

2-4 Broadway, Valhalla

OFFICE/RETAIL * 100% OCCUPIED * PARKING



OFFERING MEMORANDUM

Prepared by:

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2-4 Broadway
Valhalla, NY 10595-2137

CoStar
POWERBROKER
Top Firm Award

NU REALTY
ADVISORS INC

2-4 Broadway, Valhalla

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Advisor Profile

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01	Executive Summary
	Investment Summary

OFFERING SUMMARY

ADDRESS	2-4 Broadway Valhalla NY 10595-2137
COUNTY	Westchester
SUBMARKET	West I-287 Corridor
BUILDING SF	13,100 SF
LAND SF	5,227 SF
YEAR BUILT	1961
APN	3489-117-019-00002-034-0000
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

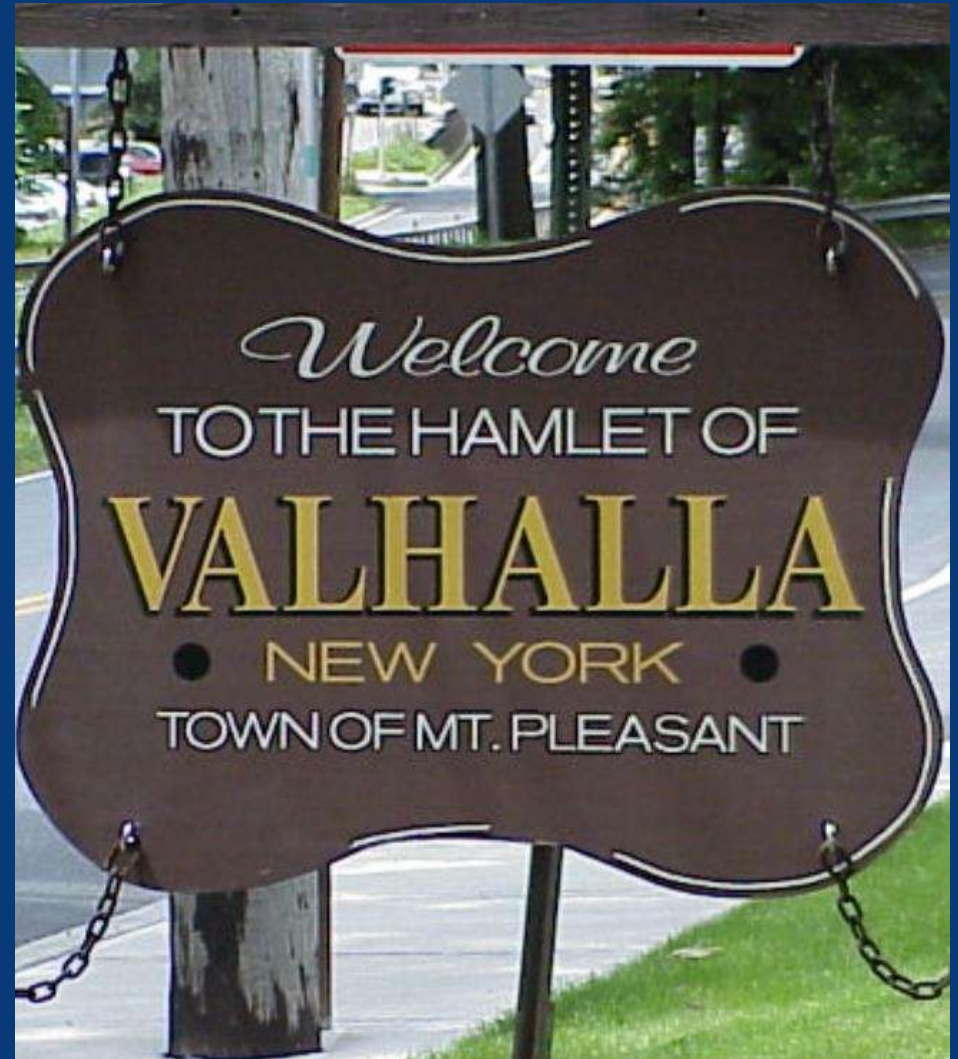
PRICE	\$2,100,000
PRICE PSF	\$160.31

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	5,885	71,770	177,844
2025 Median HH Income	\$144,322	\$126,071	\$136,255
2025 Average HH Income	\$196,707	\$181,786	\$209,583

PROPERTY VIDEO

Investment Summary

- NuRealty Advisors Inc. is proud to present the Exclusive Listing for 2-4 Broadway, Valhalla, NY — a fully occupied Office/Retail property in excellent condition, ideally located in one of Westchester's most charming and accessible towns near the iconic Kensico Dam.

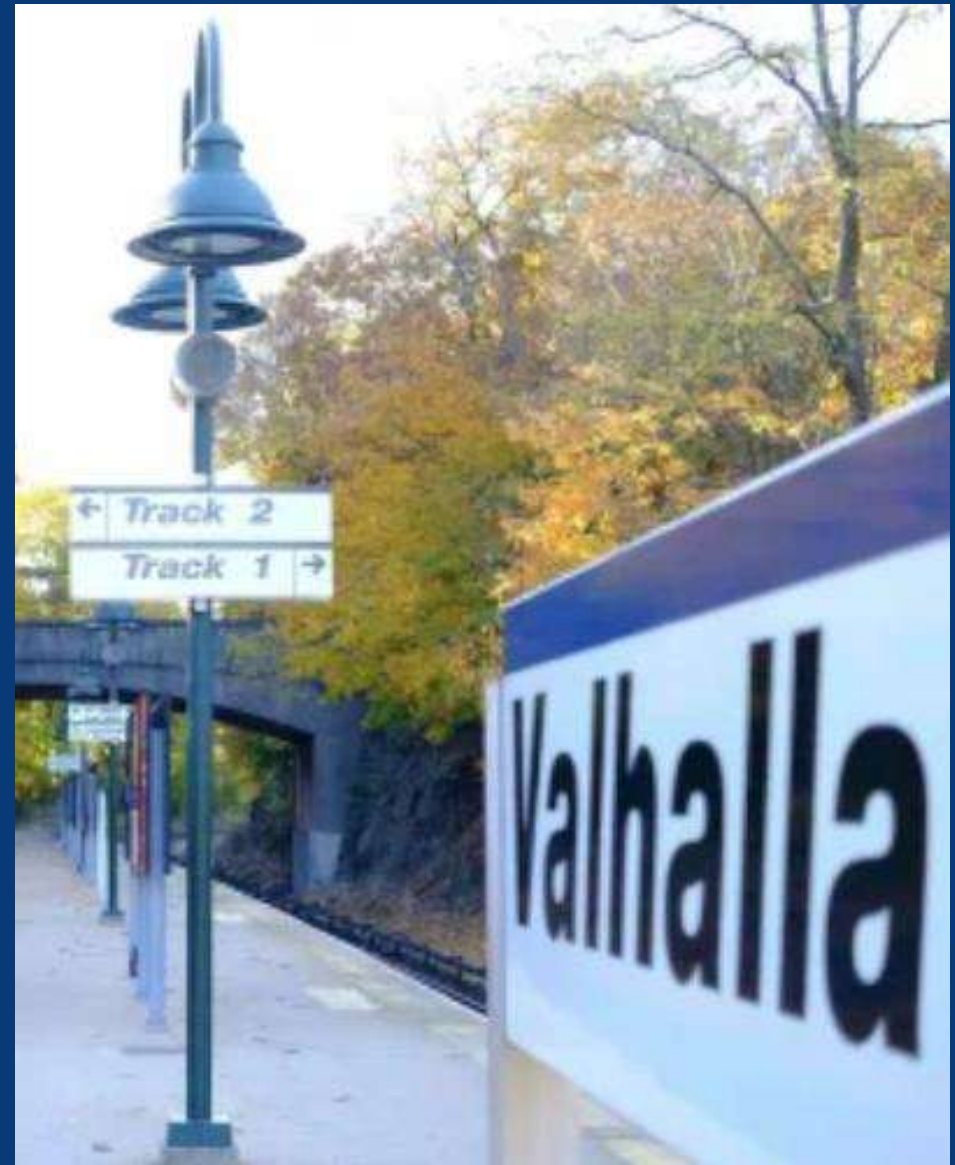


- Property Highlights:

- Fully Occupied: 100% leased with 9 commercial office suites and 3 ground-floor retail spaces
- Convenient Parking: 19 on-site parking spaces for tenants and customers
- Strong Tenant Base: Stable, long-term tenants with lease extension options
- Low Maintenance: Self-managed and easy to operate
- Prime Location: Walkable village setting near major highways and the Valhalla Metro-North station
- No Rent Regulations: Not subject to housing laws or rent stabilization
- Value Opportunity: Solid in-place income with future upside potential

This is a rare opportunity to own a turnkey mixed-use property in a high-demand submarket of Westchester County.

Contact NuRealty Advisors Inc. for more information.





02

Location

Location Summary
Local Business Map

Prime Westchester Location

- Situated in the heart of Valhalla, just steps from the iconic Kensico Dam Plaza, offering a tranquil yet highly accessible business setting. Located in a well-established professional corridor near White Plains, with easy access to Route 22, Bronx River Parkway, and I-287. Minutes from the Valhalla Metro-North Station, offering a direct 40-minute commute to Grand Central Terminal—ideal for NYC-based professionals.

Lush Surroundings with Landmark Views

- The property benefits from scenic views of the Kensico Reservoir and Dam, creating a serene, park-like atmosphere for employees and clients.

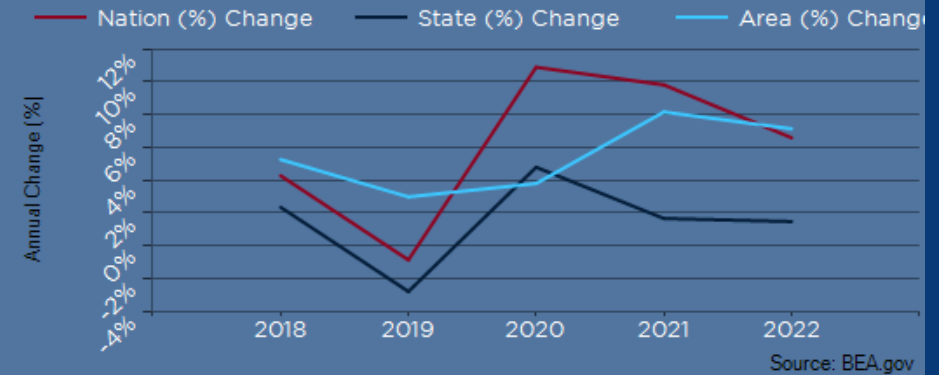
Strong Demographics & Stability

- Located in one of Westchester County's most desirable and stable submarkets, surrounded by medical campuses, corporate offices, and affluent residential neighborhoods. Close proximity to Westchester Medical Center, New York Medical College, and various tech and healthcare hubs make it an attractive location for professionals and investors alike.

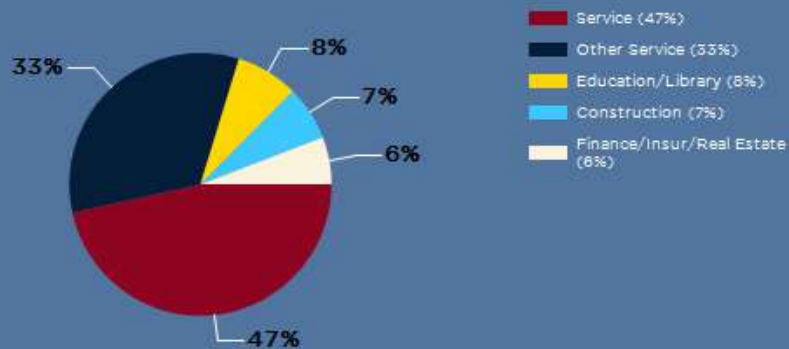
Largest Employers

Westchester Medical Center	8,000
MasterCard	10,952
USI Insurance Services	10,475
White Plains Hospital Center	5,127
FUJIFILM North America Corporation	500
Pace University	500
Fordham University	500
BBC Studios Americas, Inc.	100,499

Westchester County GDP Trend



Major Industries by Employee Count







03

Property Description

Property Features

Property Images

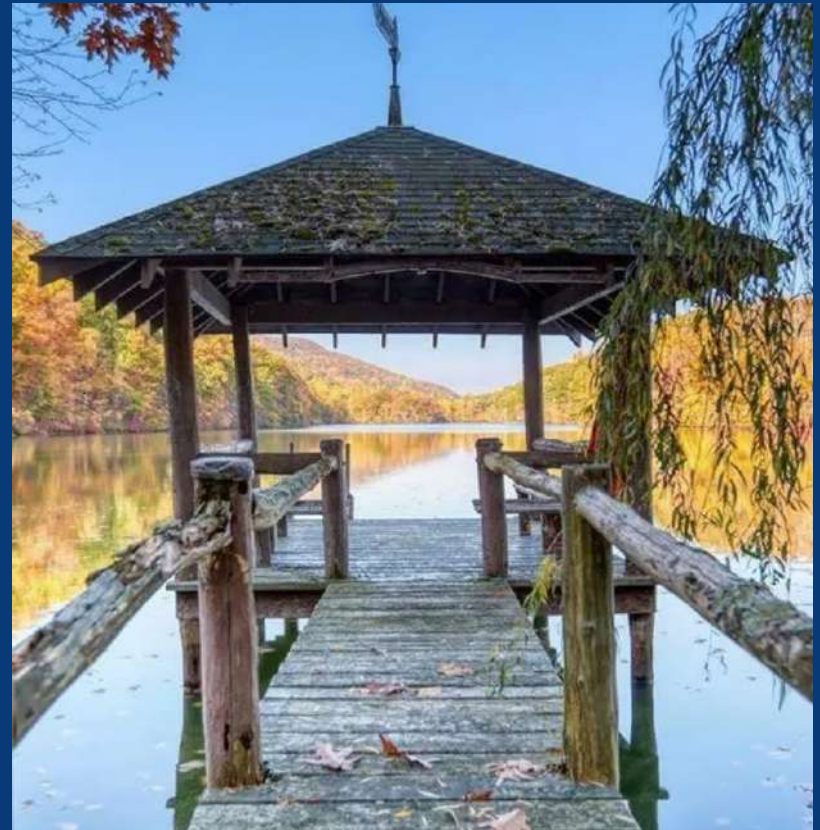
2-4 BROADWAY, VALHALLA

PROPERTY FEATURES

NUMBER OF TENANTS	13
BUILDING SF	13,100
LAND SF	5,227
YEAR BUILT	1961
BLOCK / LOT	2 / 34
BUILDING CLASS	B
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF PARKING SPACES	19
BUILDING FAR	.03

CONSTRUCTION

EXTERIOR	Masonry
PARKING SURFACE	Concrete







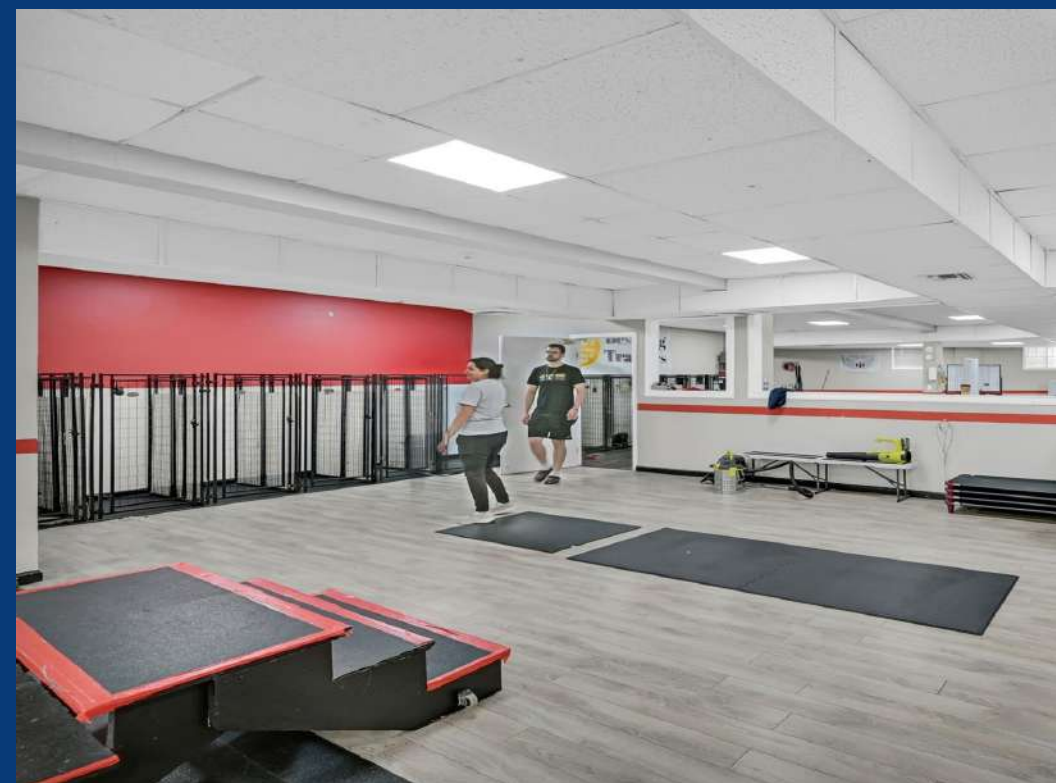


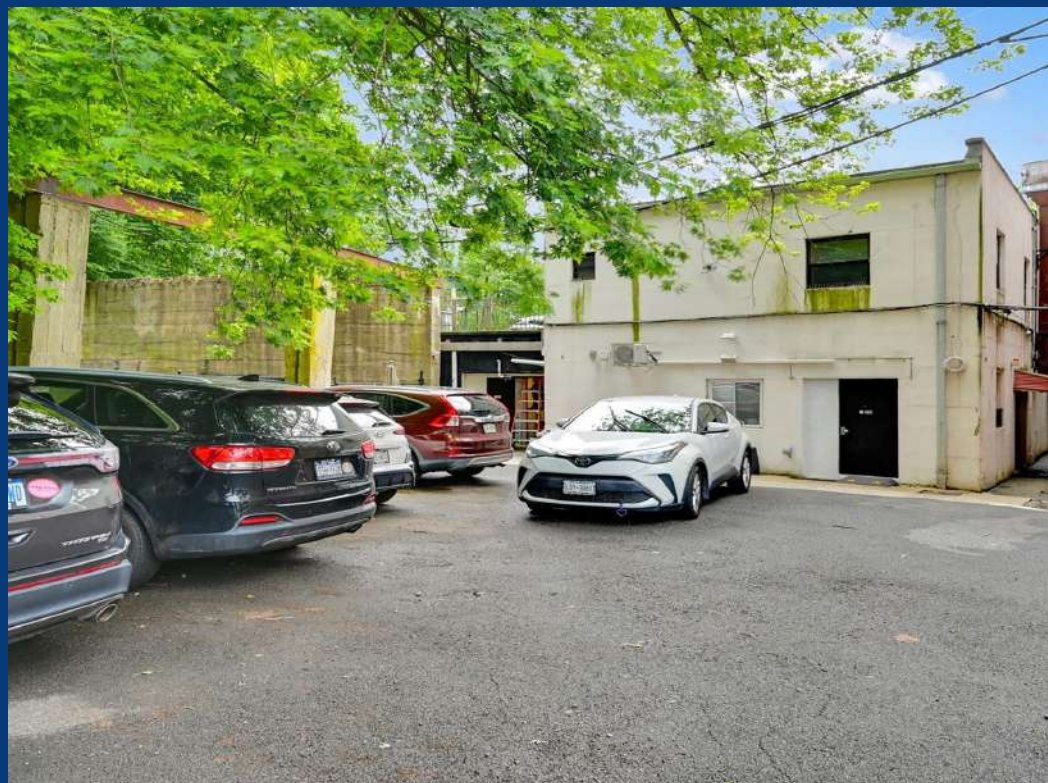
















04

Financial Analysis

Property Description & Financial Analysis

2-4 BROADWAY, VALHALLA



Portfolio Description & Summary

PROPERTY ADDRESS

1 2-4 Broadway, Valhalla, NY 10595-2137

PROPERTY INFORMATION

Building SF	13,100
Lot SF	5,227
Class	C
Building Far	0.03
No of Commercial	13
No of Parking	19
Stories	2
Year Built	1961
Elevator	N/a
Heat Type	
APN	3489-117-019-00002-034-0000
Block / Lot	2 / 34

UTILITIES / RESPONSIBLE PARTY

Electric	Landlord
Cooking Gas	Landlord
Heat	Landlord
Hot Water	Landlord

UNIT MIX

Retail	3
Office	10
Total Number of Units	13



Portfolio Description & Summary

ACQUISITION STRUCTURE

Purchase Price	\$	2,100,000	A	
Initial Equity Investment	\$	735,000	35.00%	Equity Percentage
Loan Amount	\$	1,365,000	65.00%	Loan-to-Value (LTV) Percentage

ACQUISITION MATRIX

Number of Units		13.00
Price Per Unit	\$	161,538
Gross Rent Multiple (GRM)		9.70
Capitalization Rate		6.00%
Net Operating Income (NOI)	\$	125,955

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	1 Years
Amortization Period	4 Years
Loan Term	30 Years

PROPOSED ANNUAL INFLATION RATE

Residential Income	3.50%
Operating Expenditures	1.50%

INCOME / EXPENDITURE MODEL

Category	Percent (%)	\$ Per Unit	Total Value	\$ Per SF
Vacancy Rate	5.00%		\$ (10,401)	\$ (0.79)
Property Tax		\$ 2,193	\$ 28,511	\$ 2.18
Utilities (Gas, Elec & Water)		\$ 2,531	\$ 32,906	\$ 2.51
Insurance		\$ 485	\$ 6,300	\$ 0.48
General & Administrative		\$ 75	\$ 975	\$ 0.07
Repairs & Maintenance		\$ 400	\$ 5,200	\$ 0.40
Management Fee	3.00%		\$ 6,181	\$ 0.47



Portfolio Description & Summary

RETURN ON INVESTMENT (ROI) SUMMARY FOR HOLD PERIOD

Period	CFADS	Cash-On-Cash %	Cap Rate %	GRM
Year 1	\$ 25,100	3.41%	6.00%	9.70
Year 2	\$ 28,914	3.93%	6.18%	9.37
Year 3	\$ 34,972	4.76%	6.47%	9.05
Year 4	\$ 41,218	5.61%	6.77%	8.75
Year 5	\$ 47,660	6.48%	7.07%	8.46
Total CFADS Earned During Loan Term & Average ROIs	\$ 177,864 B	4.84%	6.50%	9.07

DISPOSITION SCENARIO AT YEAR 5

Net Operating Income at Year 5	\$ 148,515
Price Per Unit	\$ 190,403
Acquisition Capitalization Rate at Year 5	6.00%
Property Valuation at Year 5	\$ 2,475,245 C
Less: Purchase Price	\$ 2,100,000 A
Gross Excess Equity Earned at Year 5	\$ 375,245 D (C - A)
Add: Total CFADS Earned During Hold Period / Loan Term	\$ 177,864 B
Total Excess Equity and CFADS Recognized at Year 5	\$ 553,109 (D + B)

REFINANCE SCENARIO AT YEAR 5

Property Valuation at Year 5	\$ 2,475,245 C
Loan-to-Value Percentage	75%
Principal Loan Amount for Refinance	\$ 1,856,434
Repayment of Principal Balance of Initial Loan due at Year 5	(1,274,053)
Refinance - Cash Out	\$ 582,380
New Buying Power with New Cash Out Proceeds (25% Equity)	\$ 2,329,522

SUMMARY OF TRANSACTION

➡ At Year 5, the property would have collected a total Cash Flow After Debt Service (CFADS) of:	\$ 177,864
➡ At Year 5, all of the Initial Equity has been recovered and the valuation of the property has increased by:	\$ 375,245
➡ At Year 5, you will be able to refinance the property up to a 75% Loan-to-Value (LTV) for a Cash Out of:	\$ 582,380
➡ At Year 5, you will be able to purchase a New Property using the Cash Out Proceeds and Income of up to:	\$ 2,329,522

Cash Flow Analysis

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Annual Rental Income	\$ 208,029	\$ 215,373	\$ 222,927	\$ 230,698	\$ 238,694
Other Income (Exp Reimb & Parking)	\$ 8,400	\$ 8,694	\$ 8,998	\$ 9,313	\$ 9,639
<i>Vacancy / Reserves</i>	<i>\$ (10,401)</i>	<i>\$ (10,765)</i>	<i>\$ (11,142)</i>	<i>\$ (11,532)</i>	<i>\$ (11,936)</i>
Effective Gross Income (EGI)	\$ 206,027	\$ 213,301	\$ 220,783	\$ 228,479	\$ 236,397
Real Estate Taxes	28,511	28,939	29,373	29,813	30,261
Utilities (Gas, Elec & Water)	32,906	33,400	33,901	34,409	34,925
Insurance	6,300	6,395	6,490	6,588	6,687
General & Administration	975	990	1,004	1,020	1,035
Repairs & Maintenance	5,200	5,278	5,357	5,438	5,519
Management Fee	6,181	8,532	8,831	9,139	9,456
Total Expenditures	80,073	83,532	84,957	86,406	87,882
Net Operating Income (NOI)	125,955	129,769	135,826	142,072	148,515
Equity	735,000	735,000	735,000	735,000	735,000
Principal	1,349,005	1,331,981	1,313,862	1,294,578	1,274,053
<i>Annual Debt Service</i>	<i>(100,854)</i>	<i>(100,854)</i>	<i>(100,854)</i>	<i>(100,854)</i>	<i>(100,854)</i>
Cash Flow After Debt Service (CFAD)	25,100	28,914	34,972	41,218	47,660

Number of Units	13	13	13	13	13
Price per SF	\$ 160	\$ 160	\$ 160	\$ 160	\$ 160
Price per Unit	\$ 161,538	\$ 161,538	\$ 161,538	\$ 161,538	\$ 161,538
Gross Rent Multiple	9.70	9.37	9.05	8.75	8.46
Capitalization Rate	6.00%	6.18%	6.47%	6.77%	7.07%
Cash-On-Cash Return	3.41%	3.93%	4.76%	5.61%	6.48%
Recovery of Equity (Years)	29.28	25.42	21.02	17.83	15.42
Operating Expenditure Ratio (OER)	39%	39%	38%	38%	37%
Debt Service Coverage Ratio (DSCR)	1.26	1.32	1.40	1.49	1.58
Maximum Annual DSCR (Utilizing 1.40)	\$ 89,968	\$ 92,692	\$ 97,019	\$ 101,480	\$ 106,082
Free & Clear Rate of Return	6.00%	6.18%	6.47%	6.77%	7.07%
Constant Percentage Rate a/k/a Mortg	6.25%	6.25%	6.25%	6.25%	6.25%

Rent Roll

#	Tenant Name	Lease Start	Lease Expiration	Actual Rent	Annual Increases	Lease Renewal Options	Expense Reimbursement
1	Pet Tread	5/1/2025	4/30/2030	\$2,200	3.5%	5 Years	Water Usage
2	Coldwell Banker	1/1/2025	12/31/2029	\$1,971	3.0%	5 Years	
3	Florell Salon	7/1/2024	6/30/2029	\$1,113	2.0%	5 Years	\$100
4	Attentive Dogs	2/1/2023	1/31/2028	\$4,580	3.0%	5 Years	\$300
5	Penella	12/1/2023	11/30/2025	\$940	4.0%		
6	Sentinel	1/1/2023	12/31/2025	\$562	4.0%		
7	Acupuncture			\$628	4.0%		
8	Locksmith	2/1/2024	1/31/2026	\$468	4.0%	2 Years	
9	Carbillano	1/1/2024	12/31/2028	\$1,900	\$100	5 Years	
10	Guardia Landscape	2/1/2024	1/31/2028	\$1,579	4.0%		\$300
11	FX Video	3/1/2024	2/28/2026	\$728	4.0%		
12	Hopkins	1/1/2024	12/31/2025	\$546	3.0%		
13	JLC Parking			\$120			

Total Monthly Income	\$17,336	\$700
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Total Annual Income	\$208,029	\$8,400
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Amortization Schedule

Loan Terms	
Loan Start Date	10/1/2025
Loan Amount	1,365,000
Interest Rate	6.250%
Term of Loan (Years)	30

Output	Monthly Payment	Annual Payment
Year 1-5	(\$8,405)	(\$100,854)

Principal Balance	
5 Years	1,274,053

Date	No.	Payment Date	Beginning Balance	Interest	Principal Repayments	Ending Balance	Cumulative Interest	Additional Principal	Ending Balance
10/1/2025	1		1,365,000	7,109	(1,295)	1,363,705	7,109	-	1,363,705
11/1/2025	2		1,363,705	7,103	(1,302)	1,362,403	14,212	-	1,362,403
12/1/2025	3		1,362,403	7,096	(1,309)	1,361,094	21,308	-	1,361,094
1/1/2026	4		1,361,094	7,089	(1,316)	1,359,779	28,397	-	1,359,779
2/1/2026	5		1,359,779	7,082	(1,322)	1,358,456	35,479	-	1,358,456
3/1/2026	6		1,358,456	7,075	(1,329)	1,357,127	42,554	-	1,357,127
4/1/2026	7		1,357,127	7,068	(1,336)	1,355,791	49,623	-	1,355,791
5/1/2026	8		1,355,791	7,061	(1,343)	1,354,448	56,684	-	1,354,448
6/1/2026	9		1,354,448	7,054	(1,350)	1,353,098	63,739	-	1,353,098
7/1/2026	10		1,353,098	7,047	(1,357)	1,351,741	70,786	-	1,351,741
8/1/2026	11		1,351,741	7,040	(1,364)	1,350,376	77,826	-	1,350,376
9/1/2026	12		1,350,376	7,033	(1,371)	1,349,005	84,859	-	1,349,005
10/2/2026	13		1,349,005	7,026	(1,378)	1,347,627	91,886	-	1,347,627
11/2/2026	14		1,347,627	7,019	(1,386)	1,346,241	98,904	-	1,346,241
12/1/2026	15		1,346,241	7,012	(1,393)	1,344,848	105,916	-	1,344,848
1/1/2027	16		1,344,848	7,004	(1,400)	1,343,448	112,921	-	1,343,448
2/1/2027	17		1,343,448	6,997	(1,407)	1,342,040	119,918	-	1,342,040
3/1/2027	18		1,342,040	6,990	(1,415)	1,340,626	126,907	-	1,340,626
4/1/2027	19		1,340,626	6,982	(1,422)	1,339,204	133,890	-	1,339,204
5/1/2027	20		1,339,204	6,975	(1,430)	1,337,774	140,865	-	1,337,774
6/1/2027	21		1,337,774	6,968	(1,437)	1,336,337	147,832	-	1,336,337
7/1/2027	22		1,336,337	6,960	(1,444)	1,334,893	154,793	-	1,334,893
8/1/2027	23		1,334,893	6,953	(1,452)	1,333,441	161,745	-	1,333,441
9/1/2027	24		1,333,441	6,945	(1,460)	1,331,981	168,690	-	1,331,981
10/1/2027	25		1,331,981	6,937	(1,467)	1,330,514	175,628	-	1,330,514
11/1/2027	26		1,330,514	6,930	(1,475)	1,329,039	182,557	-	1,329,039
12/1/2027	27		1,329,039	6,922	(1,482)	1,327,557	189,479	-	1,327,557
1/1/2028	28		1,327,557	6,914	(1,490)	1,326,067	196,394	-	1,326,067
2/1/2028	29		1,326,067	6,907	(1,498)	1,324,569	203,300	-	1,324,569
3/2/2028	30		1,324,569	6,899	(1,506)	1,323,063	210,199	-	1,323,063
4/2/2028	31		1,323,063	6,891	(1,514)	1,321,549	217,090	-	1,321,549
5/3/2028	32		1,321,549	6,883	(1,521)	1,320,028	223,973	-	1,320,028
5/31/2028	33		1,320,028	6,875	(1,529)	1,318,498	230,848	-	1,318,498
7/1/2028	34		1,318,498	6,867	(1,537)	1,316,961	237,715	-	1,316,961
7/31/2028	35		1,316,961	6,859	(1,545)	1,315,416	244,575	-	1,315,416
8/31/2028	36		1,315,416	6,851	(1,553)	1,313,862	251,426	-	1,313,862
9/30/2028	37		1,313,862	6,843	(1,562)	1,312,301	258,269	-	1,312,301
10/31/2028	38		1,312,301	6,835	(1,570)	1,310,731	265,104	-	1,310,731
12/1/2028	39		1,310,731	6,827	(1,578)	1,309,153	271,930	-	1,309,153
12/31/2028	40		1,309,153	6,819	(1,586)	1,307,567	278,749	-	1,307,567
1/31/2029	41		1,307,567	6,810	(1,594)	1,305,973	285,559	-	1,305,973

Amortization Schedule

Loan Terms	
Loan Start Date	10/1/2025
Loan Amount	1,365,000
Interest Rate	6.250%
Term of Loan (Years)	30

Output	Monthly Payment	Annual Payment
Year 1-5	(\$8,405)	(\$100,854)

Principal Balance	
5 Years	1,274,053

Date	No.	Payment Date	Beginning Balance	Interest	Principal Repayments	Ending Balance	Cumulative Interest	Additional Principal	Ending Balance
3/2/2029	42		1,305,973	6,802	(1,603)	1,304,370	292,361	-	1,304,370
4/2/2029	43		1,304,370	6,794	(1,611)	1,302,759	299,155	-	1,302,759
5/3/2029	44		1,302,759	6,785	(1,619)	1,301,140	305,940	-	1,301,140
6/1/2029	45		1,301,140	6,777	(1,628)	1,299,512	312,717	-	1,299,512
7/2/2029	46		1,299,512	6,768	(1,636)	1,297,876	319,485	-	1,297,876
8/1/2029	47		1,297,876	6,760	(1,645)	1,296,231	326,245	-	1,296,231
9/1/2029	48		1,296,231	6,751	(1,653)	1,294,578	332,996	-	1,294,578
10/1/2029	49		1,294,578	6,743	(1,662)	1,292,916	339,739	-	1,292,916
11/1/2029	50		1,292,916	6,734	(1,671)	1,291,245	346,472	-	1,291,245
12/2/2029	51		1,291,245	6,725	(1,679)	1,289,566	353,198	-	1,289,566
1/1/2030	52		1,289,566	6,716	(1,688)	1,287,878	359,914	-	1,287,878
2/1/2030	53		1,287,878	6,708	(1,697)	1,286,181	366,622	-	1,286,181
3/3/2030	54		1,286,181	6,699	(1,706)	1,284,476	373,321	-	1,284,476
4/3/2030	55		1,284,476	6,690	(1,715)	1,282,761	380,011	-	1,282,761
5/4/2030	56		1,282,761	6,681	(1,723)	1,281,038	386,692	-	1,281,038
6/1/2030	57		1,281,038	6,672	(1,732)	1,279,305	393,364	-	1,279,305
7/2/2030	58		1,279,305	6,663	(1,741)	1,277,564	400,027	-	1,277,564
8/1/2030	59		1,277,564	6,654	(1,751)	1,275,813	406,681	-	1,275,813
9/1/2030	60		1,275,813	6,645	(1,760)	1,274,053	413,326	-	1,274,053



05

Demographics

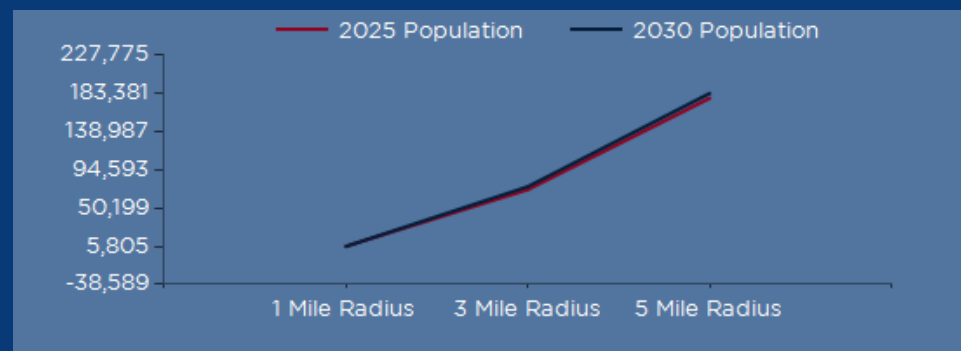
Demographics

2-4 BROADWAY, VALHALLA

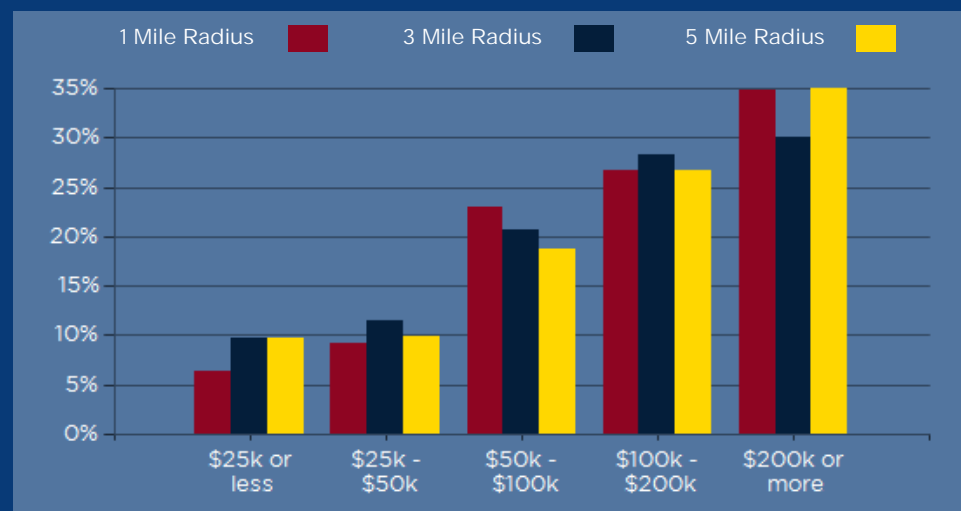
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,022	63,200	156,349
2010 Population	5,707	67,417	165,517
2025 Population	5,885	71,770	177,844
2030 Population	5,805	75,131	183,381
2025-2030: Population: Growth Rate	-1.35%	4.60%	3.10%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	119	1,691	3,498
\$15,000-\$24,999	24	965	2,795
\$25,000-\$34,999	92	1,316	2,632
\$35,000-\$49,999	111	1,827	3,742
\$50,000-\$74,999	207	3,026	6,502
\$75,000-\$99,999	305	2,652	5,678
\$100,000-\$149,999	284	4,407	10,009
\$150,000-\$199,999	309	3,376	7,310
\$200,000 or greater	776	8,287	22,686
Median HH Income	\$144,322	\$126,071	\$136,255
Average HH Income	\$196,707	\$181,786	\$209,583

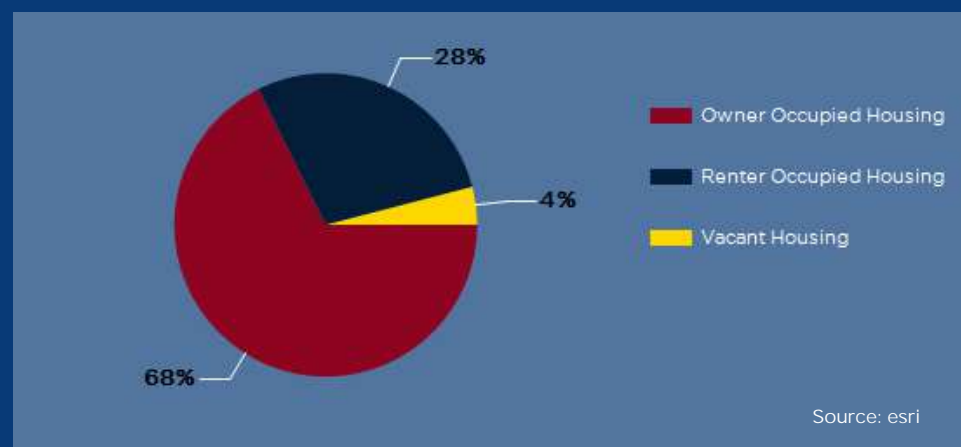
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,006	24,243	58,916
2010 Total Households	2,185	25,494	60,277
2025 Total Households	2,228	27,547	64,853
2030 Total Households	2,187	29,180	67,158
2025 Average Household Size	2.63	2.54	2.60
2025-2030: Households: Growth Rate	-1.85%	5.80%	3.50%



2025 Household Income



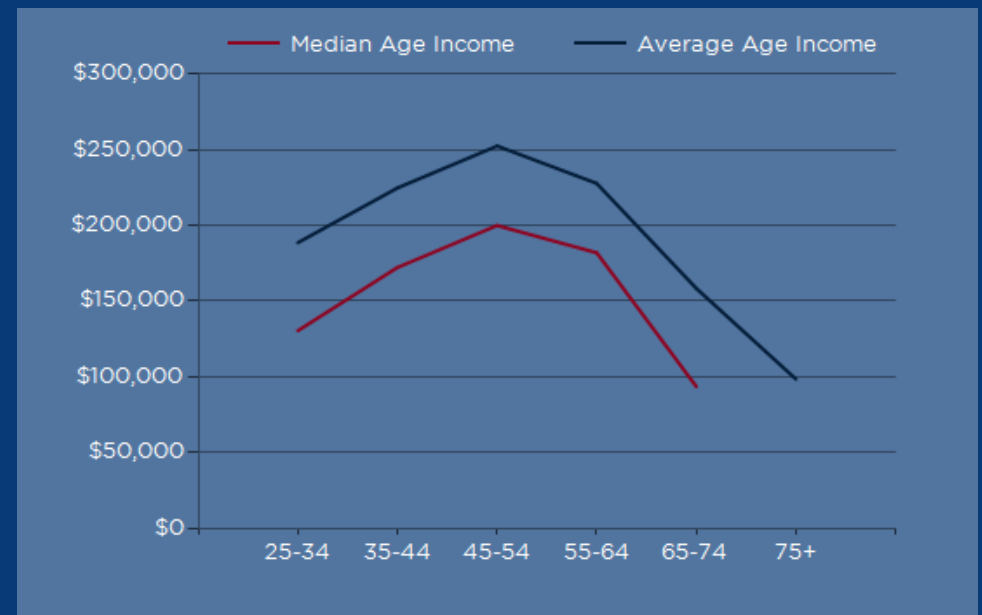
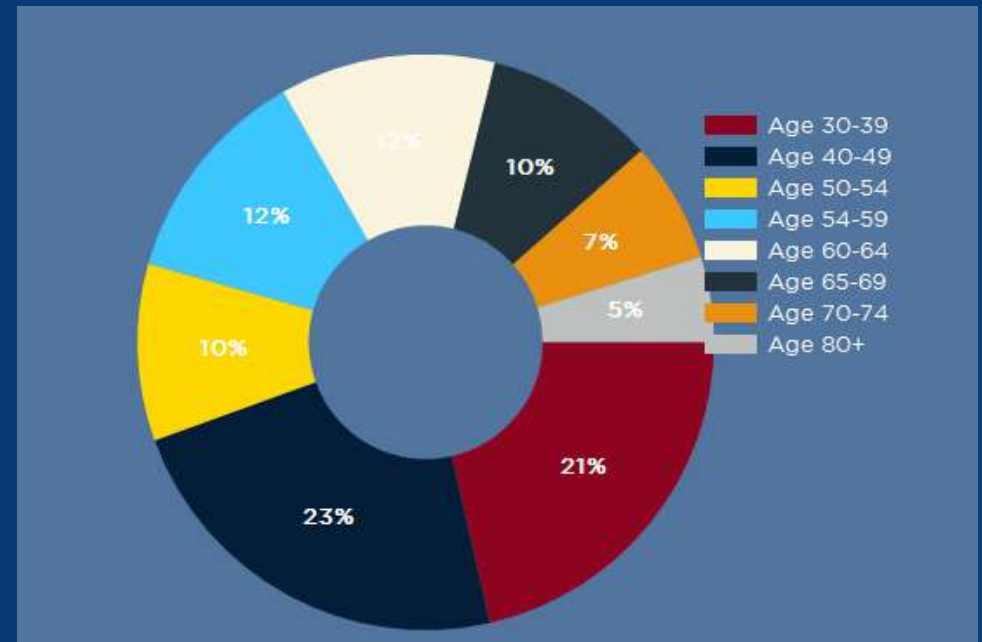
2025 Own vs. Rent - 1 Mile Radius

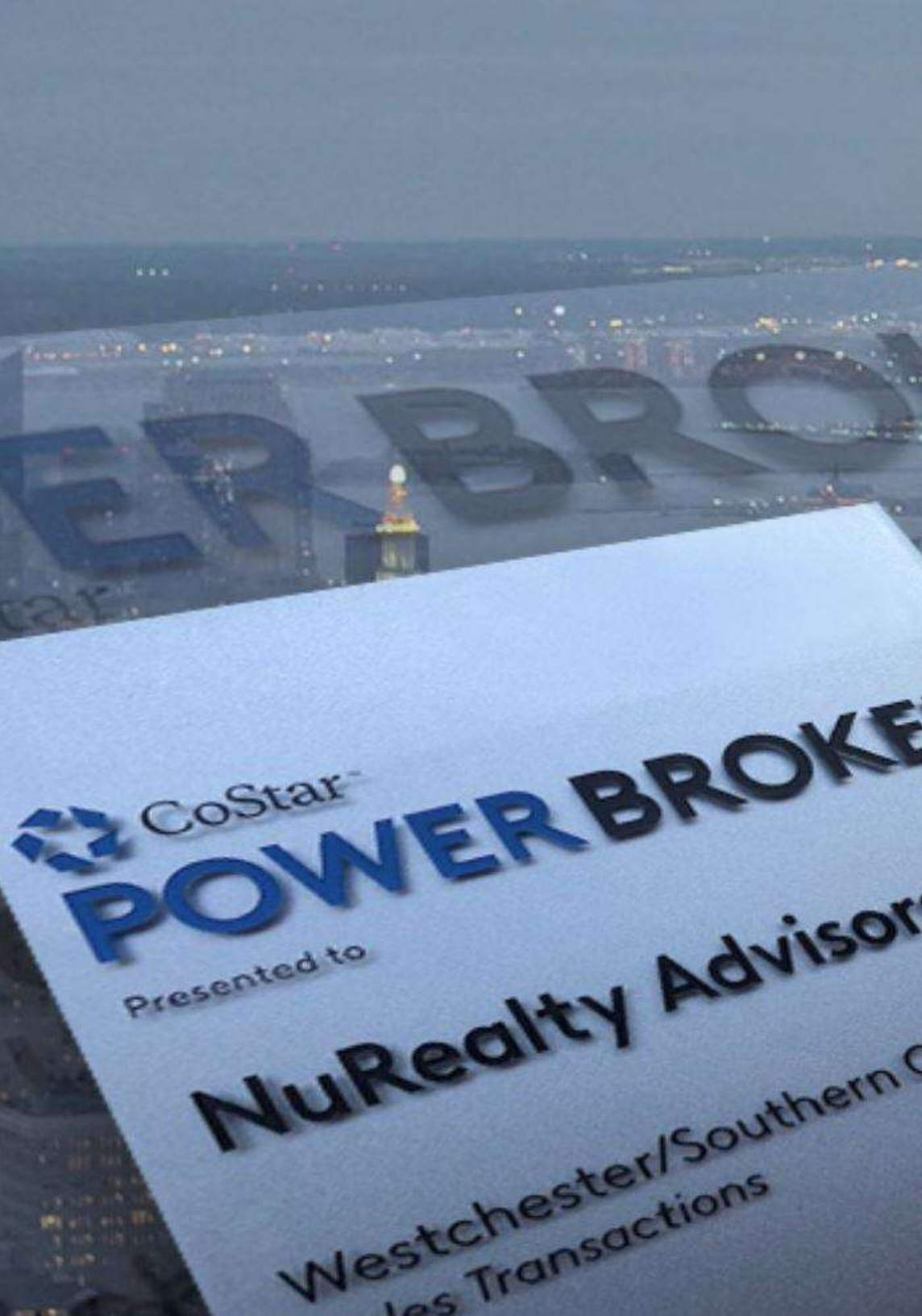


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	388	5,248	11,670
2025 Population Age 35-39	390	5,025	11,471
2025 Population Age 40-44	438	5,064	11,732
2025 Population Age 45-49	398	4,572	11,104
2025 Population Age 50-54	361	4,494	11,364
2025 Population Age 55-59	449	4,788	11,688
2025 Population Age 60-64	439	4,698	11,450
2025 Population Age 65-69	347	4,181	10,111
2025 Population Age 70-74	246	3,457	8,369
2025 Population Age 75-79	174	2,707	6,812
2025 Population Age 80-84	123	1,938	4,715
2025 Population Age 85+	141	2,054	5,174
2025 Population Age 18+	4,710	58,912	143,471
2025 Median Age	42	42	42
2030 Median Age	43	43	42

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$130,498	\$119,691	\$126,374
Average Household Income 25-34	\$188,672	\$174,771	\$197,259
Median Household Income 35-44	\$172,250	\$152,983	\$162,111
Average Household Income 35-44	\$224,809	\$208,094	\$233,396
Median Household Income 45-54	\$200,001	\$172,532	\$196,435
Average Household Income 45-54	\$252,514	\$236,586	\$269,036
Median Household Income 55-64	\$182,004	\$160,505	\$178,152
Average Household Income 55-64	\$227,844	\$218,884	\$251,035
Median Household Income 65-74	\$93,575	\$90,359	\$102,788
Average Household Income 65-74	\$158,473	\$146,069	\$174,601
Average Household Income 75+	\$98,543	\$98,124	\$117,935





06

Company Profile

Company Bio
Advisor Profile

2-4 BROADWAY, VALHALLA

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.

2-4 Broadway, Valhalla

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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