

210-230 Pelham Road, New Rochelle

**5 VACANT UNITS * FREE MARKET
11% CAP RATE**

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210-230 Pelham Road
New Rochelle, NY 10805

CoStar
POWERBROKER
Top Firm Award

NU REALTY
ADVISORS INC

210-230 Pelham Road, New Rochelle

CONTENTS

- 01 **Additional Information**
Investment Summary & Description
- 02 **Executive Summary**
Investment Summary
- 03 **Financial Analysis**
Financial Description & Summary
- 04 **Property Description**
Property Features
Property Images
- 05 **Demographics**
Demographics
- 06 **Company Profile**
Company Bio
Advisor Profile

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01

Additional Information

Investment Summary & Description

Investment Summary & Description

NuRealty Advisors Inc. is excited to present an exclusive investment opportunity at 210, 220, & 230 Pelham Road, New Rochelle, NY 10805. This offering features **Five (5) * Vacant * Free-Market * One-Bedroom Co-op Units** in a prestigious luxury complex located on the harbor, boasting breathtaking water and garden views.

This unique opportunity allows investors to enjoy strong cash flow by renting out these units without the typical responsibilities of day-to-day landlord operations.

Property Highlights

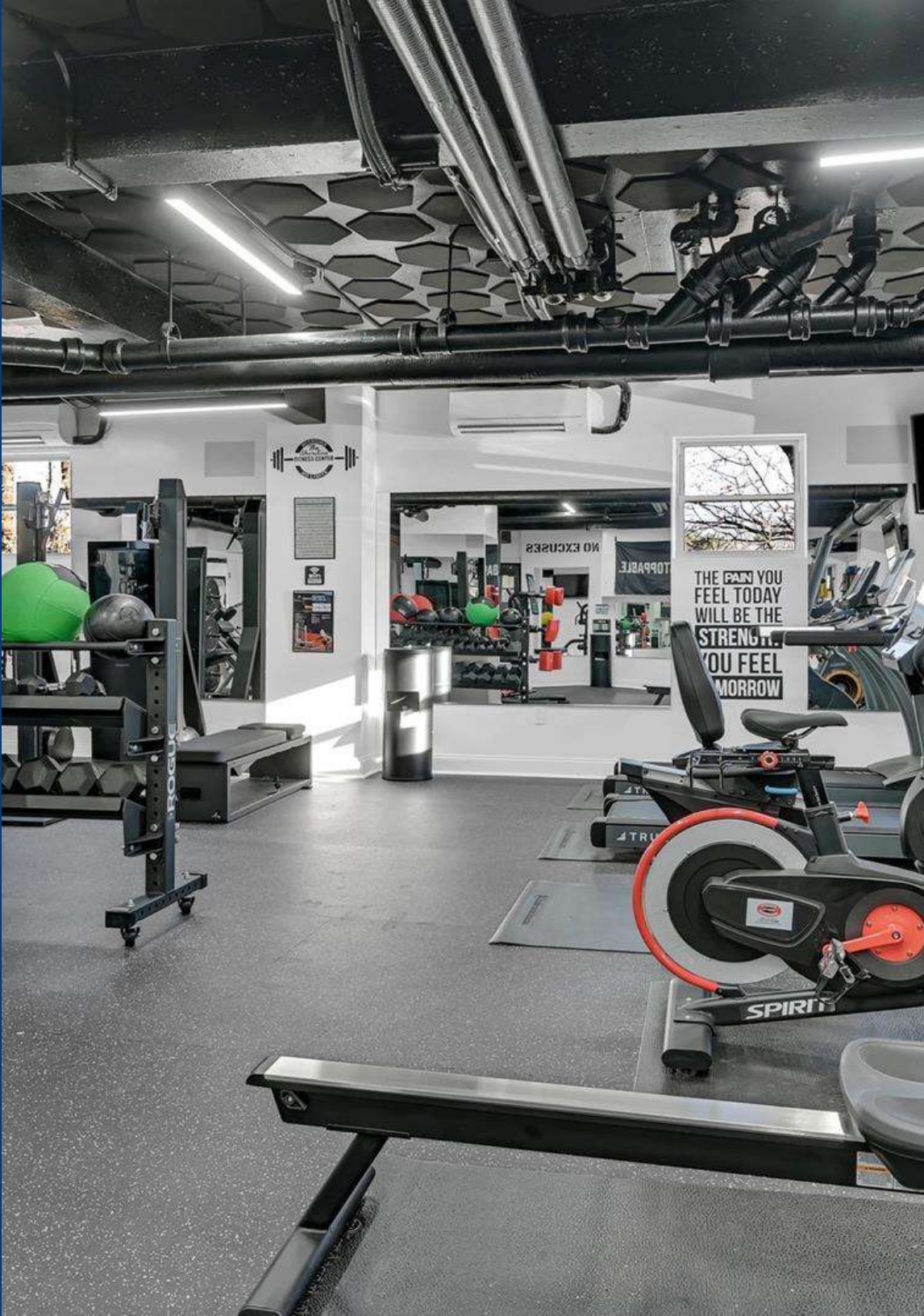
The property offers numerous amenities, ensuring maximum rental appeal:

- State-of-the-art fitness center
- Modern access controls and video intercom systems
- Renovated hallways and common areas
- Co-working spaces for remote work
- Community room for social gatherings and events
- Renovated garage with convenient parking
- Upgraded elevator cabs
- Rooftop deck with stunning views

Investment Advantages

- No Board Approval Required: Rent each unit freely without co-op board restrictions
- Future Flexibility: Units can be sold individually, offering long-term exit strategies
- Utilities **not** the responsibility of the Landlord
- Proforma indicates an impressive **11% Capitalization Rate**, making this an excellent cash-flowing investment.
- **Cash-on-Cash Return** based on 25% Equity is nearly **25%** in Year 1 based on a Pro-Forma of \$2,675.00 per month in rent.

Seize this exceptional opportunity to own in a high-demand, waterfront community. Contact **NuRealty Advisors Inc.** at **Team@NuRealtyAdvisors.com** for more details.



02

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	210-230 Pelham Road New Rochelle NY 10805
COUNTY	Westchester
TOTAL UNIT SF	3,750 SF
LAND SF	147,233 SF
NUMBER OF CO-OP UNITS	5
APN	1000000002004010000016
OWNERSHIP TYPE	Fee Simple

[CLICK - Property Video](#)

FINANCIAL SUMMARY

PRICE	\$1,075,000
PRICE PSF	\$286.67
PRICE PER UNIT	\$215,000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	31,824	129,369	506,682
2024 Median HH Income	\$82,829	\$102,083	\$83,424
2024 Average HH Income	\$122,755	\$159,914	\$128,354

Investment Highlights

- An Investors Dream:
 - Five (5) * Vacant * Free-Market * One-Bedroom Co-op Units in a prestigious luxury complex located on the harbor, boasting breathtaking water and garden views
 - Numerous amenities, ensuring maximum rental appeal including but not limited to: Fitness Center, Rooftop Deck, Renovated Common Areas, Working Spaces etc.
 - No Board Approval Required: Rent each unit freely without co-op board restrictions
 - Units can be sold individually, offering long-term exit strategies
 - Based on a Proforma Rental of \$2,675.00 per month, the deal offers an 11% Capitalization Rate and a 25% Cash-on-Cash Return!

This is an easy deal to own without the day-to-day headache of a normal property as you are leveraging off of the in-place management for the complex!



03

Financial Analysis

Financial Description & Summary



Financial Description & Summary

PROPERTY ADDRESS

1 210, 220, and 230 Pelham Rd, New Rochelle, NY 10805

PROPERTY INFORMATION

Building Type	Co-op
Apartment Total SF	3,750
Lot SF	147,233
Class	B+
Stories	6
Parking	Available
Elevator	Yes
Heat Type	Gas
APN	1000-000-002-00401-000-0016

PROPERTY AMENITIES & CAPITAL IMPROVEMENTS

Fitness Center	Hallway Renovation (Paint, Carpet & Lighting)	New Elevator Cabs
Co-Working Space	Access Control & Video Intercoms	Basement Renovations (Paint, Flooring & Lighting)
Community Room	Garage Renovations	Rooftop Deck

UTILITIES / RESPONSIBLE PARTY

Electric	Tenant
Cooking Gas	Tenant
Heat	Co-op
Hot Water	Co-op

UNIT MIX

1 Bedroom	5
2 Bedroom	-
3 Bedroom	-
4 Bedroom	-
Total Number of Units	5



Financial Description & Summary

ACQUISITION STRUCTURE

Purchase Price	\$	1,075,000	A		
Initial Equity Investment	\$	268,750		25.00%	Equity Percentage
Loan Amount	\$	806,250		75.00%	Loan-to-Value (LTV) Percentage

ACQUISITION MATRIX

Number of Units		5.00	
Price Per Unit	\$	215,000	
Gross Rent Multiple (GRM)		6.70	
Capitalization Rate		10.65%	
Net Operating Income (NOI)	\$	114,497	

PROPOSED DEBT STRUCTURE

Interest Rate	6.00%
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	4.00%
Operating Expenditures	1.50%

INCOME / EXPENDITURE MODEL

Category	Percent (%)	\$ Per Unit	Total Value	\$ Per SF
Vacancy Rate	3.00%		\$ (4,815)	(1.28)
Maintenance		\$ 8,238	\$ 41,188	10.98



Financial Description & Summary

RETURN ON INVESTMENT (ROI) SUMMARY FOR HOLD PERIOD

Period		CFADS	Cash-On-Cash %	Cap Rate %	GRM
Year 1	\$	66,122	24.60%	10.65%	6.70
Year 2	\$	62,100	23.11%	11.17%	6.44
Year 3	\$	67,950	25.28%	11.72%	6.19
Year 4	\$	74,049	27.55%	12.28%	5.95
Year 5	\$	80,408	29.92%	12.88%	5.73
Total CFADS Earned During Loan Term & Average ROIs	\$	350,630 B	26.09%	11.74%	6.20

DISPOSITION SCENARIO AT YEAR 5

Net Operating Income at Year 5	\$	138,414	
Price Per Unit	\$	461,381	
Acquisition Capitalization Rate at Year 5		6.00%	
Property Valuation at Year 5	\$	2,306,907 C	
Less: Purchase Price	\$	1,075,000 A	
Gross Excess Equity Earned at Year 5	\$	1,231,907 D (C - A)	
Add: Total CFADS Earned During Hold Period / Loan Term	\$	350,630 B	
Total Excess Equity and CFADS Recognized at Year 5	\$	1,582,536 (D + B)	

REFINANCE SCENARIO AT YEAR 5

Property Valuation at Year 5	\$	2,306,907 C
Loan-to-Value Percentage		75%
Principal Loan Amount for Refinance	\$	1,730,180
Repayment of Principal Balance of Initial Loan due at Year 5		(762,830)
Refinance - Cash Out	\$	967,350
New Buying Power with New Cash Out Proceeds (25% Equity)	\$	3,869,402

SUMMARY OF TRANSACTION

➡ At Year 5, the property would have collected a total Cash Flow After Debt Service (CFADS) of:	\$	350,630
➡ At Year 5, all of the Initial Equity has been recovered and the valuation of the property has increased by:	\$	1,231,907
➡ At Year 5, you will be able to refinance the property up to a 75% Loan-to-Value (LTV) for a Cash Out of:	\$	967,350
➡ At Year 5, you will be able to purchase a New Property using the Cash Out Proceeds and Income of up to:	\$	3,869,402

Consolidated Cash Flow Analysis

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Annual Proforma Income	\$ 160,500	\$ 166,920	\$ 173,597	\$ 180,541	\$ 187,762
<i>Vacancy / Reserves</i>	<i>\$ (4,815)</i>	<i>\$ (5,008)</i>	<i>\$ (5,208)</i>	<i>\$ (5,416)</i>	<i>\$ (5,633)</i>
Effective Gross Income (EGI)	\$ 155,685	\$ 161,912	\$ 168,389	\$ 175,124	\$ 182,129
Maintenance	41,188	41,805	42,432	43,069	43,715
Total Expenditures	41,188	41,805	42,432	43,069	43,715
Net Operating Income (NOI)	114,497	120,107	125,956	132,055	138,414
Equity	268,750	268,750	268,750	268,750	268,750
Principal	806,250	796,349	785,838	774,678	762,830
<i>Annual Debt Service</i>	<i>(48,375)</i>	<i>(58,007)</i>	<i>(58,007)</i>	<i>(58,007)</i>	<i>(58,007)</i>
Cash Flow After Debt Service (CFADS)	66,122	62,100	67,950	74,049	80,408

Number of Units	5	5	5	5	5
Price per SF	\$ 287	\$ 287	\$ 287	\$ 287	\$ 287
Price per Unit	\$ 215,000	\$ 215,000	\$ 215,000	\$ 215,000	\$ 215,000
Gross Rent Multiple	6.70	6.44	6.19	5.95	5.73
Capitalization Rate	10.65%	11.17%	11.72%	12.28%	12.88%
Cash-On-Cash Return	24.60%	23.11%	25.28%	27.55%	29.92%
Recovery of Equity (Years)	4.06	4.33	3.96	3.63	3.34
Operating Expenditure Ratio (OER)	26%	26%	25%	25%	24%
Debt Service Coverage Ratio (DSCR)	1.97	2.10	2.23	2.37	2.52
Maximum Annual DSCR (Utilizing 1.40)	\$ 81,784	\$ 85,791	\$ 89,969	\$ 94,325	\$ 98,867
Free & Clear Rate of Return	10.65%	11.17%	11.72%	12.28%	12.88%
Constant Percentage Rate a/k/a Mortgage Capitalizator	6.00%	6.00%	6.00%	6.00%	6.00%
+ Positive / - Negative Leverage	4.65%	5.17%	5.72%	6.28%	6.88%

Rent Roll

#	Apt	Bldg	Unit Type	Status	Unit SF	Market Rent
1	2G	220	1BR	Co-op	750	\$2,675
2	1N	220	1BR	Co-op	750	\$2,675
3	4P	220	1BR	Co-op	750	\$2,675
4	1K	220	1BR	Co-op	750	\$2,675
5	1O	230	1BR	Co-op	750	\$2,675

Total Monthly Income \$13,375

Total Annual Income \$160,500

Amortization Schedule

Loan Terms	
Loan Start Date	2/1/2024
Loan Amount	806,250
Interest Rate	6.000%
Term of Loan (Years)	30

Output	Monthly Payment	Annual Payment
Year 1	(\$4,031)	(\$48,375)
Year 2-5	(\$4,834)	(\$58,007)

Principal Balance	
5 Years	762,830

Date	No.	Payment Date	Beginning Balance	Interest	Principal Repayments	Ending Balance	Cumulative Interest	Additional Principal	Ending Balance
2/1/2024	1		806,250	4,031	-	806,250	4,031	-	806,250
3/3/2024	2		806,250	4,031	-	806,250	8,063	-	806,250
3/31/2024	3		806,250	4,031	-	806,250	12,094	-	806,250
5/1/2024	4		806,250	4,031	-	806,250	16,125	-	806,250
5/31/2024	5		806,250	4,031	-	806,250	20,156	-	806,250
7/1/2024	6		806,250	4,031	-	806,250	24,188	-	806,250
7/31/2024	7		806,250	4,031	-	806,250	28,219	-	806,250
8/31/2024	8		806,250	4,031	-	806,250	32,250	-	806,250
10/1/2024	9		806,250	4,031	-	806,250	36,281	-	806,250
10/31/2024	10		806,250	4,031	-	806,250	40,313	-	806,250
12/1/2024	11		806,250	4,031	-	806,250	44,344	-	806,250
12/31/2024	12		806,250	4,031	-	806,250	48,375	-	806,250
1/31/2025	13		806,250	4,031	(803)	805,447	52,406	-	805,447
3/3/2025	14		805,447	4,027	(807)	804,641	56,433	-	804,641
4/1/2025	15		804,641	4,023	(811)	803,830	60,457	-	803,830
5/2/2025	16		803,830	4,019	(815)	803,015	64,476	-	803,015
6/1/2025	17		803,015	4,015	(819)	802,197	68,491	-	802,197
7/2/2025	18		802,197	4,011	(823)	801,374	72,502	-	801,374
8/1/2025	19		801,374	4,007	(827)	800,547	76,509	-	800,547
9/1/2025	20		800,547	4,003	(831)	799,715	80,512	-	799,715
10/2/2025	21		799,715	3,999	(835)	798,880	84,510	-	798,880
11/1/2025	22		798,880	3,994	(839)	798,041	88,504	-	798,041
12/2/2025	23		798,041	3,990	(844)	797,197	92,495	-	797,197
1/1/2026	24		797,197	3,986	(848)	796,349	96,481	-	796,349
2/1/2026	25		796,349	3,982	(852)	795,497	100,462	-	795,497
3/4/2026	26		795,497	3,977	(856)	794,641	104,440	-	794,641
4/4/2026	27		794,641	3,973	(861)	793,780	108,413	-	793,780
5/4/2026	28		793,780	3,969	(865)	792,915	112,382	-	792,915
6/4/2026	29		792,915	3,965	(869)	792,046	116,347	-	792,046
7/4/2026	30		792,046	3,960	(874)	791,172	120,307	-	791,172
8/4/2026	31		791,172	3,956	(878)	790,294	124,263	-	790,294
9/4/2026	32		790,294	3,951	(882)	789,412	128,214	-	789,412
10/2/2026	33		789,412	3,947	(887)	788,525	132,161	-	788,525
11/2/2026	34		788,525	3,943	(891)	787,634	136,104	-	787,634
12/2/2026	35		787,634	3,938	(896)	786,738	140,042	-	786,738
1/2/2027	36		786,738	3,934	(900)	785,838	143,976	-	785,838
2/1/2027	37		785,838	3,929	(905)	784,933	147,905	-	784,933
3/4/2027	38		784,933	3,925	(909)	784,024	151,830	-	784,024
4/4/2027	39		784,024	3,920	(914)	783,110	155,750	-	783,110
5/4/2027	40		783,110	3,916	(918)	782,192	159,665	-	782,192
6/4/2027	41		782,192	3,911	(923)	781,269	163,576	-	781,269

Amortization Schedule

Loan Terms	
Loan Start Date	2/1/2024
Loan Amount	806,250
Interest Rate	6.000%
Term of Loan (Years)	30

Output	Monthly Payment	Annual Payment
Year 1	(\$4,031)	(\$48,375)
Year 2-5	(\$4,834)	(\$58,007)

Principal Balance	
5 Years	762,830

Date	No.	Payment Date	Beginning Balance	Interest	Principal Repayments	Ending Balance	Cumulative Interest	Additional Principal	Ending Balance
7/4/2027	42		781,269	3,906	(928)	780,341	167,482	-	780,341
8/4/2027	43		780,341	3,902	(932)	779,409	171,384	-	779,409
9/4/2027	44		779,409	3,897	(937)	778,472	175,281	-	778,472
10/3/2027	45		778,472	3,892	(942)	777,531	179,174	-	777,531
11/3/2027	46		777,531	3,888	(946)	776,584	183,061	-	776,584
12/3/2027	47		776,584	3,883	(951)	775,634	186,944	-	775,634
1/3/2028	48		775,634	3,878	(956)	774,678	190,822	-	774,678
2/2/2028	49		774,678	3,873	(960)	773,717	194,696	-	773,717
3/4/2028	50		773,717	3,869	(965)	772,752	198,564	-	772,752
4/4/2028	51		772,752	3,864	(970)	771,782	202,428	-	771,782
5/4/2028	52		771,782	3,859	(975)	770,807	206,287	-	770,807
6/4/2028	53		770,807	3,854	(980)	769,827	210,141	-	769,827
7/4/2028	54		769,827	3,849	(985)	768,842	213,990	-	768,842
8/4/2028	55		768,842	3,844	(990)	767,853	217,834	-	767,853
9/4/2028	56		767,853	3,839	(995)	766,858	221,674	-	766,858
10/2/2028	57		766,858	3,834	(1,000)	765,859	225,508	-	765,859
11/2/2028	58		765,859	3,829	(1,005)	764,854	229,337	-	764,854
12/2/2028	59		764,854	3,824	(1,010)	763,844	233,161	-	763,844
1/2/2029	60		763,844	3,819	(1,015)	762,830	236,981	-	762,830



04

Property Description

Property Features

Property Images

PROPERTY FEATURES

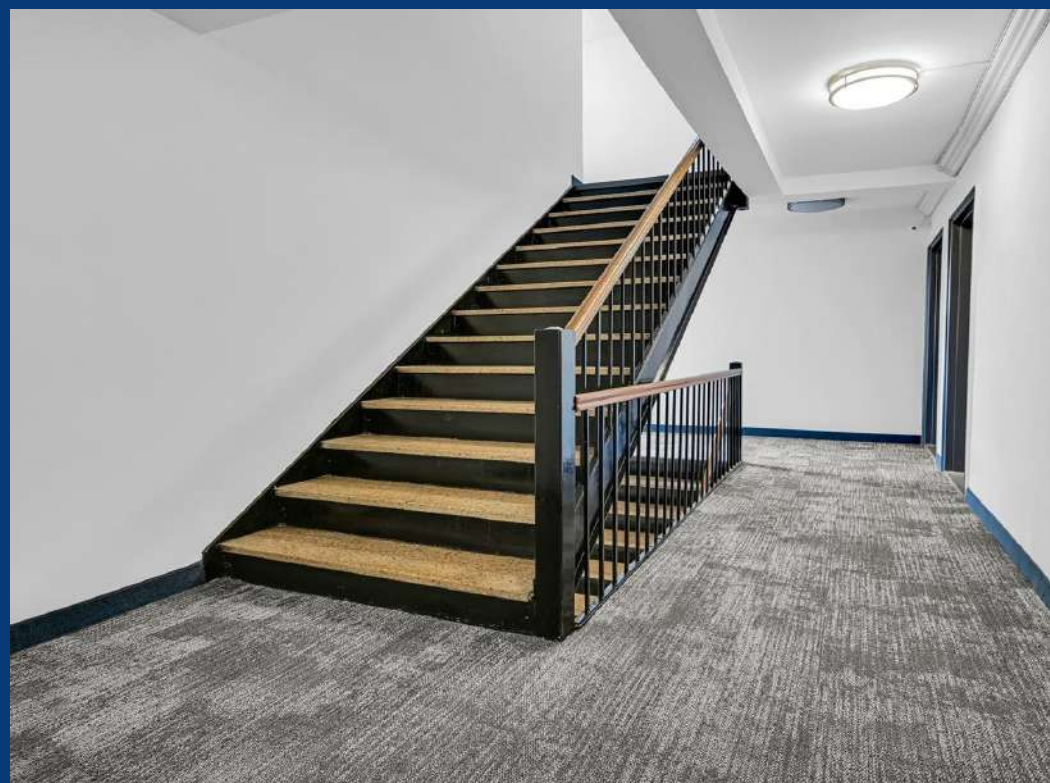
NUMBER OF CO-OP UNITS	5
TOTAL UNIT SF	3,750
LAND SF	147,233
BUILDING CLASS	B+
NUMBER OF STORIES	6
NUMBER OF BUILDINGS	3
FITNESS CENTER	Yes
CO-WORKING SPACE	Yes
COMMUNITY ROOM	Yes
VIDEO INTERCOM	Yes
ACCESS CONTROL	Yes
ROOFTOP DECK	Yes
MONTHLY ASSESSMENT	\$686.47
LEASING ALLOWED	Yes
LEASE TERM MINIMUM	1 Year

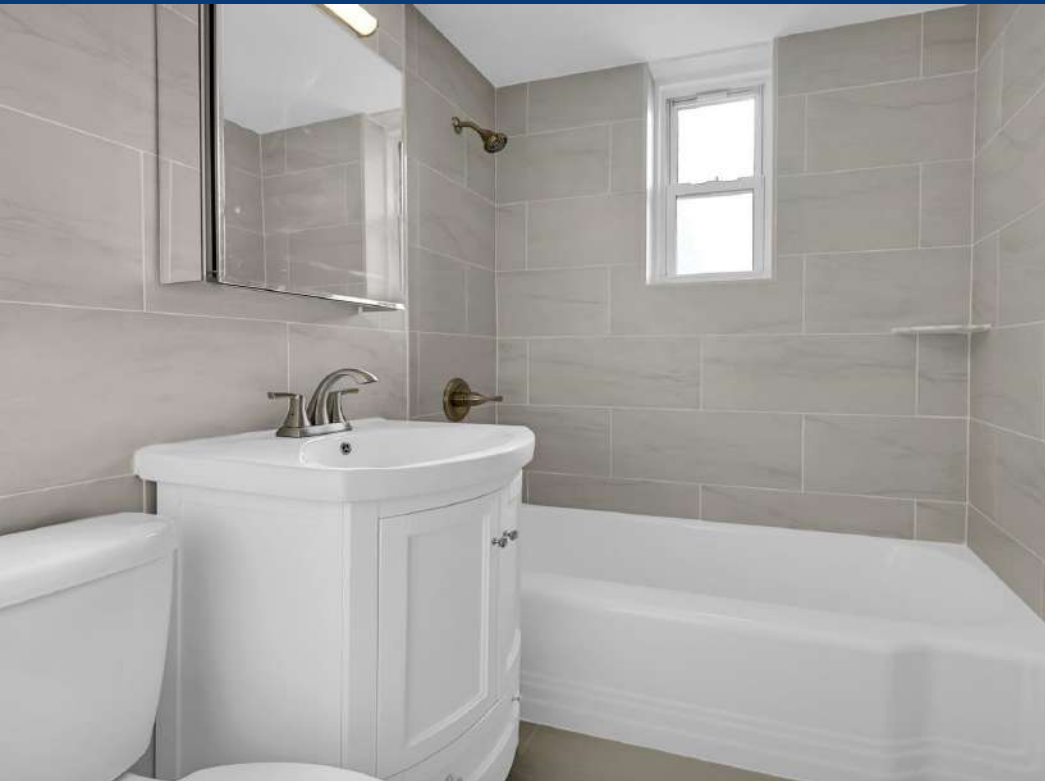
UTILITIES

WATER	Co-op Responsible
TRASH	Co-op Responsible
COOKING GAS	Tenant Responsible
ELECTRIC	Tenant Responsible















THE PAIN YOU FEEL TODAY WILL BE THE STRENGTH YOU FEEL TOMORROW

NO PAIN NO GAIN

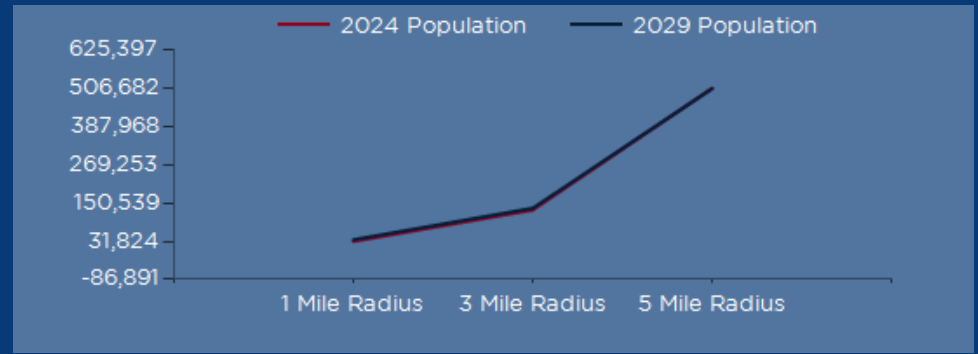
I'M NOT HERE TO BE AVERAGE I'M HERE TO BE AWESOME

REPEAT DAY DAY

New Rochelle

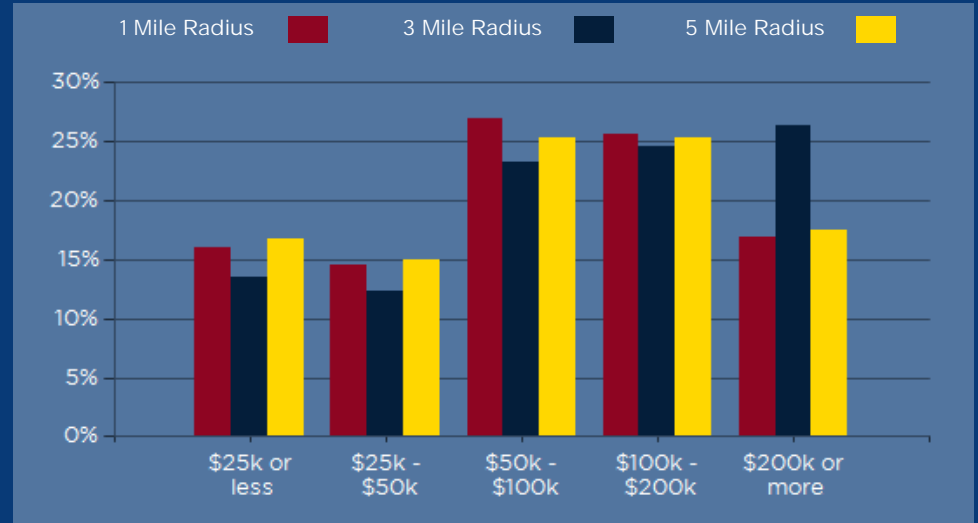
05 Demographics
Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	25,780	116,393	478,326
2010 Population	29,098	121,097	487,433
2024 Population	31,824	129,369	506,682
2029 Population	36,957	134,785	506,430
2024-2029: Population: Growth Rate	15.20%	4.10%	-0.05%



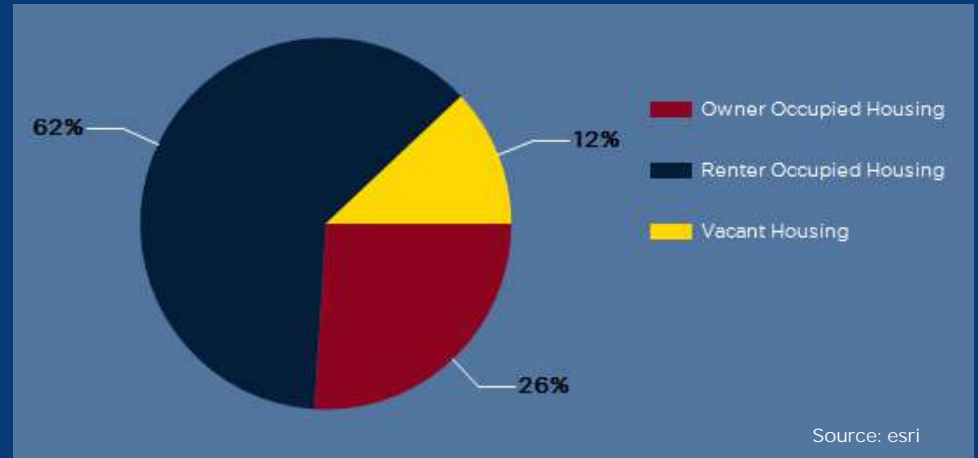
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,244	3,988	21,171
\$15,000-\$24,999	763	2,264	11,053
\$25,000-\$34,999	577	2,305	11,755
\$35,000-\$49,999	1,239	3,454	16,968
\$50,000-\$74,999	1,866	5,672	25,767
\$75,000-\$99,999	1,509	5,119	22,678
\$100,000-\$149,999	2,192	7,157	30,678
\$150,000-\$199,999	1,010	4,271	17,856
\$200,000 or greater	2,106	12,233	33,586
Median HH Income	\$82,829	\$102,083	\$83,424
Average HH Income	\$122,755	\$159,914	\$128,354

2024 Household Income



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	10,319	43,771	189,229
2010 Total Households	11,362	44,343	184,786
2024 Total Households	12,507	46,463	191,524
2029 Total Households	14,632	48,408	193,239
2024 Average Household Size	2.40	2.69	2.58
2024-2029: Households: Growth Rate	15.95%	4.10%	0.90%

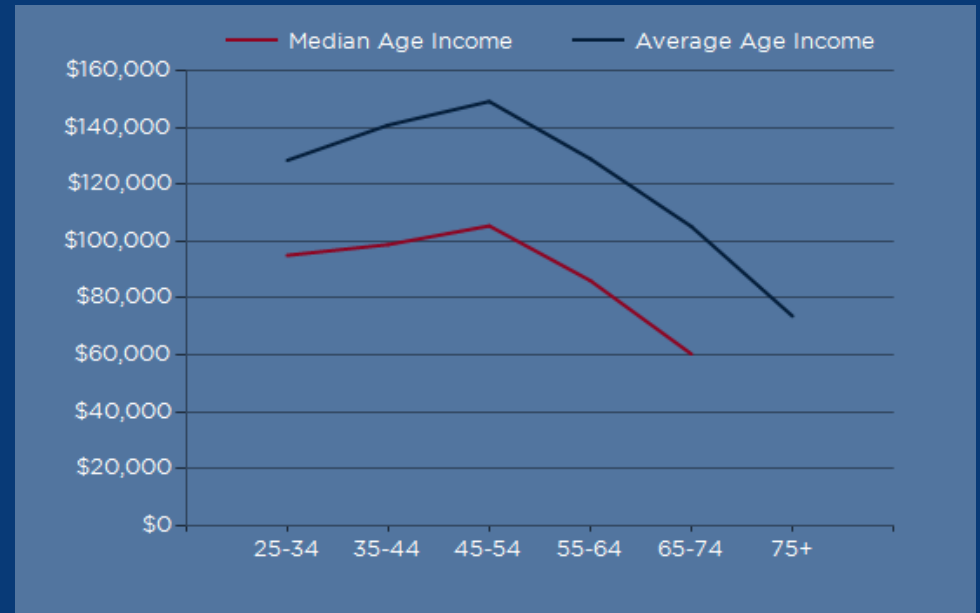
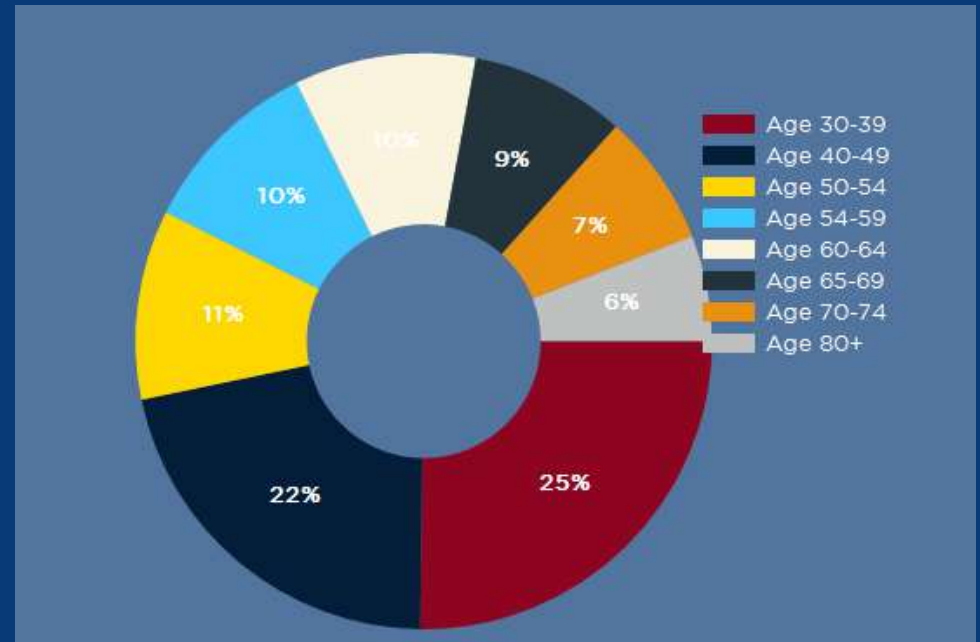
2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	2,428	8,027	34,548
2024 Population Age 35-39	2,276	8,234	32,817
2024 Population Age 40-44	2,146	9,119	34,439
2024 Population Age 45-49	1,874	8,535	32,186
2024 Population Age 50-54	1,989	8,804	34,239
2024 Population Age 55-59	1,927	8,355	33,734
2024 Population Age 60-64	1,901	8,032	33,811
2024 Population Age 65-69	1,627	6,672	28,261
2024 Population Age 70-74	1,388	5,385	22,114
2024 Population Age 75-79	1,109	4,176	17,227
2024 Population Age 80-84	772	2,769	11,138
2024 Population Age 85+	1,162	3,429	12,995
2024 Population Age 18+	26,143	102,144	406,292
2024 Median Age	40	40	41
2029 Median Age	41	41	42

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$95,074	\$100,739	\$85,935
Average Household Income 25-34	\$128,553	\$144,974	\$120,315
Median Household Income 35-44	\$98,866	\$121,835	\$100,944
Average Household Income 35-44	\$140,978	\$182,897	\$148,314
Median Household Income 45-54	\$105,446	\$145,066	\$108,898
Average Household Income 45-54	\$149,297	\$206,590	\$161,469
Median Household Income 55-64	\$86,181	\$114,962	\$90,087
Average Household Income 55-64	\$129,095	\$176,192	\$138,086
Median Household Income 65-74	\$60,318	\$77,114	\$65,666
Average Household Income 65-74	\$105,215	\$128,759	\$106,874
Average Household Income 75+	\$73,692	\$91,694	\$80,122





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.

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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