner.
- All residential tenants are on month-to-month leases, allowing a new owner to capture significant rental upside from day one. Current gross income of \$104,833 is well below the market rent of \$153,433; representing nearly \$50,000 of in-place rental upside, or approximately 47% income growth at market. With all tenants paying their own utilities and a tenured commercial anchor, the asset offers the rare combination of stability and value-add execution.
- - Asking Price: \$1,035,000 | Current NOI: \$62,251 | Going-In Cap Rate: 6.01%
  - Pro-forma cap rate of approximately 11% at market rents
  - Three residential units, all on MTM leases allowing for immediate rent reset opportunity
  - 20+ year anchor diner tenant with proven operating history
  - Owner-owned laundry providing ancillary revenue
  - All tenants pay their own utilities
  - Free Market Building

For more information, please email  
Team@NuRealtyAdvisors.com





02

## Property Description

Property Features

Property Images

## PROPERTY FEATURES

NUMBER OF UNITS	5
BUILDING SF	4,520
LAND SF	6,098
YEAR BUILT	1969
NO. OF COMMERCIAL	2
NO. OF 1BRS	1
NO. OF 3BRS	2
LAUNDRY ROOM	Yes
ZONING TYPE	I
BUILDING CLASS	C
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	1
SECTION / BLOCK / LOT	2 / 2423 / 83, 84, 87

## UTILITIES / RESPONSIBLE PARTY

WATER	Owner (Municipal)
TRASH	Owner (Municipal)
GAS HEAT	Tenant
COMMON AREA ELECTRIC	Tenant
COOKING GAS	Tenant
APARTMENT ELECTRIC	Tenant

## CONSTRUCTION

FOUNDATION	Block
EXTERIOR	Brick & Siding





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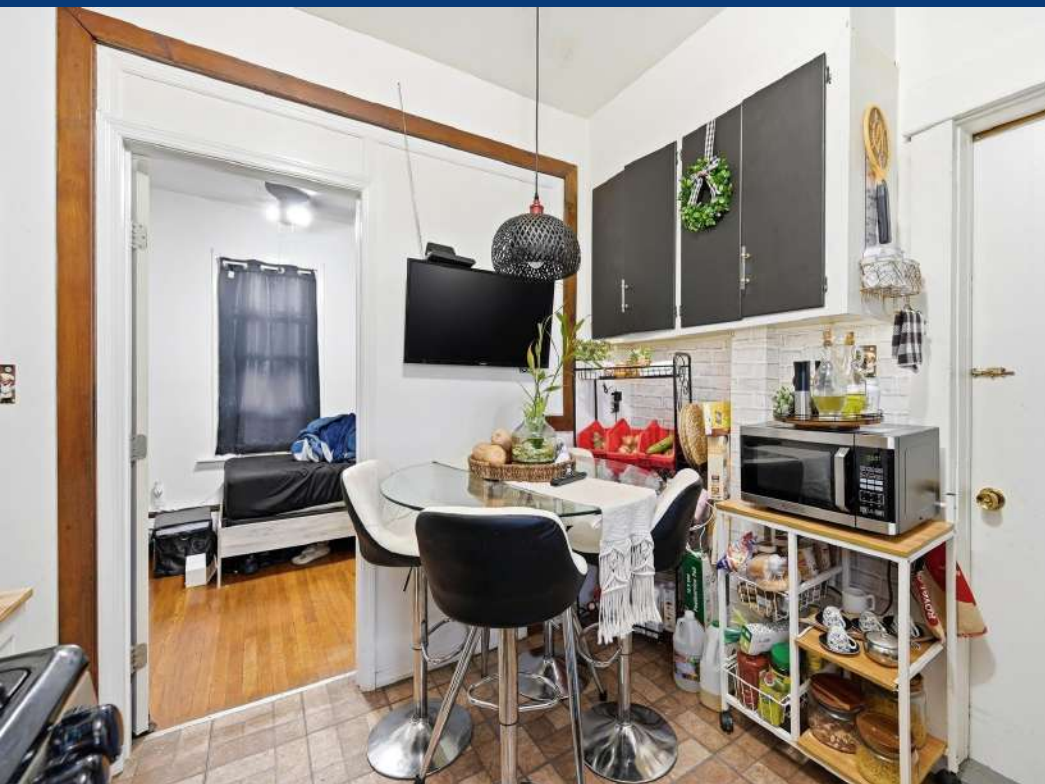
























03 Financial Analysis

Financial Analysis

## Description & Summary

### PROPERTY ADDRESS

1 775 Nepperhan Avenue, Yonkers, NY 10710

### PROPERTY INFORMATION

Building SF	4,520
Lot SF	6,098
Class	C
Zoning	I
Number of Residential Units	3
Number of Retail Units	2
Stories	3
Year Built	1969
Heat Type	Electric
APN	1800-002-000-02423-000-0083-87
Sec / Block / Lot	2 / 2423 / 83-34, 87

### UTILITIES / RESPONSIBLE PARTY

Electric	Tenant
Cooking Gas	Tenant
Heat	Tenant
Hot Water	Tenant
Water	Landlord (Diner Reimburses 50%)

### UNIT MIX

1 Bedroom / 1 Bath	1
3 Bedroom / 1 Bath	2
Commercial	2
Total Number of Units	5



Description & Summary

ACQUISITION STRUCTURE				
Purchase Price	\$	1,035,000	A	
Initial Equity Investment	\$	362,250	35.00%	Equity Percentage
Loan Amount	\$	672,750	65.00%	Loan-to-Value (LTV) Percentage

ACQUISITION MATRIX	
Number of Units	5.00
Price Per Unit	\$ 207,000
Gross Rent Multiple (GRM)	9.87
Capitalization Rate	6.01%
Net Operating Income (NOI)	\$ 62,251

PROPOSED DEBT STRUCTURE	
Interest Rate	6.25%
Fixed Rate Period	5 Years
Equity Percentage	35.00%
Loan-to-Value (LTV) Percentage	65.00%
Interest Only Period	- Years
Amortization Period	5 Years
Loan Term	30 Years

PROPOSED ANNUAL INFLATION RATE	
Residential Income	4.00%
Operating Expenditures	1.50%

INCOME / EXPENDITURE MODEL					
Category	Percent (%)	\$ Per Unit	Total Value	\$ Per SF	
Vacancy Rate	3.00%		\$ (3,145)	\$	(0.70)
Property Tax		\$ 4,011	\$ 20,053	\$	4.44
Water & Sewer		\$ 385	\$ 1,923	\$	0.43
Electric		\$ 200	\$ 1,200	\$	0.27
Insurance		\$ 2,267	\$ 11,333	\$	2.51
Heat		\$ -	\$ -	\$	-
Payroll		\$ 450	\$ 2,250	\$	0.50
Repairs & Maintenance		\$ 500	\$ 2,500	\$	0.55
Management Fee	3.00%		\$ 3,139	\$	0.69

## Description & Summary

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

Period	CFADS	Cash-On-Cash %	Cap Rate %	GRM
Year 1	\$ 12,544	3.46%	6.01%	9.87
Year 2	\$ 14,927	4.12%	6.24%	9.49
Year 3	\$ 18,508	5.11%	6.59%	9.13
Year 4	\$ 22,248	6.14%	6.95%	8.78
Year 5	\$ 26,153	7.22%	7.33%	8.44
<b>Total CFADS Earned During Loan Term &amp; Average ROIs</b>	<b>\$ 94,380 B</b>	<b>5.21%</b>	<b>6.63%</b>	<b>9.14</b>

### DISPOSITION SCENARIO AT YEAR 5

Net Operating Income at Year 5	\$ 75,860	
Price Per Unit	\$ 216,742	
Acquisition Capitalization Rate at Year 5	7.00%	
Property Valuation at Year 5	\$ 1,083,708 C	
Less: Purchase Price	\$ 1,035,000 A	
<b>Gross Excess Equity Earned at Year 5</b>	<b>\$ 48,708 D (C - A)</b>	
<b>Add: Total CFADS Earned During Hold Period / Loan Term</b>	<b>\$ 94,380 B</b>	
<b>Total Excess Equity and CFADS Recognized at Year 5</b>	<b>\$ 143,087 (D + B)</b>	

### REFINANCE SCENARIO AT YEAR 5

Property Valuation at Year 5	\$ 1,083,708 C
Loan-to-Value Percentage	75%
Principal Loan Amount for Refinance	\$ 812,781
Repayment of Principal Balance of Initial Loan due at Year 5	(627,926)
<b>Refinance - Cash Out</b>	<b>\$ 184,854</b>
<b>New Buying Power with New Cash Out Proceeds (25% Equity)</b>	<b>\$ 739,418</b>

### SUMMARY OF TRANSACTION

➡ At Year 5, the property would have collected a total Cash Flow After Debt Service (CFADS) of:	\$	<b>94,380</b>
➡ At Year 5, all of the Initial Equity has been recovered and the valuation of the property has increased by:	\$	<b>48,708</b>
➡ At Year 5, you will be able to refinance the property up to a 75% Loan-to-Value (LTV) for a Cash Out of:	\$	<b>184,854</b>
➡ At Year 5, you will be able to purchase a New Property using the Cash Out Proceeds and Income of up to:	\$	<b>739,418</b>

## Cash Flow Analysis

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Market Rental Income	\$ 153,433	\$ 159,570	\$ 165,953	\$ 172,591	\$ 179,495
<i>Loss to Lease</i>	<i>\$ (48,600)</i>	<i>\$ (50,544)</i>	<i>\$ (52,566)</i>	<i>\$ (54,668)</i>	<i>\$ (56,855)</i>
Annual Actual Income	\$ 104,833	\$ 109,026	\$ 113,387	\$ 117,923	\$ 122,640
Laundry Income	\$ 2,000	\$ 2,080	\$ 2,163	\$ 2,250	\$ 2,340
Expense Reimbursement (Water)	\$ 962	\$ 1,000	\$ 1,040	\$ 1,082	\$ 1,125
<i>Vacancy / Reserves</i>	<i>\$ (3,145)</i>	<i>\$ (3,271)</i>	<i>\$ (3,402)</i>	<i>\$ (3,538)</i>	<i>\$ (3,679)</i>
Effective Gross Income (EGI)	\$ 104,650	\$ 108,836	\$ 113,189	\$ 117,717	\$ 122,425
Real Estate Taxes	20,053	20,354	20,659	20,969	21,284
Water & Sewage	1,923	1,952	1,981	2,011	2,041
Electric	1,200	1,218	1,236	1,255	1,274
Insurance	11,333	11,503	11,676	11,851	12,029
Heat	-	-	-	-	-
Payroll	2,250	2,284	2,318	2,353	2,388
Repairs & Maintenance	2,500	2,538	2,576	2,614	2,653
Management Fee	3,139	4,353	4,528	4,709	4,897
Total Expenditures	42,399	44,202	44,974	45,762	46,566
<b>Net Operating Income (NOI)</b>	<b>62,251</b>	<b>64,634</b>	<b>68,215</b>	<b>71,955</b>	<b>75,860</b>
Equity	362,250	362,250	362,250	362,250	362,250
Principal	664,867	656,476	647,546	638,042	627,926
<i>Annual Debt Service</i>	<i>(49,707)</i>	<i>(49,707)</i>	<i>(49,707)</i>	<i>(49,707)</i>	<i>(49,707)</i>
<b>Cash Flow After Debt Service (CFADS)</b>	<b>12,544</b>	<b>14,927</b>	<b>18,508</b>	<b>22,248</b>	<b>26,153</b>

Number of Units	5	5	5	5	5
Price per SF	\$ 229	\$ 229	\$ 229	\$ 229	\$ 229
Price per Unit	\$ 207,000	\$ 207,000	\$ 207,000	\$ 207,000	\$ 207,000
Gross Rent Multiple	9.87	9.49	9.13	8.78	8.44
Capitalization Rate	6.01%	6.24%	6.59%	6.95%	7.33%
<b>Cash-On-Cash Return</b>	<b>3.46%</b>	<b>4.12%</b>	<b>5.11%</b>	<b>6.14%</b>	<b>7.22%</b>
Recovery of Equity (Years)	28.88	24.27	19.57	16.28	13.85
Operating Expenditure Ratio (OER)	41%	41%	40%	39%	38%
Debt Service Coverage Ratio (DSCR)	1.27	1.33	1.43	1.53	1.64
Maximum Annual DSCR (Utilizing 1.40)	\$ 44,465	\$ 46,167	\$ 48,725	\$ 51,396	\$ 54,185
Free & Clear Rate of Return	6.01%	6.24%	6.59%	6.95%	7.33%
Constant Percentage Rate a/k/a Mortgage Capitalizatio	6.25%	6.25%	6.25%	6.25%	6.25%

## Rent Roll

#	Apt	Unit Type	Status	Lease Expiration	Market Rent	Actual Rent	Loss to Lease
1	1	1BR	FM	MTM	\$2,000	\$850	(\$1,150)
2	2	3BR	FM	MTM	\$2,800	\$1,350	(\$1,450)
3	3	3BR	FM	MTM	\$2,800	\$1,350	(\$1,450)
4	Comm	Diner		3/31/2029	\$3,686	\$3,686	\$0
5	Comm	TBD		TBD	\$1,500	\$1,500	\$0
Total Monthly Income					\$12,786	\$8,736	(\$4,050)
Total Annual Income					\$153,433	\$104,833	(\$48,600)

# Amortization Schedule

Loan Terms	
Loan Start Date	7/1/2025
Loan Amount	672,750
Interest Rate	6.250%
Term of Loan (Years)	30

Output	Monthly Payment	Annual Payment
Year 1-5	(\$4,142)	(\$49,707)

Principal Balance	
5 Years	627,926

Date	No.	Payment Date	Beginning Balance	Interest	Principal Repayments	Ending Balance	Cumulative Interest	Additional Principal	Ending Balance
7/1/2025	1		672,750	3,504	(638)	672,112	3,504	-	672,112
8/1/2025	2		672,112	3,501	(642)	671,470	7,004	-	671,470
9/1/2025	3		671,470	3,497	(645)	670,825	10,502	-	670,825
10/1/2025	4		670,825	3,494	(648)	670,177	13,996	-	670,177
11/1/2025	5		670,177	3,491	(652)	669,525	17,486	-	669,525
12/1/2025	6		669,525	3,487	(655)	668,870	20,973	-	668,870
1/1/2026	7		668,870	3,484	(659)	668,211	24,457	-	668,211
2/1/2026	8		668,211	3,480	(662)	667,549	27,937	-	667,549
3/1/2026	9		667,549	3,477	(665)	666,884	31,414	-	666,884
4/1/2026	10		666,884	3,473	(669)	666,215	34,887	-	666,215
5/1/2026	11		666,215	3,470	(672)	665,543	38,357	-	665,543
6/1/2026	12		665,543	3,466	(676)	664,867	41,824	-	664,867
7/1/2026	13		664,867	3,463	(679)	664,187	45,286	-	664,187
8/1/2026	14		664,187	3,459	(683)	663,504	48,746	-	663,504
9/1/2026	15		663,504	3,456	(686)	662,818	52,202	-	662,818
10/1/2026	16		662,818	3,452	(690)	662,128	55,654	-	662,128
11/1/2026	17		662,128	3,449	(694)	661,434	59,102	-	661,434
12/1/2026	18		661,434	3,445	(697)	660,737	62,547	-	660,737
1/1/2027	19		660,737	3,441	(701)	660,036	65,989	-	660,036
2/1/2027	20		660,036	3,438	(705)	659,332	69,426	-	659,332
3/1/2027	21		659,332	3,434	(708)	658,623	72,860	-	658,623
4/1/2027	22		658,623	3,430	(712)	657,911	76,291	-	657,911
5/1/2027	23		657,911	3,427	(716)	657,196	79,717	-	657,196
6/1/2027	24		657,196	3,423	(719)	656,476	83,140	-	656,476
7/1/2027	25		656,476	3,419	(723)	655,753	86,559	-	655,753
8/1/2027	26		655,753	3,415	(727)	655,026	89,975	-	655,026
9/1/2027	27		655,026	3,412	(731)	654,296	93,386	-	654,296
10/1/2027	28		654,296	3,408	(734)	653,561	96,794	-	653,561
11/1/2027	29		653,561	3,404	(738)	652,823	100,198	-	652,823
12/1/2027	30		652,823	3,400	(742)	652,081	103,598	-	652,081
1/1/2028	31		652,081	3,396	(746)	651,335	106,994	-	651,335
2/1/2028	32		651,335	3,392	(750)	650,585	110,387	-	650,585
3/1/2028	33		650,585	3,388	(754)	649,831	113,775	-	649,831
4/1/2028	34		649,831	3,385	(758)	649,074	117,160	-	649,074
5/1/2028	35		649,074	3,381	(762)	648,312	120,540	-	648,312
6/1/2028	36		648,312	3,377	(766)	647,546	123,917	-	647,546
7/1/2028	37		647,546	3,373	(770)	646,777	127,290	-	646,777
8/1/2028	38		646,777	3,369	(774)	646,003	130,658	-	646,003
9/1/2028	39		646,003	3,365	(778)	645,226	134,023	-	645,226
10/1/2028	40		645,226	3,361	(782)	644,444	137,383	-	644,444
11/1/2028	41		644,444	3,356	(786)	643,658	140,740	-	643,658

# Amortization Schedule

Loan Terms	
Loan Start Date	7/1/2025
Loan Amount	672,750
Interest Rate	6.250%
Term of Loan (Years)	30

Output	Monthly Payment	Annual Payment
Year 1-5	(\$4,142)	(\$49,707)

Principal Balance	
5 Years	627,926

Date	No.	Payment Date	Beginning Balance	Interest	Principal Repayments	Ending Balance	Cumulative Interest	Additional Principal	Ending Balance
12/1/2028	42		643,658	3,352	(790)	642,868	144,092	-	642,868
1/1/2029	43		642,868	3,348	(794)	642,074	147,441	-	642,074
2/1/2029	44		642,074	3,344	(798)	641,276	150,785	-	641,276
3/1/2029	45		641,276	3,340	(802)	640,474	154,125	-	640,474
4/1/2029	46		640,474	3,336	(806)	639,668	157,460	-	639,668
5/1/2029	47		639,668	3,332	(811)	638,857	160,792	-	638,857
6/1/2029	48		638,857	3,327	(815)	638,042	164,119	-	638,042
7/1/2029	49		638,042	3,323	(819)	637,223	167,443	-	637,223
8/1/2029	50		637,223	3,319	(823)	636,400	170,761	-	636,400
9/1/2029	51		636,400	3,315	(828)	635,572	174,076	-	635,572
10/1/2029	52		635,572	3,310	(832)	634,740	177,386	-	634,740
11/1/2029	53		634,740	3,306	(836)	633,904	180,692	-	633,904
12/1/2029	54		633,904	3,302	(841)	633,063	183,994	-	633,063
1/1/2030	55		633,063	3,297	(845)	632,218	187,291	-	632,218
2/1/2030	56		632,218	3,293	(849)	631,369	190,584	-	631,369
3/1/2030	57		631,369	3,288	(854)	630,515	193,872	-	630,515
4/1/2030	58		630,515	3,284	(858)	629,656	197,156	-	629,656
5/1/2030	59		629,656	3,279	(863)	628,794	200,436	-	628,794
6/1/2030	60		628,794	3,275	(867)	627,926	203,711	-	627,926



04

Location

- Location Summary
- Local Map
- Aerial Map

## About Yonkers

- Yonkers Train Station is located along the Hudson River, Yonkers is New York's third-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.

Yonkers is convenient, affordable, and offers opportunities for almost every residential and commercial investment. It's why some of the biggest projects in the Hudson Valley are happening here, and why you should be part of it.

## Accessible

- You can get to Yonkers from almost anywhere, and easily so. Ten Metro North Railroad stations serve Yonkers; five major highways connect Yonkers with the rest of Westchester County, New York City, and beyond; and Yonkers has 4.5 miles of beautiful Hudson River waterfront.

## 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.

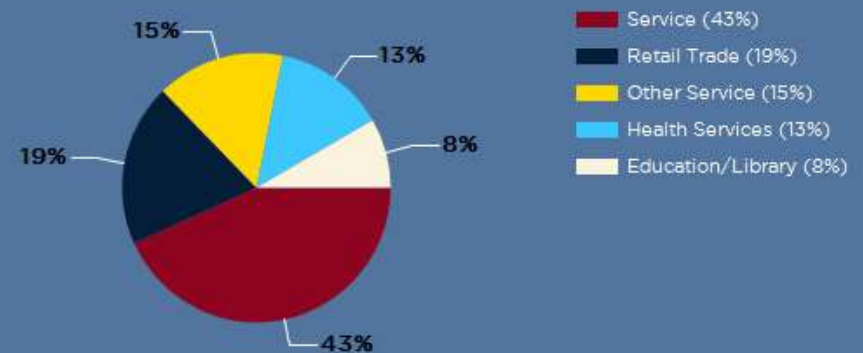
## Livable

- 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.

## Workable

- The range of opportunity in Yonkers is astounding. Yonkers is Westchester's retail center, from the Central Park Avenue corridor, to the newly-renovated Cross County Shopping Center, to the upscale Ridge Hill shopping complex, to local small businesses, to the big box stores, Yonkers has it all. The city has a large inventory of commercial, industrial, medical, and new-economy spaces. Yonkers has one of the area's largest office parks, two hospitals, 40 public schools and several neighborhood shopping districts.

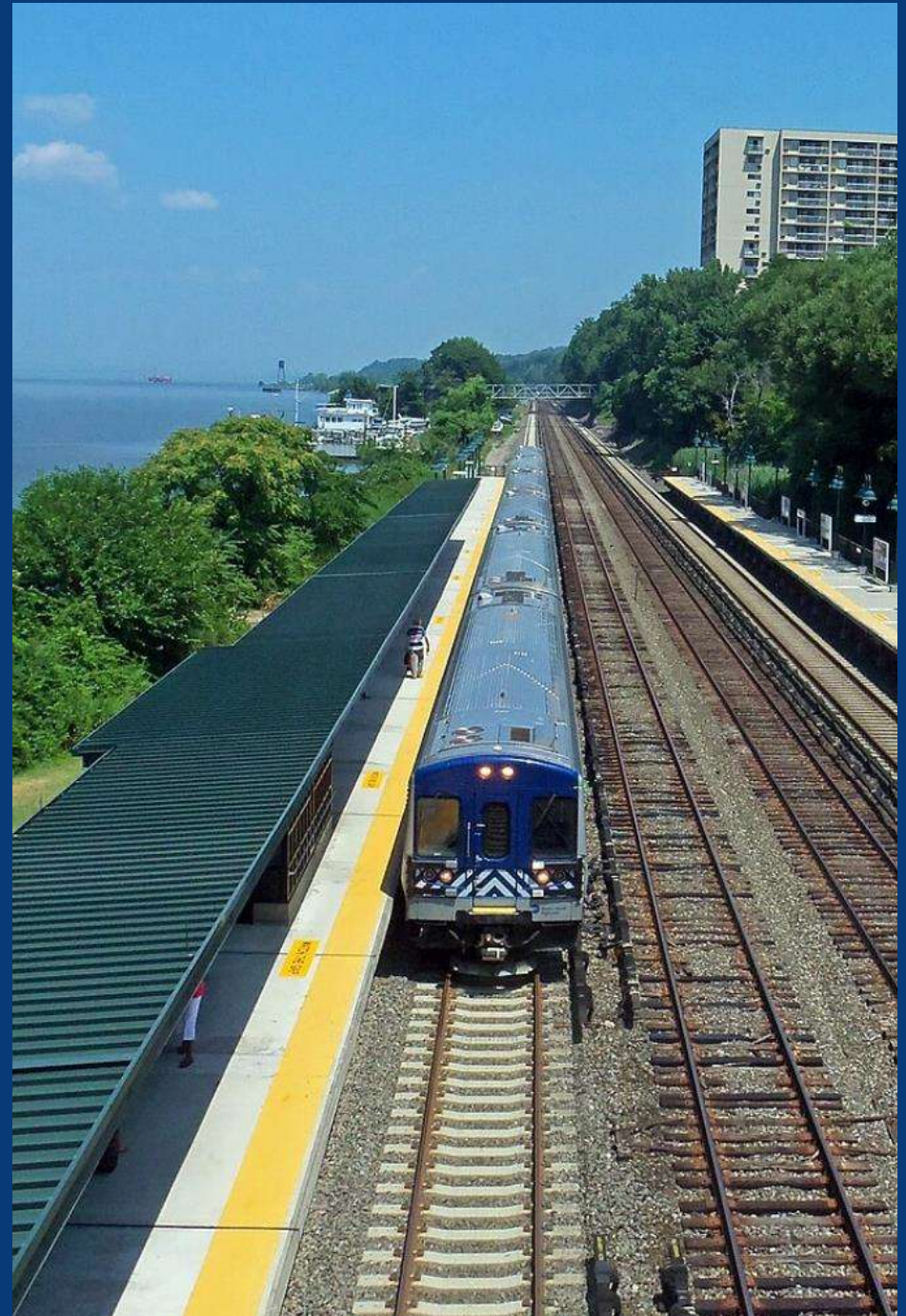
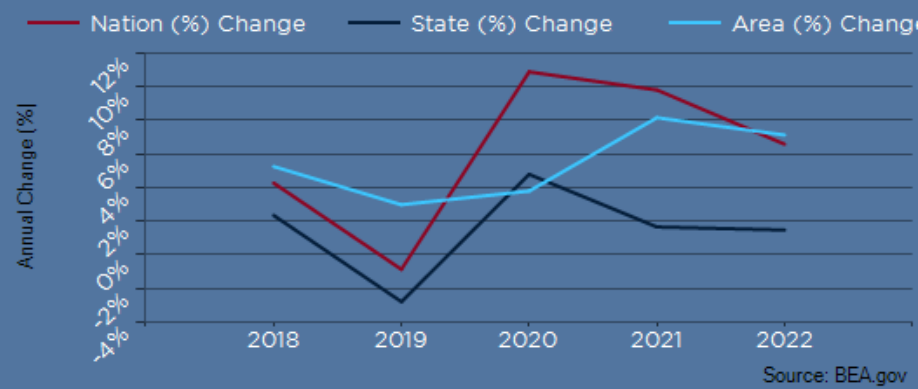
### Major Industries by Employee Count

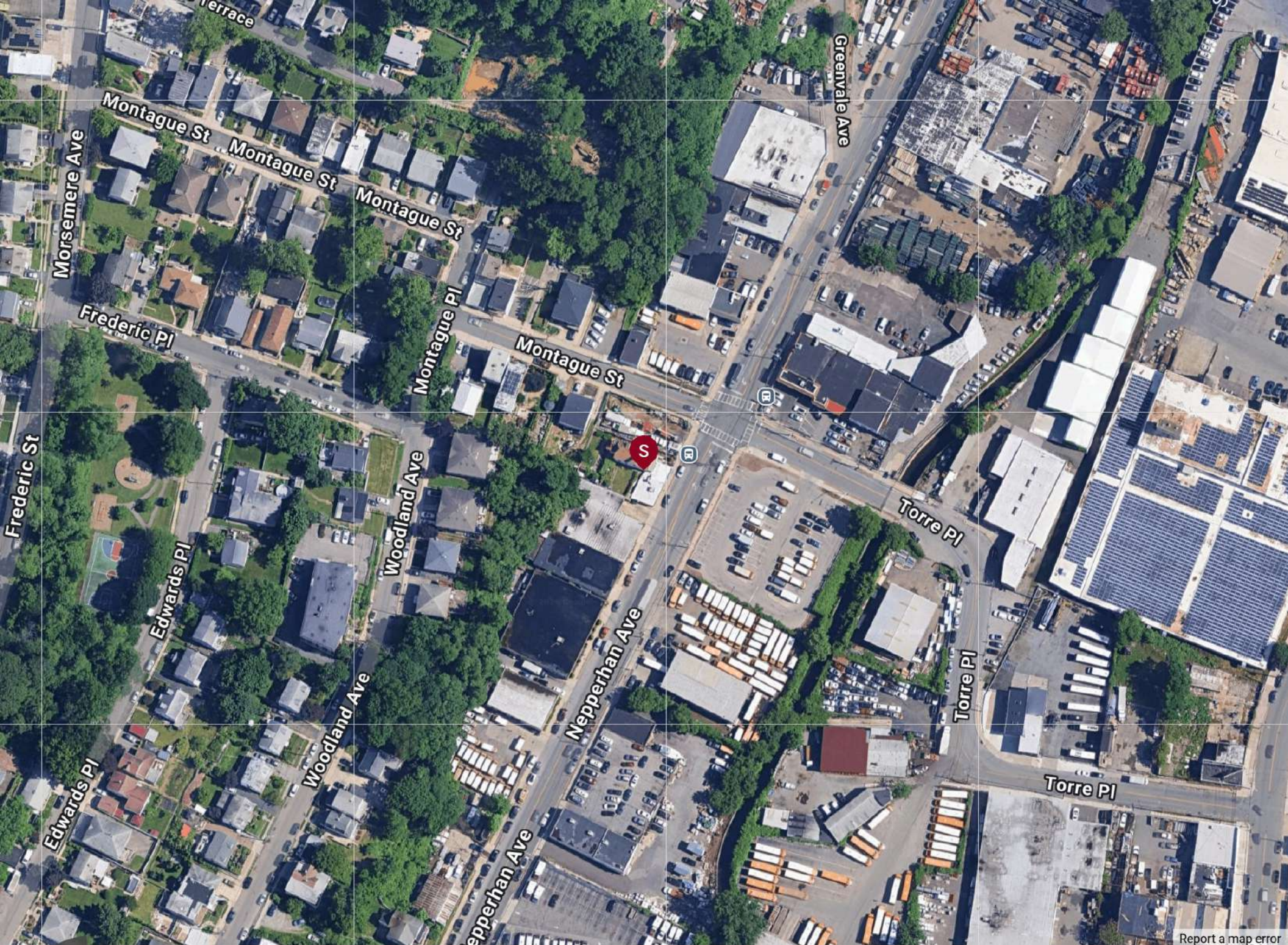


## Largest Employers

City of Yonkers	2,000
Yonkers Public Schools	2,000
St. John's Riverside Hospital	1,500
Yonkers Public Library	300
Hudson River Museum	100
Boyce Thompson Center	100
New York State Office of Parks, Recreation and Historic Preservation	50
Yonkers Raceway	50

## Westchester County GDP Trend





S

Morsemere Ave

Montague St

Montague St

Montague St

Montague Pl

Montague St

Greenvale Ave

Frederic St

Frederic Pl

Edwards Pl

Woodland Ave

Woodland Ave

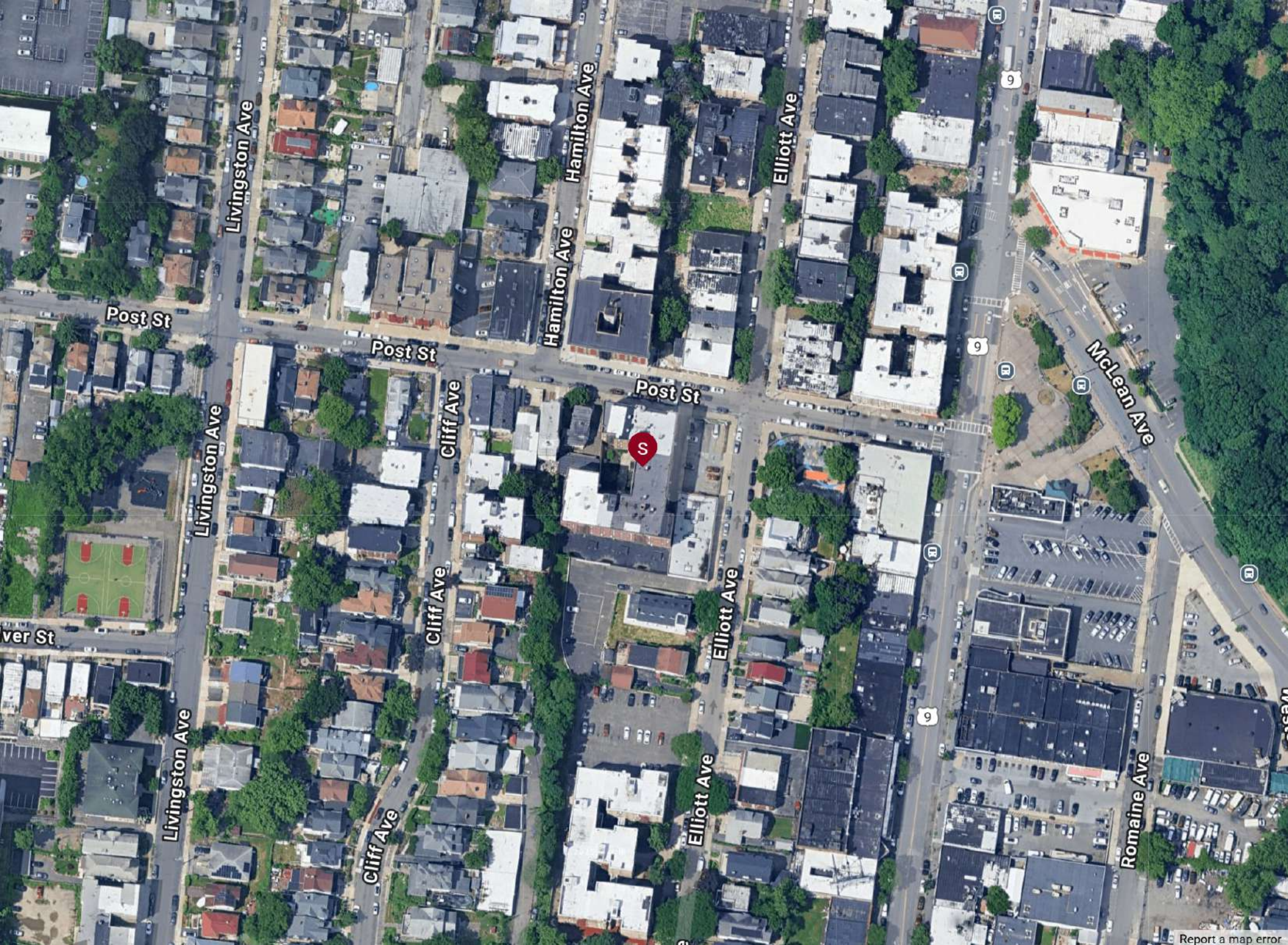
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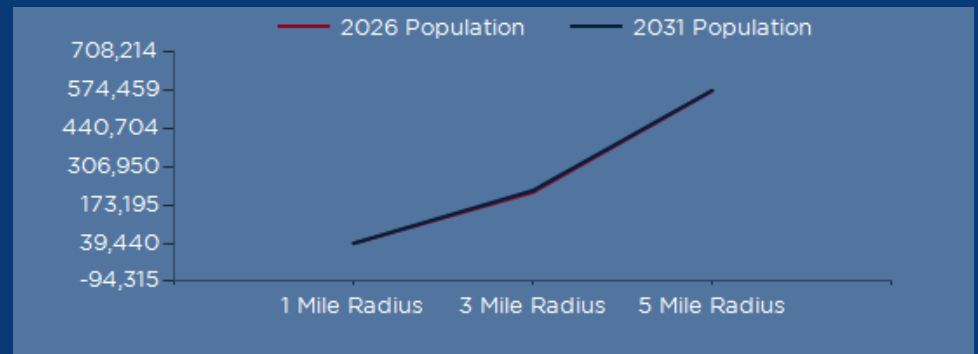


05 Demographics

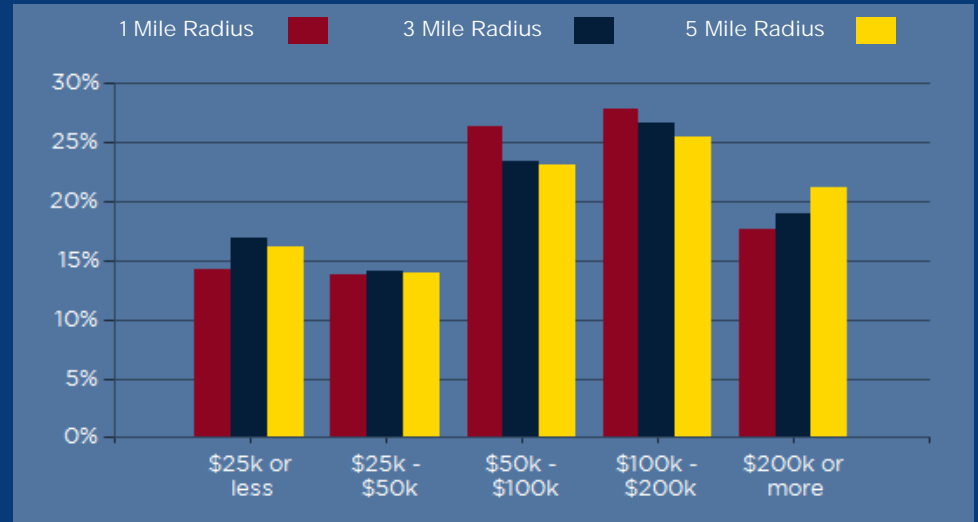
- General Demographics
- Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	37,478	202,068	537,986
2010 Population	36,347	201,826	538,386
2026 Population	39,510	218,154	572,635
2031 Population	39,440	224,571	574,459
2026 African American	8,280	39,615	155,213
2026 American Indian	467	2,644	4,693
2026 Asian	2,193	14,424	44,938
2026 Hispanic	16,910	90,418	174,854
2026 Other Race	9,200	52,423	99,385
2026 White	13,531	80,561	203,940
2026 Multiracial	5,821	28,390	64,155
2026-2031: Population: Growth Rate	-0.20%	2.90%	0.30%

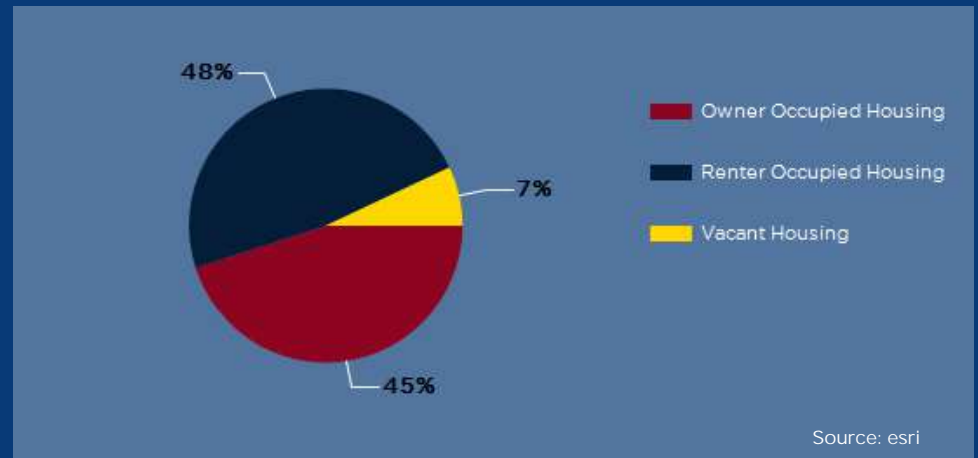
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,145	8,987	22,615
\$15,000-\$24,999	909	5,117	12,337
\$25,000-\$34,999	740	4,285	11,687
\$35,000-\$49,999	1,270	7,484	18,383
\$50,000-\$74,999	2,336	11,063	27,849
\$75,000-\$99,999	1,493	8,369	22,007
\$100,000-\$149,999	2,579	14,090	33,432
\$150,000-\$199,999	1,464	8,073	21,437
\$200,000 or greater	2,554	15,844	45,566
Median HH Income	\$87,615	\$87,588	\$90,410
Average HH Income	\$118,755	\$128,469	\$142,527



### 2026 Household Income



### 2026 Own vs. Rent - 1 Mile Radius

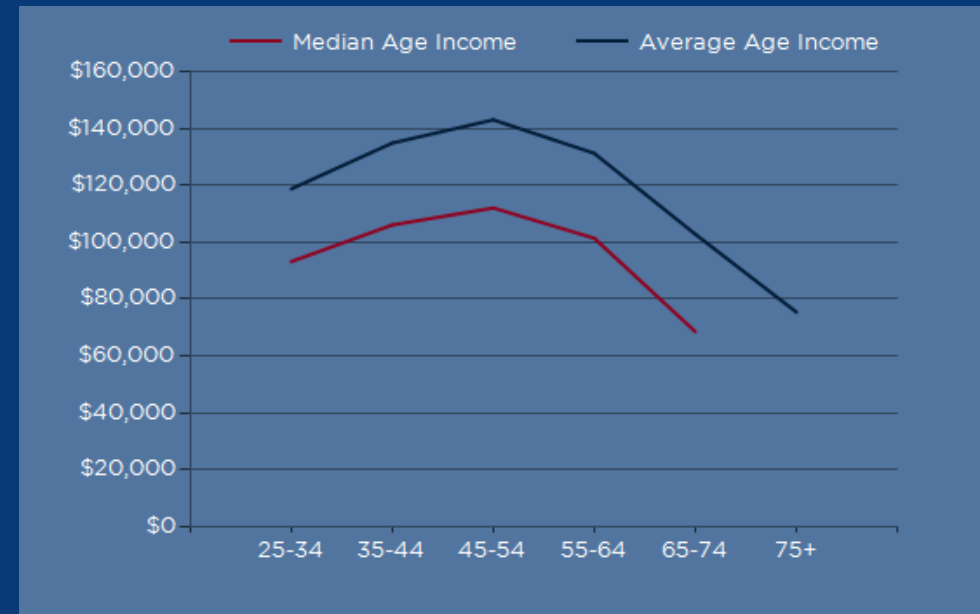
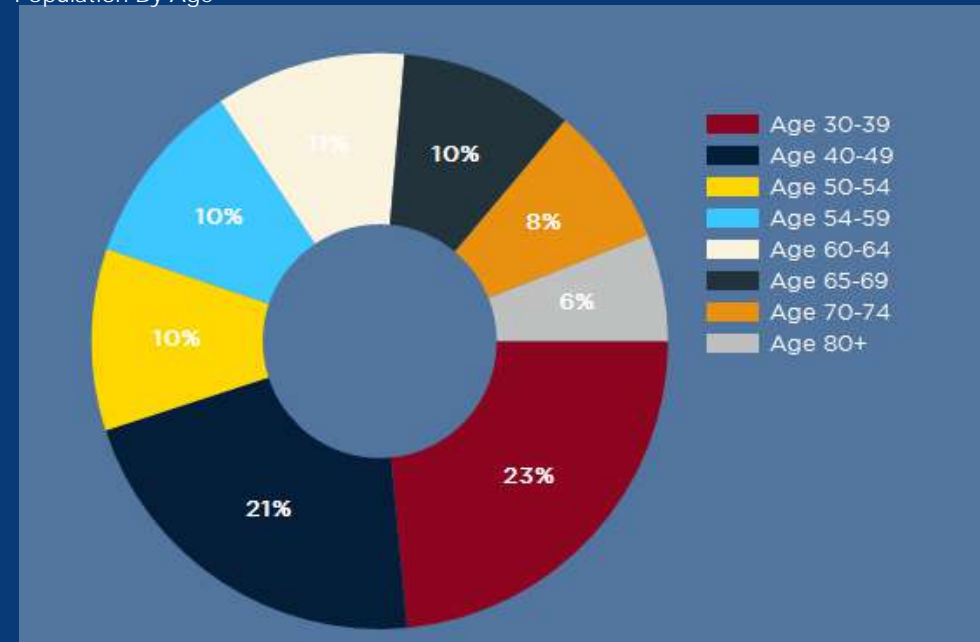


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,746	15,038	37,896
2026 Population Age 35-39	2,738	14,819	37,226
2026 Population Age 40-44	2,525	14,557	37,886
2026 Population Age 45-49	2,495	13,805	37,119
2026 Population Age 50-54	2,385	13,611	36,764
2026 Population Age 55-59	2,451	13,684	36,969
2026 Population Age 60-64	2,494	13,512	36,368
2026 Population Age 65-69	2,275	12,129	32,129
2026 Population Age 70-74	1,842	9,954	26,177
2026 Population Age 75-79	1,401	7,870	20,277
2026 Population Age 80-84	1,007	5,148	13,464
2026 Population Age 85+	930	5,181	13,989
2026 Population Age 18+	31,411	173,090	452,585
2026 Median Age	40	40	41
2031 Median Age	41	41	42

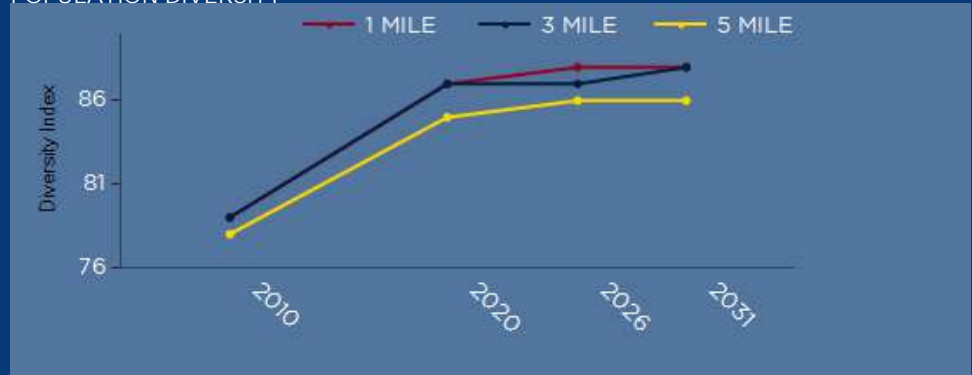
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$93,241	\$90,675	\$90,640
Average Household Income 25-34	\$118,861	\$120,909	\$128,451
Median Household Income 35-44	\$106,147	\$102,709	\$104,790
Average Household Income 35-44	\$135,014	\$140,467	\$154,078
Median Household Income 45-54	\$112,137	\$111,361	\$120,728
Average Household Income 45-54	\$143,195	\$155,974	\$181,244
Median Household Income 55-64	\$101,453	\$104,995	\$107,320
Average Household Income 55-64	\$131,384	\$147,716	\$162,460
Median Household Income 65-74	\$68,526	\$69,368	\$70,945
Average Household Income 65-74	\$102,872	\$112,161	\$120,917
Average Household Income 75+	\$75,406	\$84,048	\$91,821

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	88	88	86
Diversity Index (current year)	88	87	86
Diversity Index (2020)	87	87	85
Diversity Index (2010)	79	79	78

### POPULATION DIVERSITY



### POPULATION BY RACE

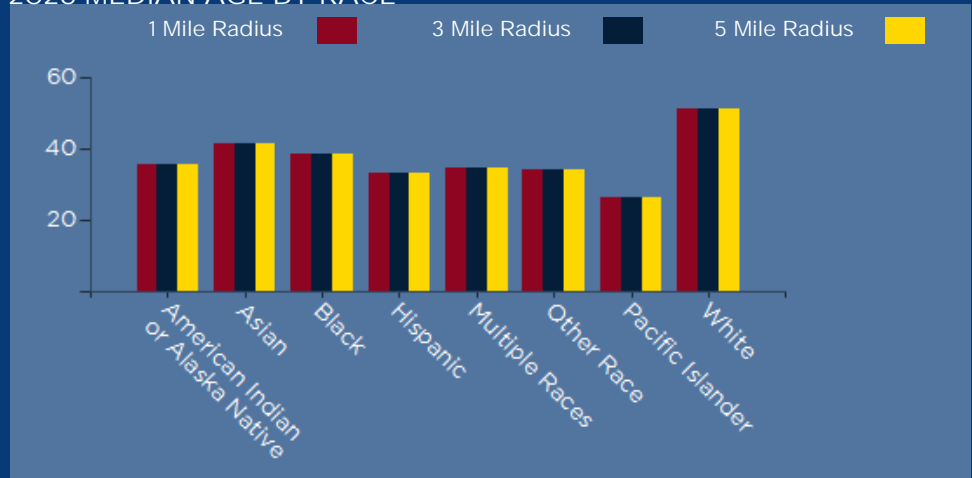


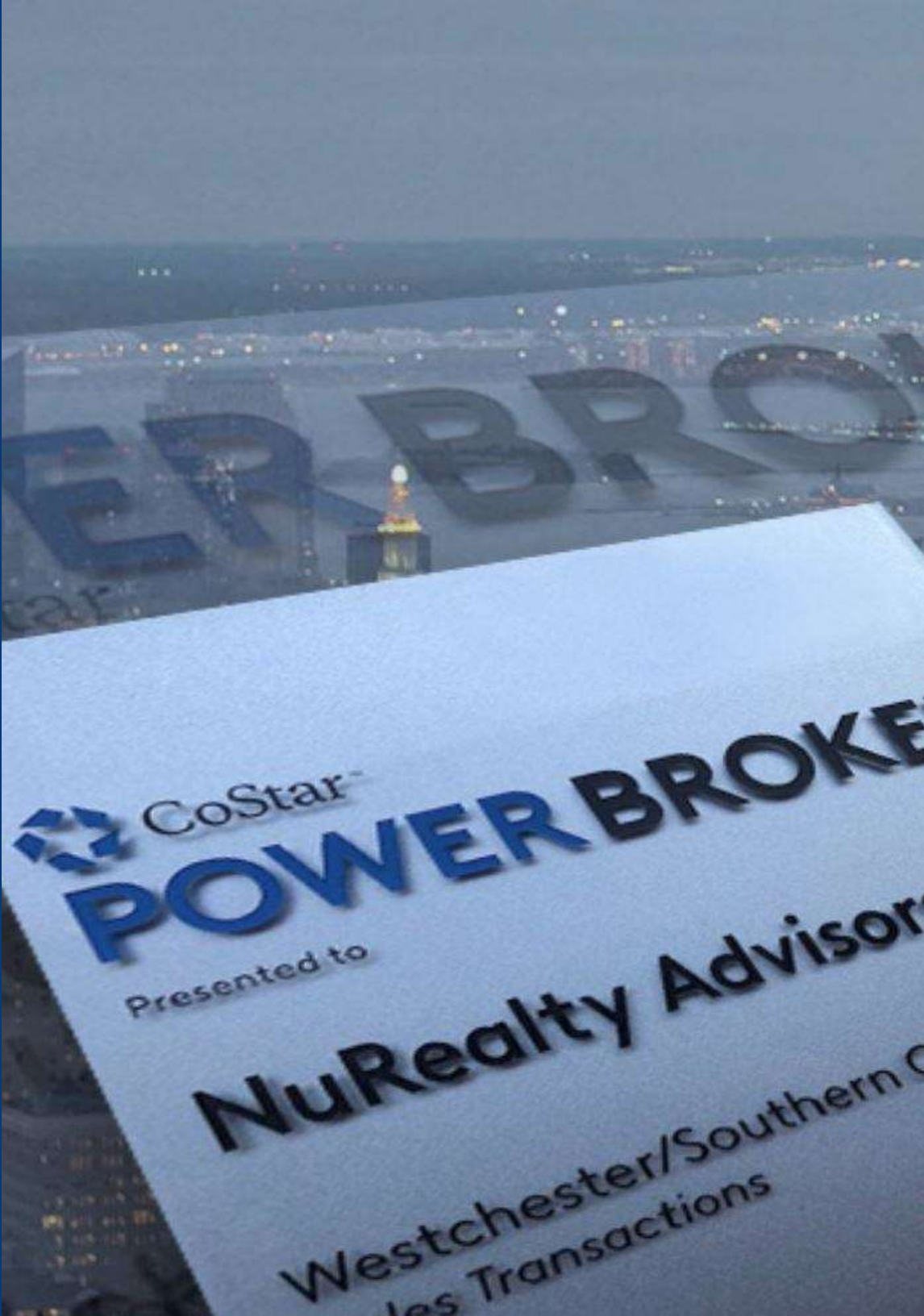
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	15%	13%	21%
American Indian	1%	1%	1%
Asian	4%	5%	6%
Hispanic	30%	29%	23%
Multiracial	10%	9%	9%
Other Race	16%	17%	13%
White	24%	26%	27%

### 2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	36	33	34
Median Asian Age	41	43	42
Median Black Age	39	38	39
Median Hispanic Age	33	33	34
Median Multiple Races Age	35	35	35
Median Other Race Age	34	34	34
Median Pacific Islander Age	26	39	36
Median White Age	51	50	49

### 2026 MEDIAN AGE BY RACE





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.

# 775 Nepperhan Avenue, Yonkers

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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.

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.

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*Exclusively Marketed by:*



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