

# 34 Clarendon Avenue, Yonkers

6 UNITS \* TENANT PAY UTILITIES \* NORTH YONKERS

Offering Memorandum

*Prepared by:*

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34 Clarendon Avenue  
Yonkers, NY 10701

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**NU** REALTY  
ADVISORS INC

# 34 Clarendon Avenue, Yonkers

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*Exclusively Marketed by:*



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01 Executive Summary

Investment Summary

Location Summary

## OFFERING SUMMARY

ADDRESS	34 Clarendon Avenue Yonkers NY 10701
COUNTY	Westchester
MARKET	Yonkers
TOTAL NUMBER OF UNITS	6
NO. OF 1BR UNITS	1
NO. OF 3BR UNITS	5
APN	1800002000023550000030
OWNERSHIP TYPE	Fee Simple

Property Video

## FINANCIAL SUMMARY

PRICE	\$850,000
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	35,347	248,243	659,823
2023 Median HH Income	\$74,308	\$79,047	\$78,510
2023 Average HH Income	\$108,484	\$118,822	\$127,587

- NuRealty Advisors Inc. is proud to present the Exclusive Listing for 34 Clarendon Avenue, Yonkers, NY 10701. The property is located in North West Yonkers. The property offers 6 Units consisting of One 1BRs and Five 3BRs. The building is great condition, located in a residential neighborhood and offers substantial upside in the rental income when compared to the Fair Market Rents as issued by HUD by over \$90K per year. Tenants pay All-Utilities and Renovated Apartments, a Must-see! Contact Team NuRealty at [Team@NuRealtyAdvisors.com](mailto:Team@NuRealtyAdvisors.com) for more information.



## About Yonkers

- Located along the Hudson River, Yonkers is New York's fourth 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.

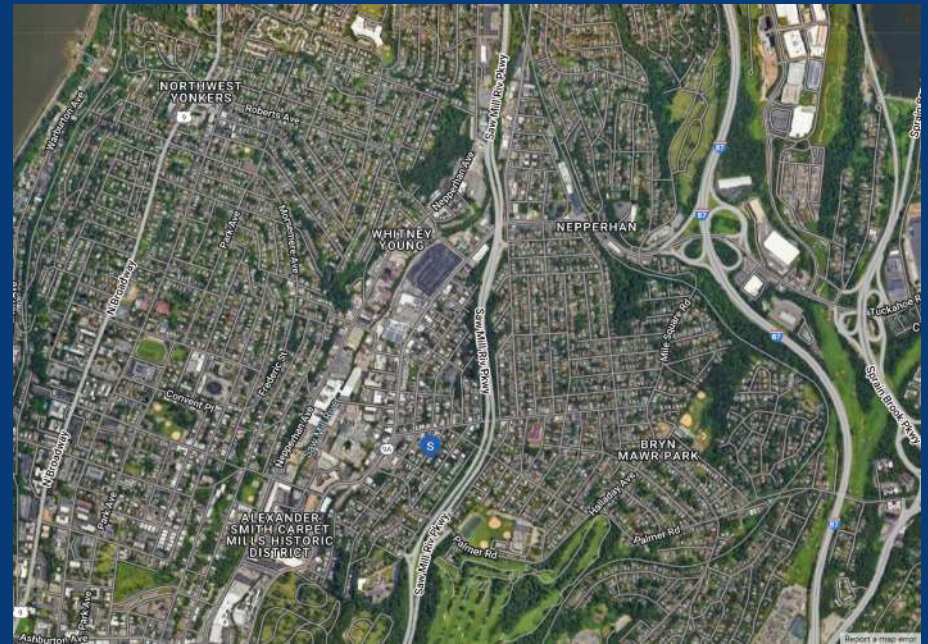
## Desirable

- 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.

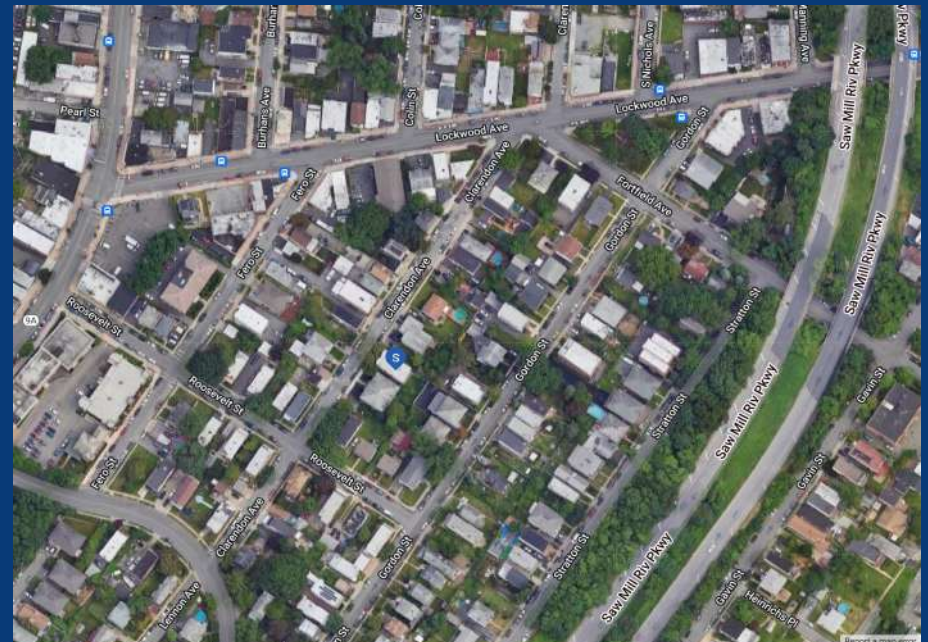
## Livable

- 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.

## Regional Map



## Locator Map





02

Financial Analysis

Financial Set-Up & Cash Flow Analysis



Portfolio Description & Summary

**PROPERTY ADDRESS**

1 34 Clarendon Avenue, Yonkers, NY 10701

**PROPERTY INFORMATION**

Building SF	5,920
Lot SF	3,049
Class	C
Zoning	M
Number of Residential Units	6
DHCR Last Filing Year	2019
DHCR Building Registration Number	650302
Stories	3
Year Built	1910
Elevator	No
Heat Type	Gas
APN	1800-002-000-02355-000-0030
Sec / Block / Lot	2 / 2355 / 30

**UTILITIES / RESPONSIBLE PARTY**

Electric	Tenant
Cooking Gas	Tenant
Heat	Tenant
Hot Water	Tenant

**UNIT MIX**

1 Bedroom	1
2 Bedroom	-
3 Bedroom	5
4 Bedroom	-
Total Number of Units	6



## Portfolio Description & Summary

### ACQUISITION STRUCTURE

Purchase Price	\$	850,000	A	
Initial Equity Investment	\$	255,000	30.00%	Equity Percentage
Loan Amount	\$	595,000	70.00%	Loan-to-Value (LTV) Percentage

### ACQUISITION MATRIX

Number of Units		6.00
Price Per Unit	\$	141,667
Gross Rent Multiple (GRM)		10.57
Capitalization Rate		5.93%
Net Operating Income (NOI)	\$	50,388

### PROPOSED DEBT STRUCTURE

Interest Rate	6.00%
Fixed Rate Period	5 Years
Equity Percentage	30.00%
Loan-to-Value (LTV) Percentage	70.00%
Interest Only Period	- Years
Amortization Period	5 Years
Loan Term	30 Years

### PROPOSED ANNUAL INFLATION RATE

Residential Income	3.00%
Operating Expenditures	1.50%

### INCOME / EXPENDITURE MODEL

Category	Percent (%)	\$ Per Unit	Total Value	\$ Per SF
Vacancy Rate	3.00%		\$ (2,412)	\$ (0.41)
Property Tax		\$ 2,391	\$ 14,348	\$ 2.42
Water & Sewer		\$ 376	\$ 2,254	\$ 0.38
Electric & Gas		\$ 250	\$ 644	\$ 0.11
Insurance		\$ 1,087	\$ 6,523	\$ 1.10
Heat		\$ -	\$ -	\$ -
Repairs & Maintenance		\$ 250	\$ 1,500	\$ 0.25
Management Fee	3.00%		\$ 2,340	\$ 0.40





## Portfolio Description & Summary

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

Period	CFADS	Cash-On-Cash %	Cap Rate %	GRM
Year 1	\$ 7,580	2.97%	5.93%	10.57
Year 2	\$ 8,667	3.40%	6.06%	10.26
Year 3	\$ 10,596	4.16%	6.28%	9.96
Year 4	\$ 12,589	4.94%	6.52%	9.67
Year 5	\$ 14,647	5.74%	6.76%	9.39
<b>Total CFADS Earned During Loan Term &amp; Average ROIs</b>	<b>\$ 54,079 B</b>	<b>4.24%</b>	<b>6.31%</b>	<b>9.97</b>

### DISPOSITION SCENARIO AT YEAR 5

Net Operating Income at Year 5	\$ 57,455
Price Per Unit	\$ 159,597
Acquisition Capitalization Rate at Year 5	6.00%
Property Valuation at Year 5	\$ 957,581 C
Less: Purchase Price	\$ 850,000 A
<b>Gross Excess Equity Earned at Year 5</b>	<b>\$ 107,581 D (C - A)</b>
<b>Add: Total CFADS Earned During Hold Period / Loan Term</b>	<b>\$ 54,079 B</b>
<b>Total Excess Equity and CFADS Recognized at Year 5</b>	<b>\$ 161,660 (D + B)</b>

### REFINANCE SCENARIO AT YEAR 5

Property Valuation at Year 5	\$ 957,581 C
Loan-to-Value Percentage	75%
Principal Loan Amount for Refinance	\$ 718,186
Repayment of Principal Balance of Initial Loan due at Year 5	(553,673)
<b>Refinance - Cash Out</b>	<b>\$ 164,513</b>
<b>New Buying Power with New Cash Out Proceeds (25% Equity)</b>	<b>\$ 658,050</b>

### SUMMARY OF TRANSACTION

➡ At Year 5, the property would have collected a total Cash Flow After Debt Service (CFADS) of:	\$	<b>54,079</b>
➡ At Year 5, all of the Initial Equity has been recovered and the valuation of the property has increased by:	\$	<b>107,581</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>164,513</b>
➡ At Year 5, you will be able to purchase a New Property using the Cash Out Proceeds and Income of up to:	\$	<b>658,050</b>

## Consolidated Cash Flow Analysis

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Gross Potential Income	\$ 170,724	\$ 175,846	\$ 181,121	\$ 186,555	\$ 192,151
<i>Concession</i>	\$ (90,315)	\$ (93,025)	\$ (95,815)	\$ (98,690)	\$ (101,651)
Actual Gross Income	\$ 80,409	\$ 82,821	\$ 85,306	\$ 87,865	\$ 90,501
<i>Vacancy / Reserves</i>	\$ (2,412)	\$ (2,485)	\$ (2,559)	\$ (2,636)	\$ (2,715)
Effective Gross Income (EGI)	\$ 77,996	\$ 80,336	\$ 82,746	\$ 85,229	\$ 87,786
Real Estate Taxes	14,348	14,564	14,782	15,004	15,229
Water & Sewage	2,254	2,287	2,322	2,356	2,392
Electric	644	654	663	673	683
Insurance	6,523	6,621	6,720	6,821	6,923
Heat (Oil)	-	-	-	-	-
Repairs & Maintenance	1,500	1,523	1,545	1,569	1,592
Management Fee	2,340	3,213	3,310	3,409	3,511
Total Expenditures	27,609	28,861	29,342	29,832	30,331
<b>Net Operating Income (NOI)</b>	<b>50,388</b>	<b>51,475</b>	<b>53,404</b>	<b>55,397</b>	<b>57,455</b>
Equity	255,000	255,000	255,000	255,000	255,000
Principal	587,693	579,936	571,700	562,956	553,673
<i>Annual Debt Service</i>	(42,808)	(42,808)	(42,808)	(42,808)	(42,808)
<b>Cash Flow After Debt Service (CFADS)</b>	<b>7,580</b>	<b>8,667</b>	<b>10,596</b>	<b>12,589</b>	<b>14,647</b>

Number of Units	6	6	6	6	6
Price per SF	\$ 144	\$ 144	\$ 144	\$ 144	\$ 144
Price per Unit	\$ 141,667	\$ 141,667	\$ 141,667	\$ 141,667	\$ 141,667
Gross Rent Multiple	10.57	10.26	9.96	9.67	9.39
Capitalization Rate	5.93%	6.06%	6.28%	6.52%	6.76%
<b>Cash-On-Cash Return</b>	<b>2.97%</b>	<b>3.40%</b>	<b>4.16%</b>	<b>4.94%</b>	<b>5.74%</b>
Recovery of Equity (Years)	33.64	29.42	24.07	20.26	17.41
Operating Expenditure Ratio (OER)	35%	36%	35%	35%	35%
Debt Service Coverage Ratio (DSCR)	1.19	1.23	1.30	1.37	1.44
Maximum Annual DSCR (Utilizing 1.40)	\$ 35,991	\$ 36,768	\$ 38,146	\$ 39,569	\$ 41,039
Free & Clear Rate of Return	5.93%	6.06%	6.28%	6.52%	6.76%
Constant Percentage Rate a/k/a Mortgage Capitalization	6.00%	6.00%	6.00%	6.00%	6.00%
+ Positive / - Negative Leverage	-0.07%	0.06%	0.28%	0.52%	0.76%

## Rent Roll

#	Tenant Name	Unit Type	Status	Lease Expiration	Market Rent	Rent	Parking Rent	Total Rent	Loss to Lease
1	Ambar Rodriguez & Amircar Moldan:	2BR	RS	4/1/2025	\$2,352	\$1,087	\$100	\$1,187	(\$1,165)
2	Rachelle Campos	1BR	RS	12/1/2024	\$1,934	\$1,076	\$100	\$1,176	(\$758)
3	Xemina Murgia	2BR	RS	3/1/2024	\$2,352	\$1,079	\$0	\$1,079	(\$1,273)
4	Caonabo Rivas	2BR	RS	5/1/2024	\$2,352	\$1,075	\$0	\$1,075	(\$1,277)
5	Vik Monge	2BR	RS	9/1/2025	\$2,352	\$1,077	\$0	\$1,077	(\$1,275)
6	Samantha Sindona Keith Briel	3BR	RS	4/1/2026	\$2,885	\$1,106	\$0	\$1,106	(\$1,779)
<b>Total Monthly Income</b>					<b>\$14,227</b>	<b>\$6,501</b>	<b>\$200</b>	<b>\$6,701</b>	<b>(\$7,526)</b>
<b>Total Annual Income</b>					<b>\$170,724</b>	<b>\$78,009</b>	<b>\$2,400</b>	<b>\$80,409</b>	<b>(\$90,315)</b>

# Amortization Schedule

Loan Terms	
Loan Start Date	2/1/2024
Loan Amount	595,000
Interest Rate	6.000%
Term of Loan (Years)	30

Output	Monthly Payment	Annual Payment
Year 1-5	(\$3,567)	(\$42,808)

Principal Balance	
5 Years	553,673

Date	No.	Payment Date	Beginning Balance	Interest	Principal Repayments	Ending Balance	Cumulative Interest	Additional Principal	Ending Balance
2/1/2024	1		595,000	2,975	(592)	594,408	2,975	-	594,408
3/3/2024	2		594,408	2,972	(595)	593,812	5,947	-	593,812
3/31/2024	3		593,812	2,969	(598)	593,214	8,916	-	593,214
5/1/2024	4		593,214	2,966	(601)	592,613	11,882	-	592,613
5/31/2024	5		592,613	2,963	(604)	592,009	14,845	-	592,009
7/1/2024	6		592,009	2,960	(607)	591,401	17,805	-	591,401
7/31/2024	7		591,401	2,957	(610)	590,791	20,762	-	590,791
8/31/2024	8		590,791	2,954	(613)	590,178	23,716	-	590,178
10/1/2024	9		590,178	2,951	(616)	589,561	26,667	-	589,561
10/31/2024	10		589,561	2,948	(620)	588,942	29,615	-	588,942
12/1/2024	11		588,942	2,945	(623)	588,319	32,560	-	588,319
12/31/2024	12		588,319	2,942	(626)	587,693	35,501	-	587,693
1/31/2025	13		587,693	2,938	(629)	587,064	38,440	-	587,064
3/3/2025	14		587,064	2,935	(632)	586,432	41,375	-	586,432
4/1/2025	15		586,432	2,932	(635)	585,797	44,307	-	585,797
5/2/2025	16		585,797	2,929	(638)	585,159	47,236	-	585,159
6/1/2025	17		585,159	2,926	(642)	584,517	50,162	-	584,517
7/2/2025	18		584,517	2,923	(645)	583,873	53,085	-	583,873
8/1/2025	19		583,873	2,919	(648)	583,225	56,004	-	583,225
9/1/2025	20		583,225	2,916	(651)	582,574	58,920	-	582,574
10/2/2025	21		582,574	2,913	(654)	581,919	61,833	-	581,919
11/1/2025	22		581,919	2,910	(658)	581,261	64,743	-	581,261
12/2/2025	23		581,261	2,906	(661)	580,600	67,649	-	580,600
1/1/2026	24		580,600	2,903	(664)	579,936	70,552	-	579,936
2/1/2026	25		579,936	2,900	(668)	579,268	73,451	-	579,268
3/4/2026	26		579,268	2,896	(671)	578,597	76,348	-	578,597
4/4/2026	27		578,597	2,893	(674)	577,923	79,241	-	577,923
5/4/2026	28		577,923	2,890	(678)	577,245	82,130	-	577,245
6/4/2026	29		577,245	2,886	(681)	576,564	85,017	-	576,564
7/4/2026	30		576,564	2,883	(685)	575,880	87,899	-	575,880
8/4/2026	31		575,880	2,879	(688)	575,192	90,779	-	575,192
9/4/2026	32		575,192	2,876	(691)	574,500	93,655	-	574,500
10/2/2026	33		574,500	2,873	(695)	573,806	96,527	-	573,806
11/2/2026	34		573,806	2,869	(698)	573,107	99,396	-	573,107
12/2/2026	35		573,107	2,866	(702)	572,406	102,262	-	572,406
1/2/2027	36		572,406	2,862	(705)	571,700	105,124	-	571,700
2/1/2027	37		571,700	2,859	(709)	570,991	107,982	-	570,991
3/4/2027	38		570,991	2,855	(712)	570,279	110,837	-	570,279
4/4/2027	39		570,279	2,851	(716)	569,563	113,689	-	569,563
5/4/2027	40		569,563	2,848	(720)	568,844	116,537	-	568,844
6/4/2027	41		568,844	2,844	(723)	568,120	119,381	-	568,120

## Amortization Schedule

Loan Terms	
Loan Start Date	2/1/2024
Loan Amount	595,000
Interest Rate	6.000%
Term of Loan (Years)	30

Output	Monthly Payment	Annual Payment
Year 1-5	(\$3,567)	(\$42,808)

Principal Balance	
5 Years	553,673

Date	No.	Payment Date	Beginning Balance	Interest	Principal Repayments	Ending Balance	Cumulative Interest	Additional Principal	Ending Balance
			568,120	2,841	(727)	567,394	122,221	-	567,394
7/4/2027	42		567,394	2,837	(730)	566,663	125,058	-	566,663
8/4/2027	43		566,663	2,833	(734)	565,929	127,892	-	565,929
9/4/2027	44		565,929	2,830	(738)	565,192	130,721	-	565,192
10/3/2027	45		565,192	2,826	(741)	564,450	133,547	-	564,450
11/3/2027	46		564,450	2,822	(745)	563,705	136,370	-	563,705
12/3/2027	47		563,705	2,819	(749)	562,956	139,188	-	562,956
1/3/2028	48		562,956	2,815	(753)	562,204	142,003	-	562,204
2/2/2028	49		562,204	2,811	(756)	561,448	144,814	-	561,448
3/4/2028	50		561,448	2,807	(760)	560,688	147,621	-	560,688
4/4/2028	51		560,688	2,803	(764)	559,924	150,425	-	559,924
5/4/2028	52		559,924	2,800	(768)	559,156	153,224	-	559,156
6/4/2028	53		559,156	2,796	(772)	558,384	156,020	-	558,384
7/4/2028	54		558,384	2,792	(775)	557,609	158,812	-	557,609
8/4/2028	55		557,609	2,788	(779)	556,830	161,600	-	556,830
9/4/2028	56		556,830	2,784	(783)	556,047	164,384	-	556,047
10/2/2028	57		556,047	2,780	(787)	555,259	167,164	-	555,259
11/2/2028	58		555,259	2,776	(791)	554,468	169,941	-	554,468
12/2/2028	59		554,468	2,772	(795)	553,673	172,713	-	553,673
1/2/2029	60								



03 Property Description

- Property Features
- Aerial Map
- Property Images

## PROPERTY FEATURES

TOTAL NUMBER OF UNITS	6
NO. OF 1BR UNITS	1
NO. OF 3BR UNITS	5
YEAR BUILT	1910
BUILDING SF	5920
LOT SF	3049
ZONING	M
BUILDING CLASS	C
NUMBER OF STORIES	3
ETPA STATUS	Rent Stablized
NUMBER OF PARKING SPACES	2 Outdoor

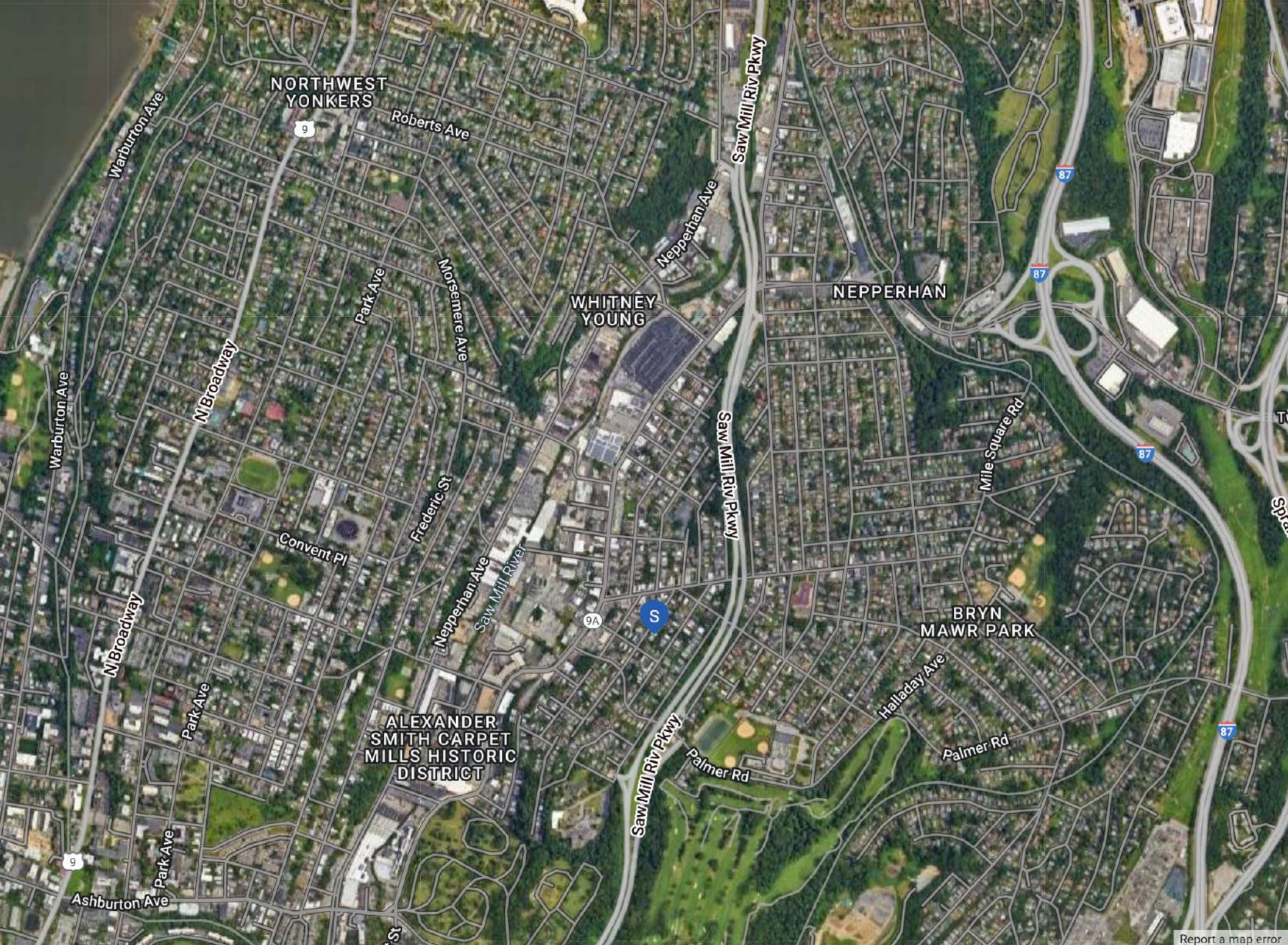
## MECHANICAL

HEAT TYPE	Gas
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## UTILITIES

WATER	Municiple (Owner)
TRASH	Municiple (Owner)
GAS HEAT & COOKING GAS	Tenant Responsible
ELECTRIC	Tenant Responsible
HOT WATER	Tenant Responsible



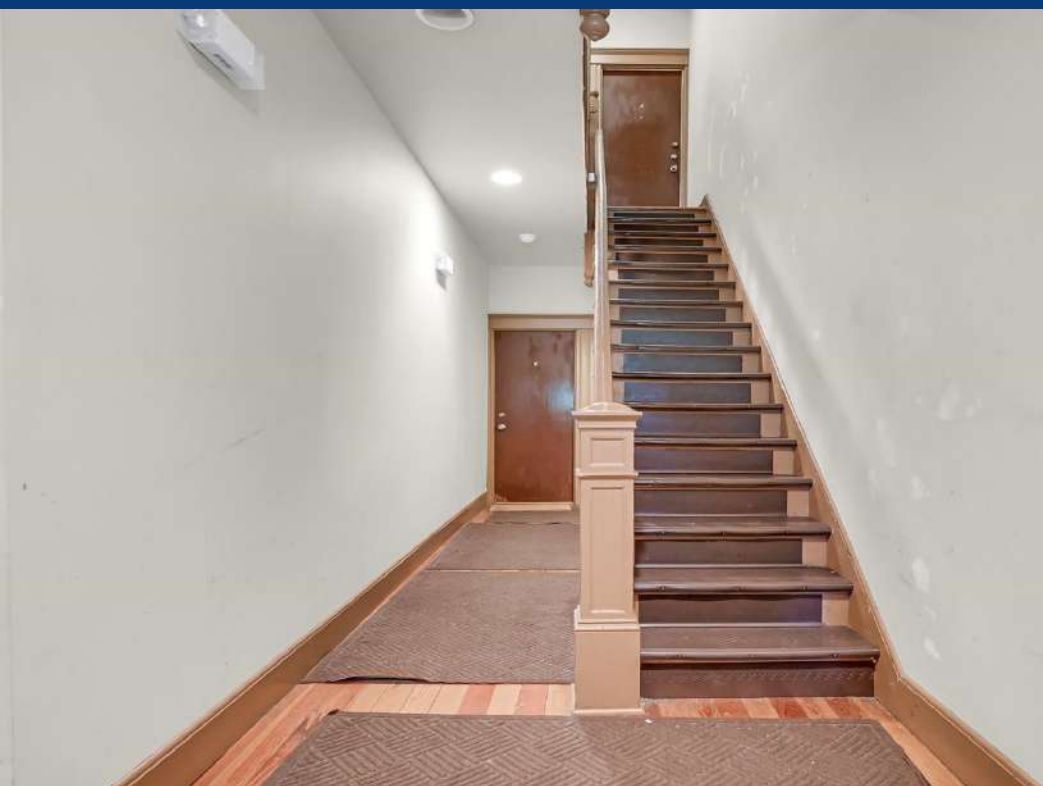


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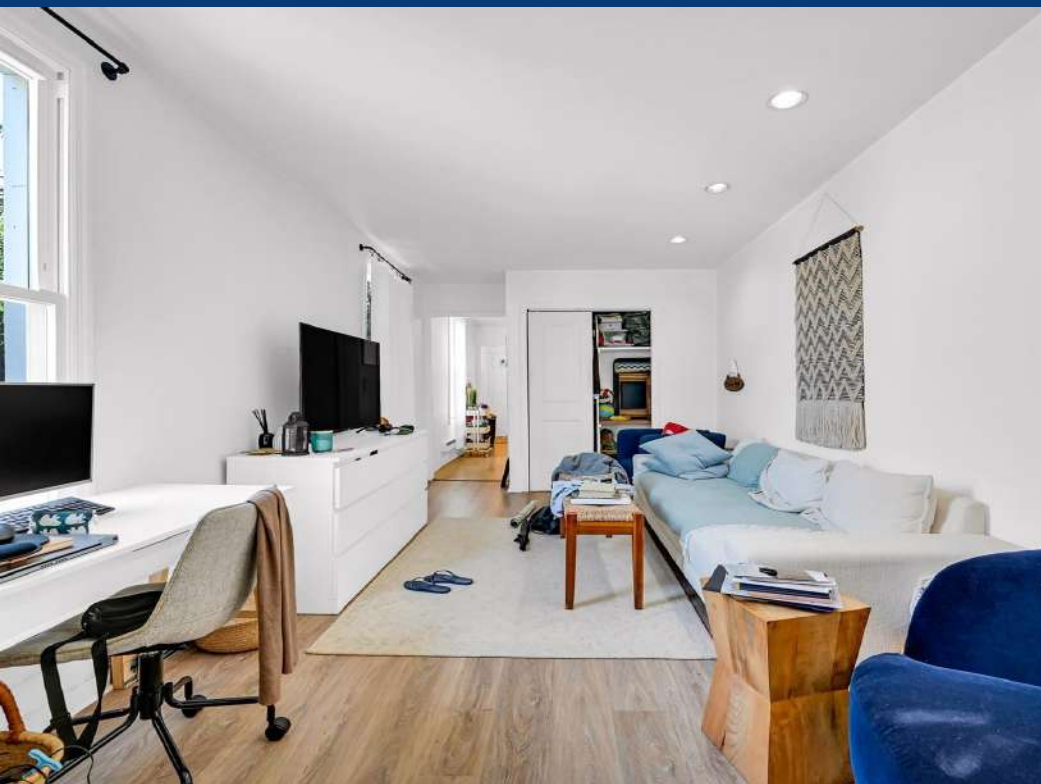


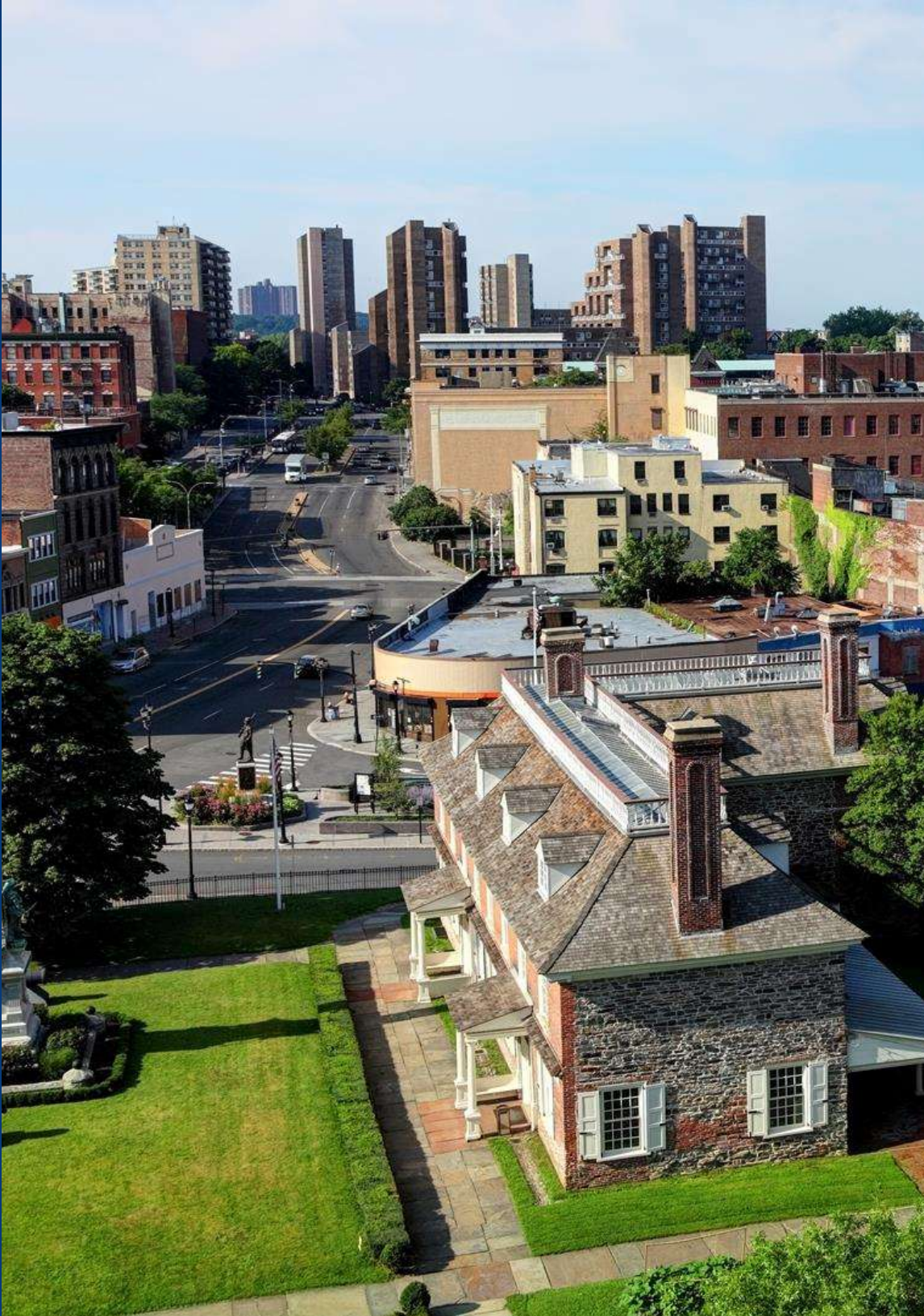












04

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	32,127	229,283	613,127
2010 Population	32,102	229,044	615,760
2023 Population	35,347	248,243	659,823
2028 Population	34,979	249,675	655,845
2023 African American	6,606	48,145	192,754
2023 American Indian	456	2,839	5,748
2023 Asian	1,850	15,114	46,321
2023 Hispanic	15,825	97,982	211,722
2023 Other Race	8,600	56,992	121,184
2023 White	12,524	93,038	219,055
2023 Multiracial	5,296	32,002	74,373
2023-2028: Population: Growth Rate	-1.05 %	0.60 %	-0.60 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,653	12,206	29,616
\$15,000-\$24,999	999	6,515	16,101
\$25,000-\$34,999	688	5,937	17,098
\$35,000-\$49,999	1,153	7,883	21,988
\$50,000-\$74,999	1,760	13,149	34,085
\$75,000-\$99,999	1,456	11,815	28,001
\$100,000-\$149,999	1,879	15,363	37,491
\$150,000-\$199,999	1,233	9,771	23,160
\$200,000 or greater	1,614	13,541	40,084
Median HH Income	\$74,308	\$79,047	\$78,510
Average HH Income	\$108,484	\$118,822	\$127,587

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	12,184	91,169	240,063
2010 Total Households	11,398	87,721	230,764
2023 Total Households	12,434	96,180	247,634
2028 Total Households	12,445	98,341	249,708
2023 Average Household Size	2.80	2.54	2.61
2000 Owner Occupied Housing	5,083	37,712	98,527
2000 Renter Occupied Housing	6,473	49,742	131,432
2023 Owner Occupied Housing	5,989	44,343	112,812
2023 Renter Occupied Housing	6,445	51,837	134,822
2023 Vacant Housing	706	6,612	15,801
2023 Total Housing	13,140	102,792	263,435
2028 Owner Occupied Housing	6,158	45,585	115,205
2028 Renter Occupied Housing	6,287	52,756	134,503
2028 Vacant Housing	765	6,817	16,841
2028 Total Housing	13,210	105,158	266,549
2023-2028: Households: Growth Rate	0.10 %	2.25 %	0.85 %



Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	2,623	17,024	43,821
2023 Population Age 35-39	2,468	16,939	42,954
2023 Population Age 40-44	2,353	16,563	42,719
2023 Population Age 45-49	2,069	14,799	38,861
2023 Population Age 50-54	2,123	15,305	42,147
2023 Population Age 55-59	2,164	15,059	41,560
2023 Population Age 60-64	2,086	14,909	41,092
2023 Population Age 65-69	1,792	13,274	36,330
2023 Population Age 70-74	1,520	11,944	31,496
2023 Population Age 75-79	1,119	8,540	22,446
2023 Population Age 80-84	765	5,810	14,900
2023 Population Age 85+	834	6,083	16,309
2023 Population Age 18+	27,571	194,099	513,567
2023 Median Age	38	40	40

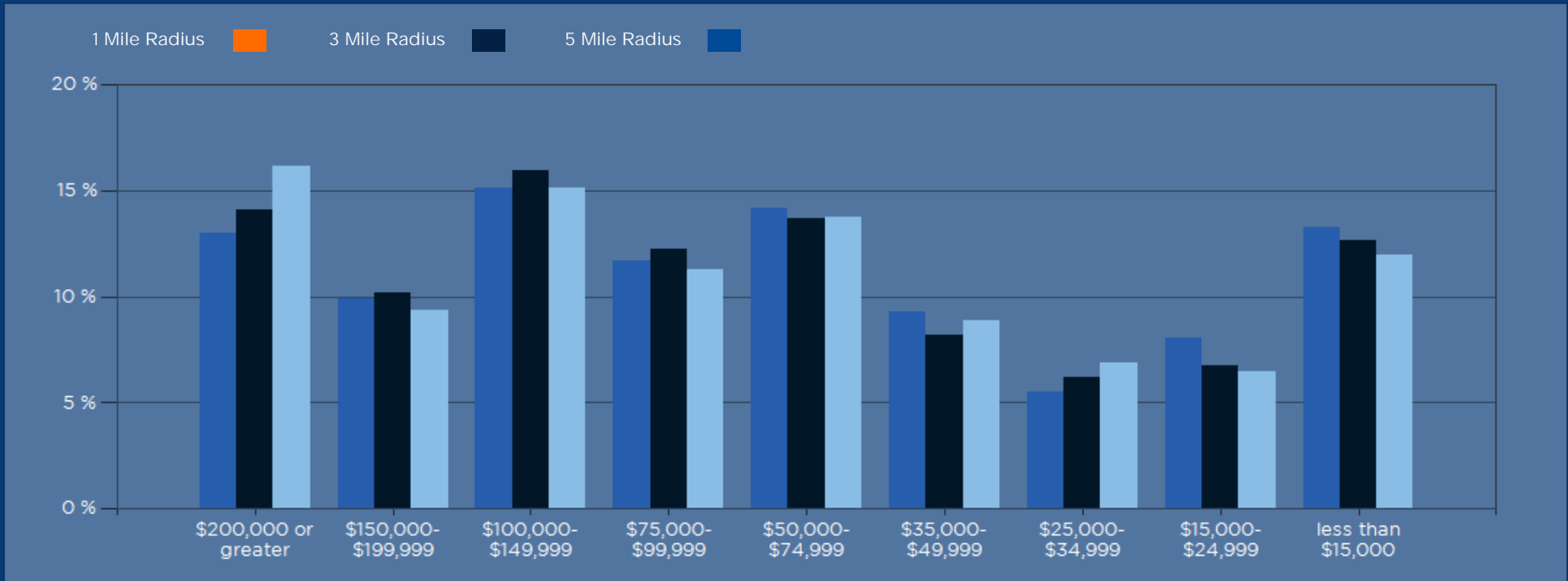
2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$78,192	\$79,021	\$76,670
Average Household Income 25-34	\$104,665	\$107,289	\$108,790
Median Household Income 35-44	\$87,299	\$91,423	\$88,801
Average Household Income 35-44	\$123,870	\$133,143	\$138,412
Median Household Income 45-54	\$97,162	\$101,300	\$102,301
Average Household Income 45-54	\$130,457	\$145,140	\$156,623
Median Household Income 55-64	\$85,302	\$91,929	\$91,564
Average Household Income 55-64	\$121,772	\$136,496	\$148,091
Median Household Income 65-74	\$58,406	\$64,747	\$65,591
Average Household Income 65-74	\$97,603	\$105,277	\$114,933
Average Household Income 75+	\$68,023	\$80,599	\$89,156

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	2,562	17,048	42,540
2028 Population Age 35-39	2,603	17,318	44,753
2028 Population Age 40-44	2,389	16,616	43,311
2028 Population Age 45-49	2,304	16,343	42,431
2028 Population Age 50-54	2,037	14,750	38,875
2028 Population Age 55-59	2,049	14,788	40,648
2028 Population Age 60-64	1,940	13,962	38,055
2028 Population Age 65-69	1,838	13,578	36,493
2028 Population Age 70-74	1,538	11,896	32,168
2028 Population Age 75-79	1,264	10,145	26,404
2028 Population Age 80-84	914	7,177	18,566
2028 Population Age 85+	869	6,828	18,362
2028 Population Age 18+	27,769	198,294	519,487
2028 Median Age	39	40	41

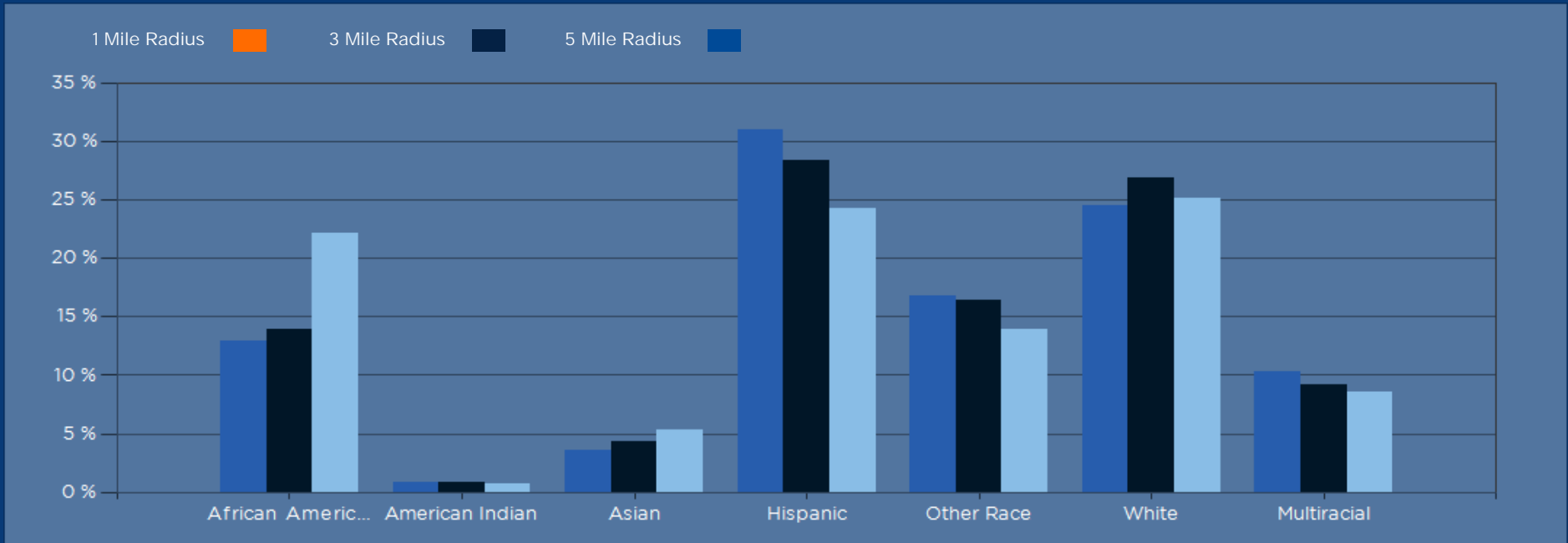
2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$86,440	\$88,614	\$85,169
Average Household Income 25-34	\$118,479	\$124,420	\$125,368
Median Household Income 35-44	\$100,734	\$103,813	\$101,781
Average Household Income 35-44	\$142,675	\$153,296	\$159,614
Median Household Income 45-54	\$106,995	\$112,202	\$111,197
Average Household Income 45-54	\$147,116	\$165,417	\$172,625
Median Household Income 55-64	\$100,921	\$106,037	\$105,431
Average Household Income 55-64	\$141,677	\$156,967	\$167,515
Median Household Income 65-74	\$69,593	\$78,505	\$77,841
Average Household Income 65-74	\$116,230	\$126,941	\$135,536
Average Household Income 75+	\$83,386	\$98,995	\$107,227



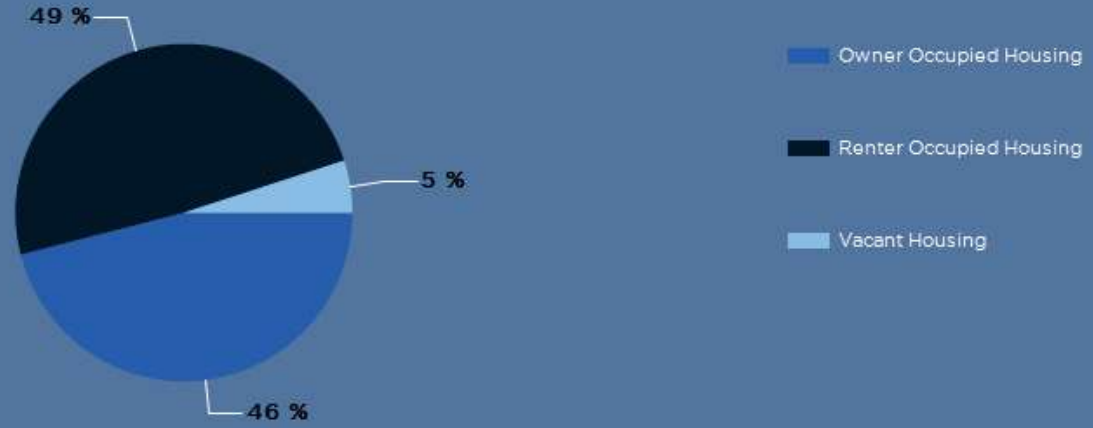
## 2023 Household Income



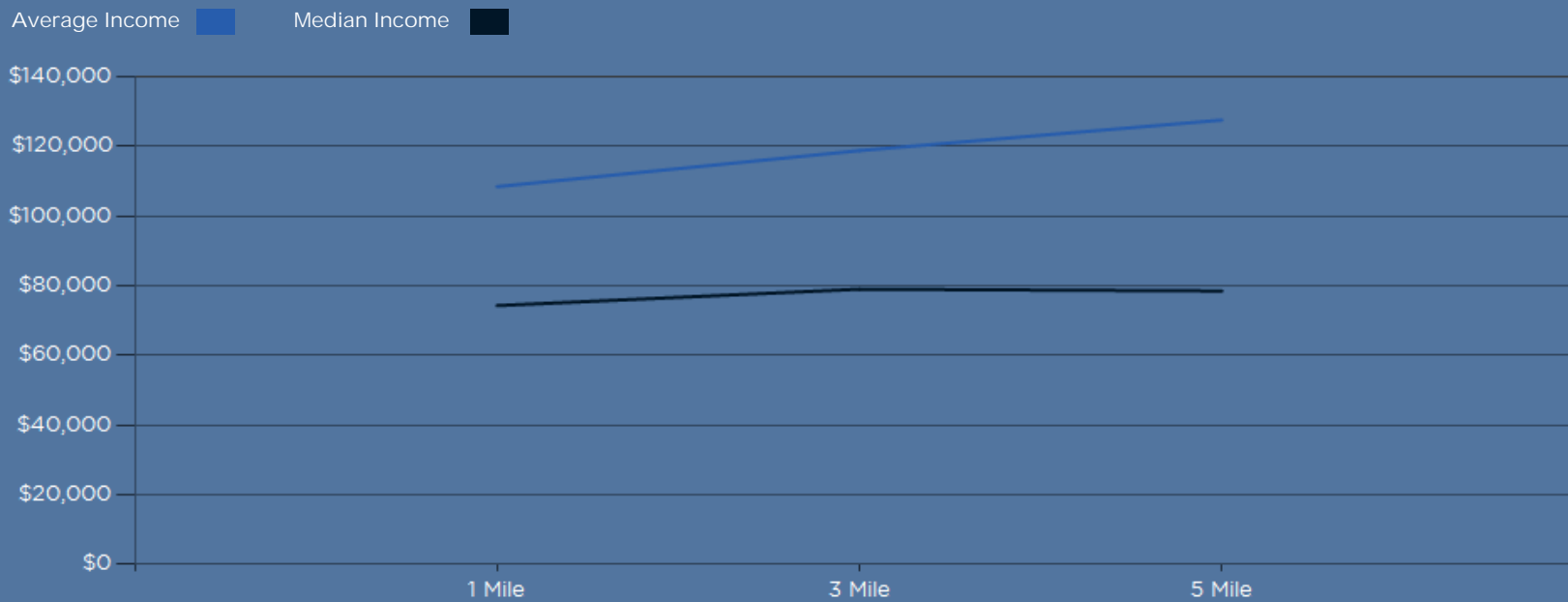
## 2023 Population by Race

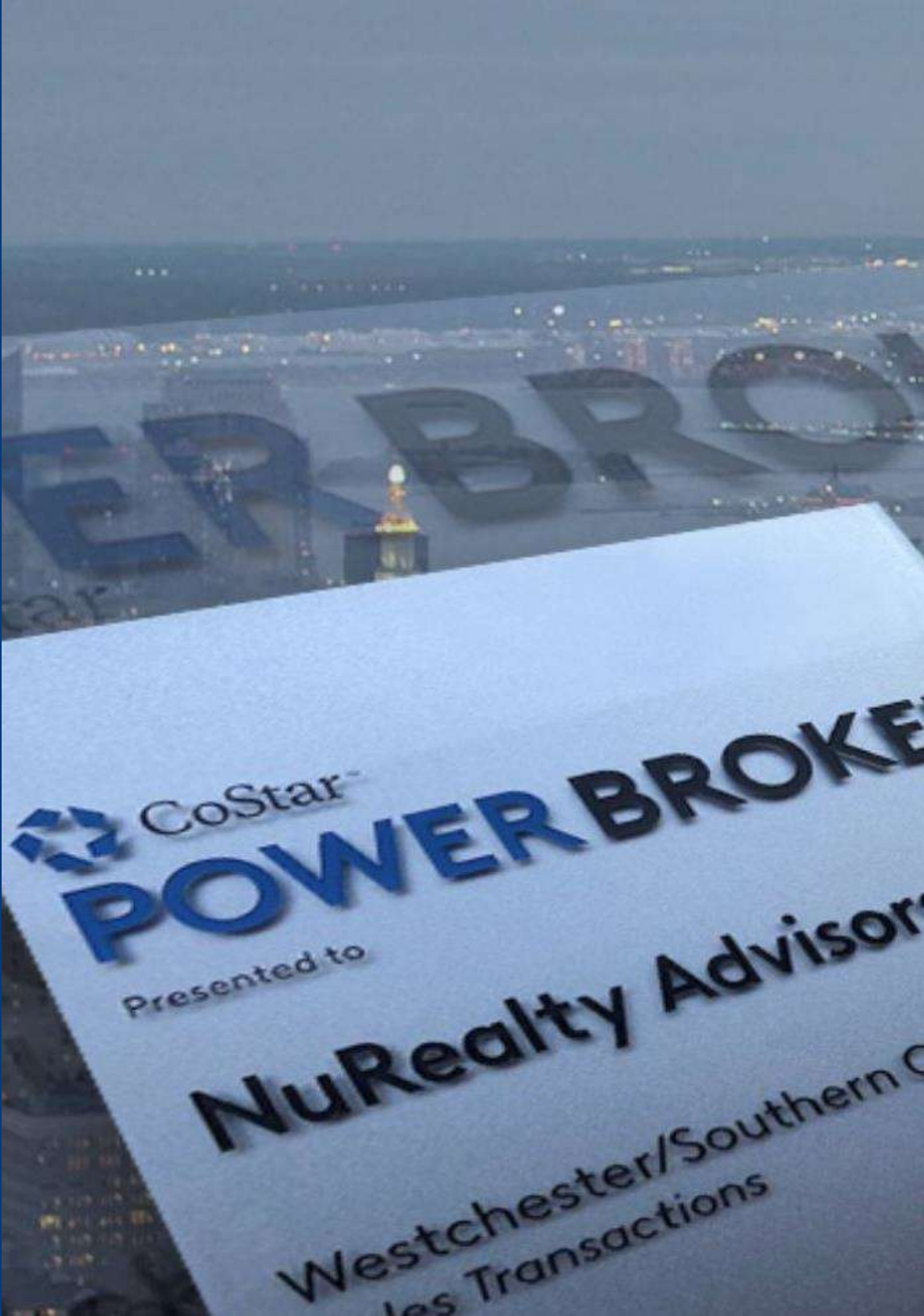


## 2023 Household Occupancy - 1 Mile Radius



## 2023 Household Income Average and Median





05

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.

# 34 Clarendon Avenue, Yonkers

## 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.

Exclusively Marketed by:



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