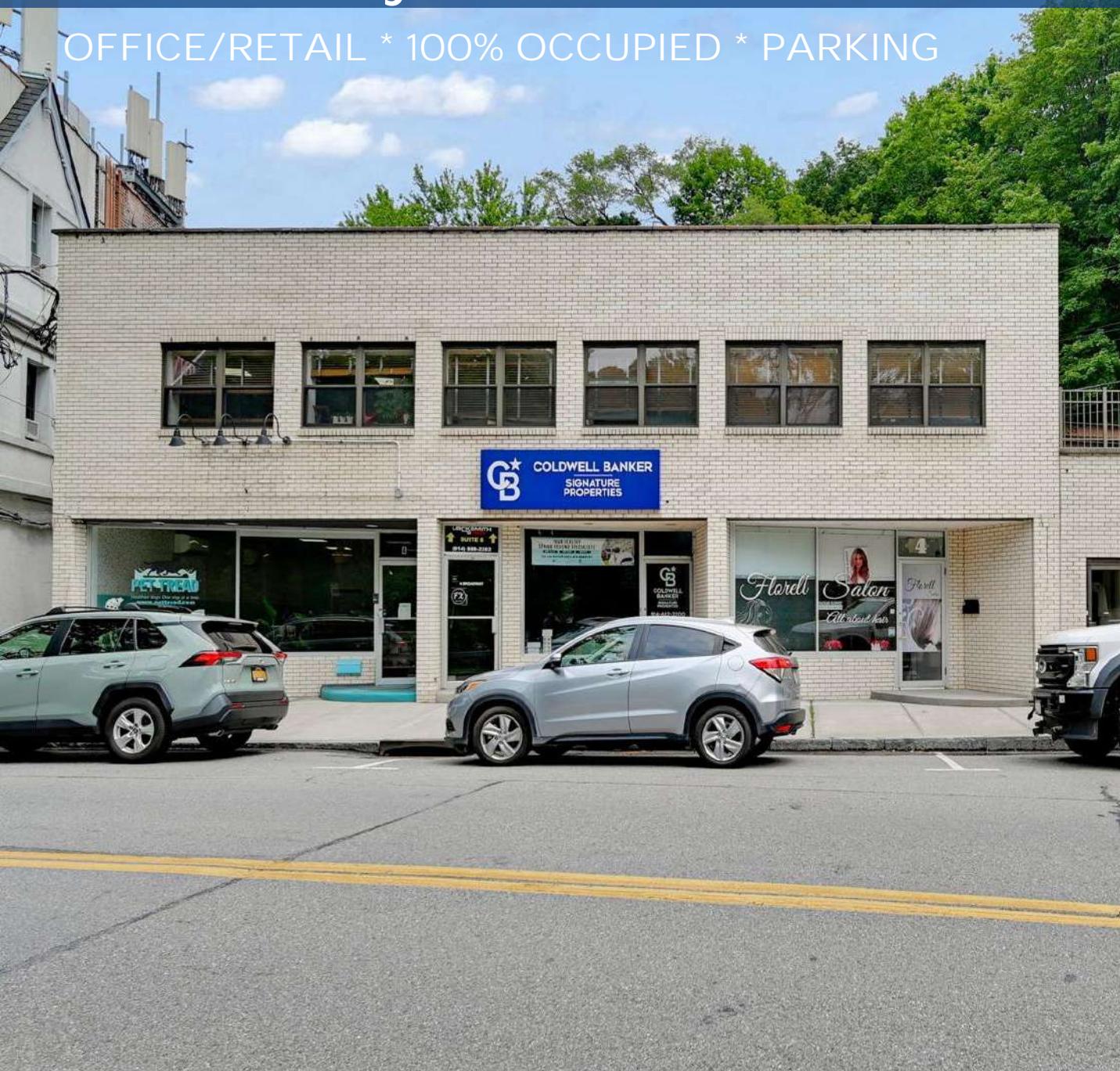


2-4 Broadway, Valhalla

OFFICE/RETAIL * 100% OCCUPIED * PARKING



OFFERING MEMORANDUM

Prepared by:

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2-4 Broadway
Valhalla, NY 10595-2137



N REALTY
ADVISORS INC

2-4 Broadway, Valhalla

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Company Bio
Advisor Profile

Exclusively Marketed by:



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Lukasz Przybylek

NuRealty Advisors Inc.

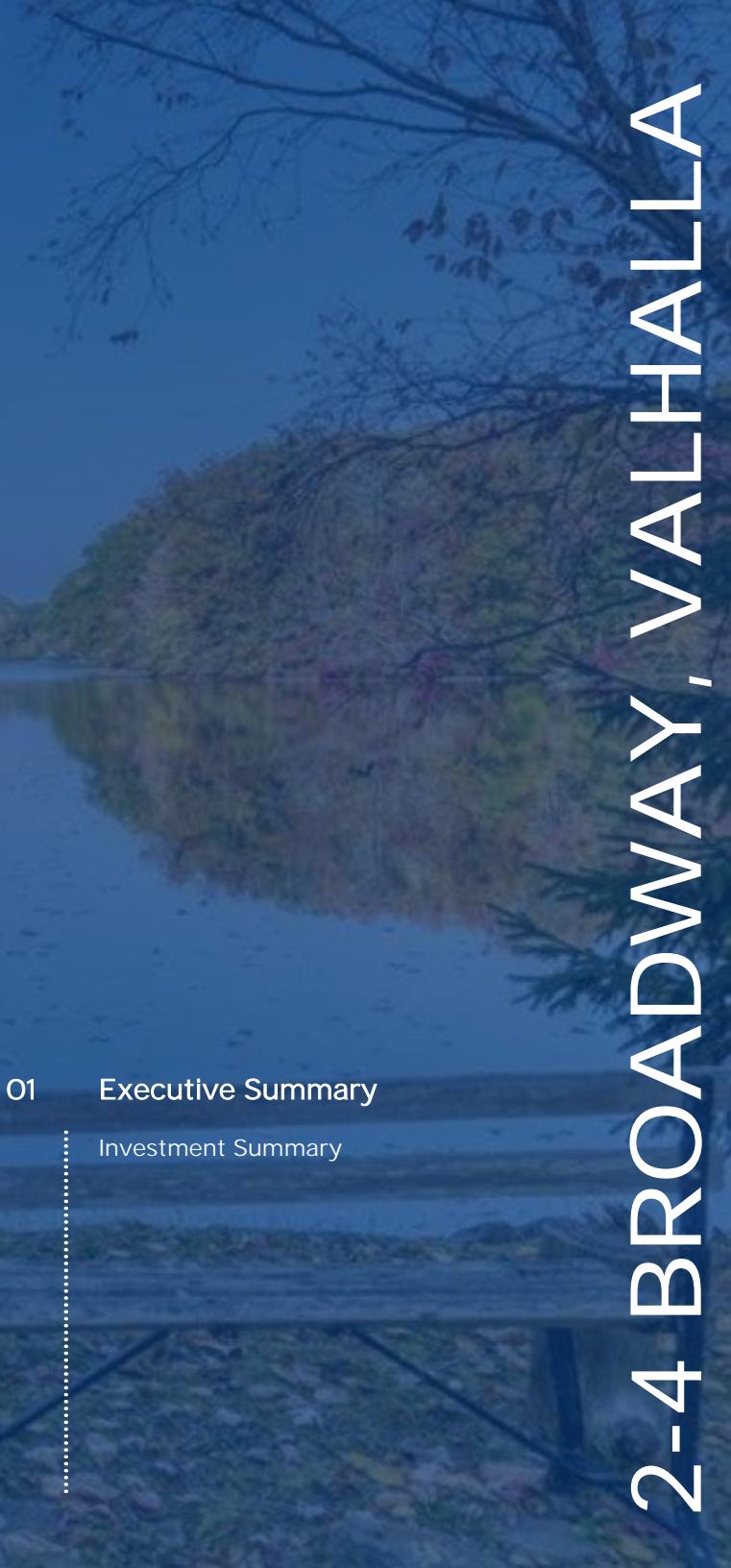
Executive Vice President

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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.

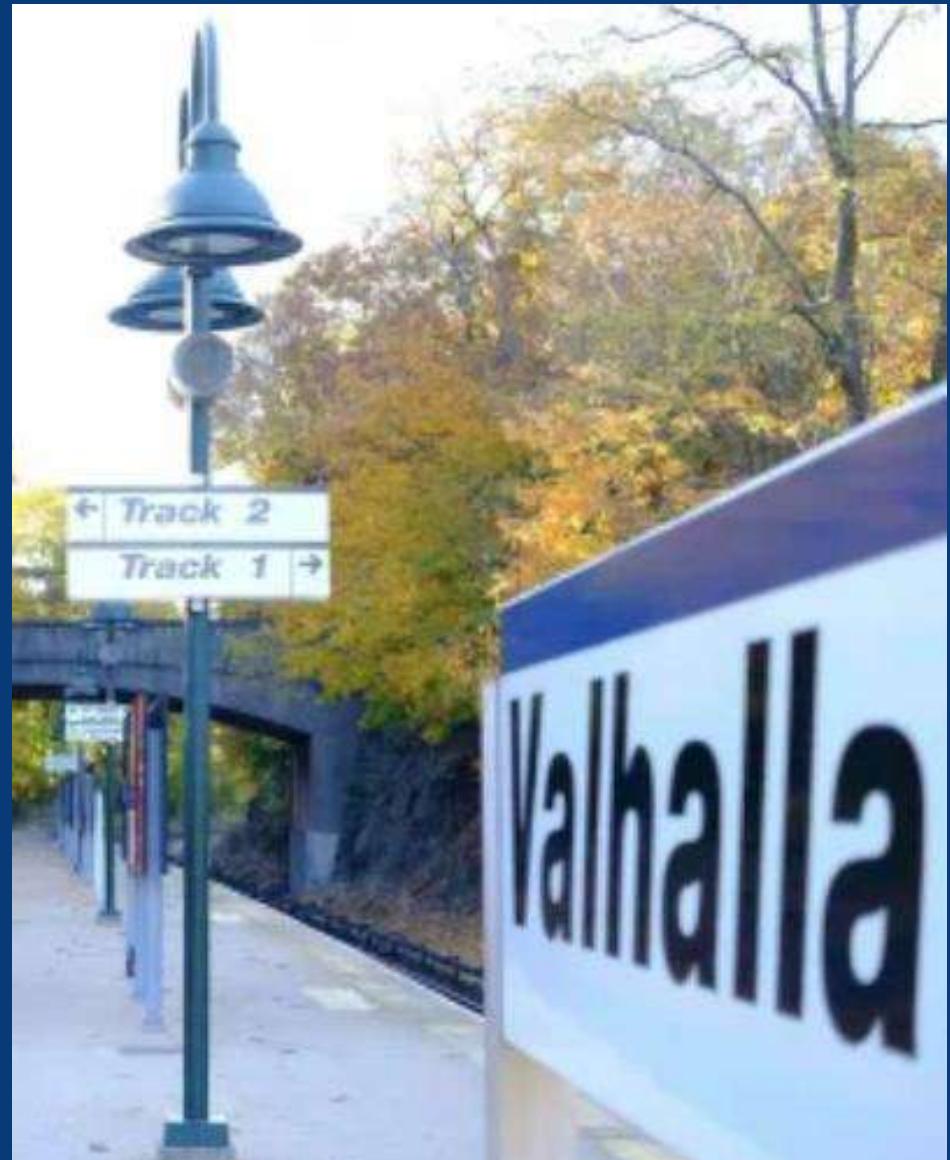


- Property Highlights:

- 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.



2-4 BROADWAY, VALHALLA



2-4 Broadway, Valhalla | Location

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.

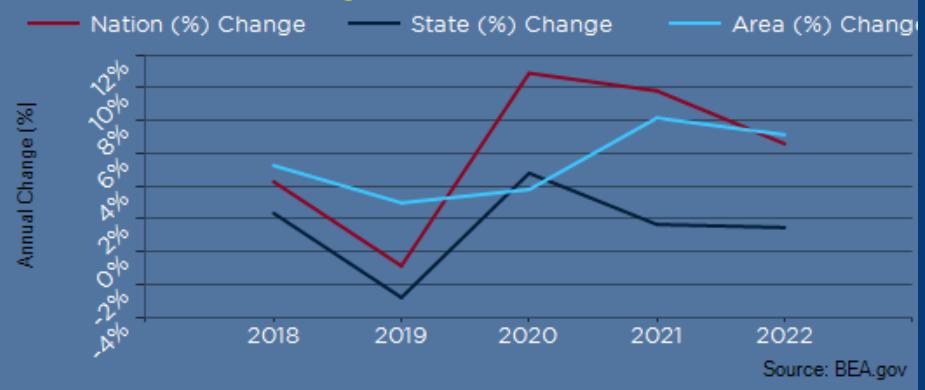
Strong Demographics & Stability

- 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.

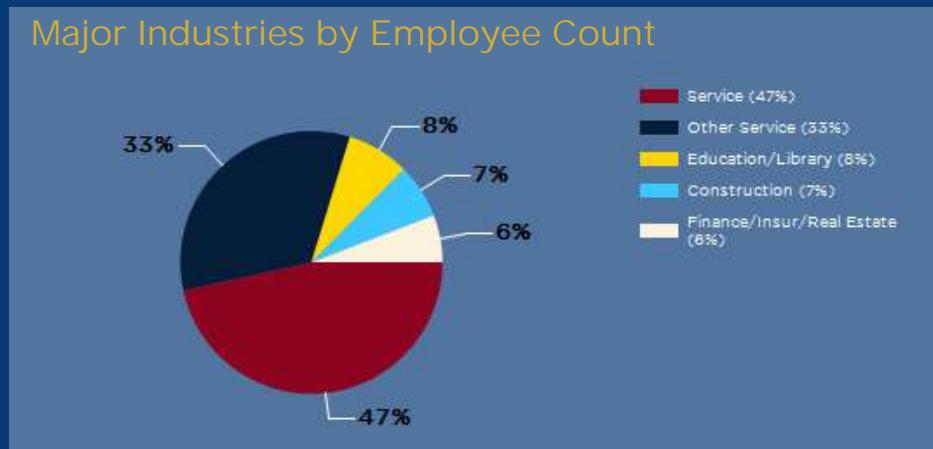
Largest Employers

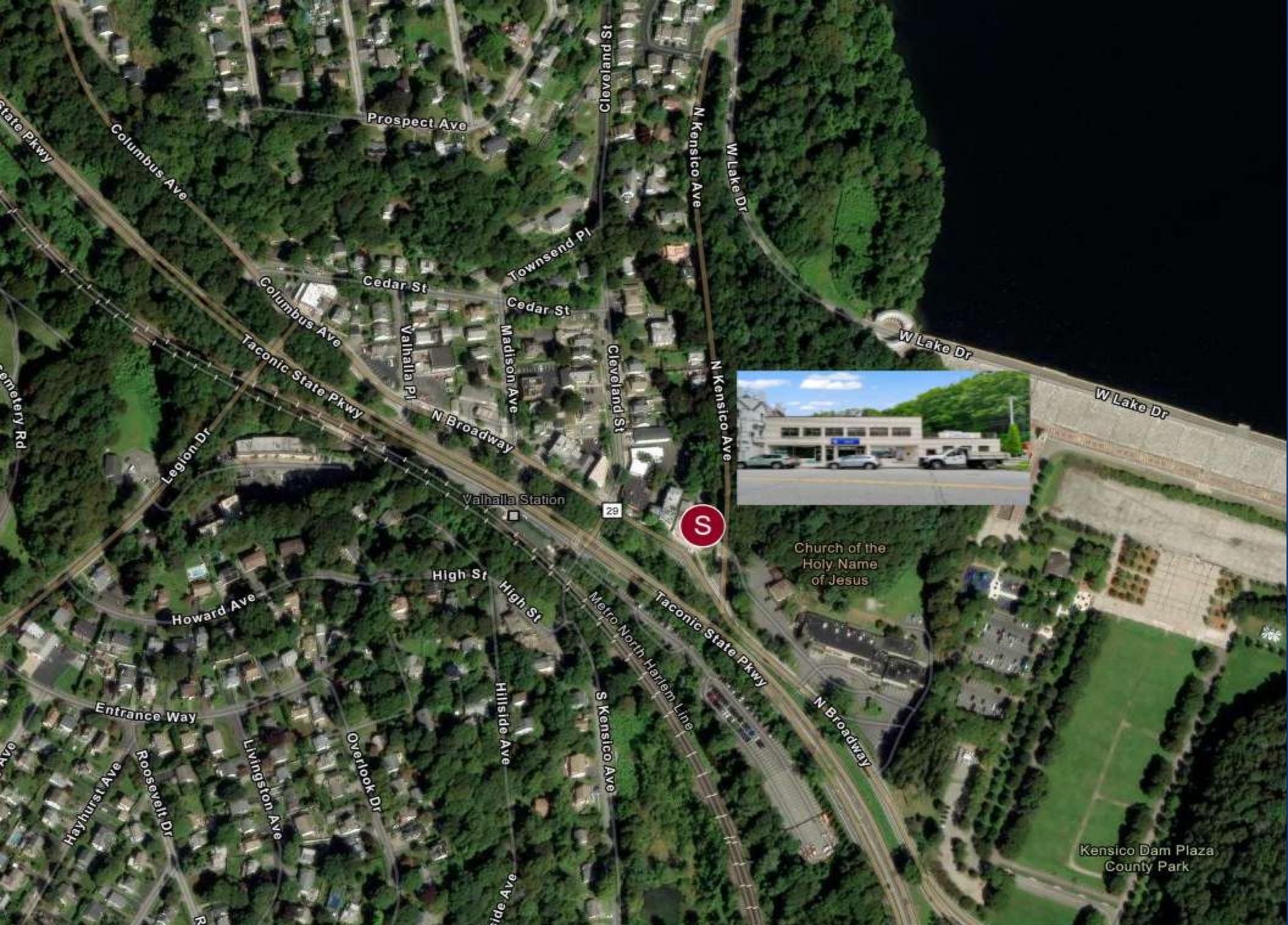
| | |
|------------------------------------|---------|
| Westchester Medical Center | 8,000 |
| MasterCard | 10,952 |
| USI Insurance Services | 10,475 |
| White Plains Hospital Center | 5,127 |
| FUJIFILM North America Corporation | 500 |
| Pace University | 500 |
| Fordham University | 500 |
| BBC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

Westchester County GDP Trend



Major Industries by Employee Count

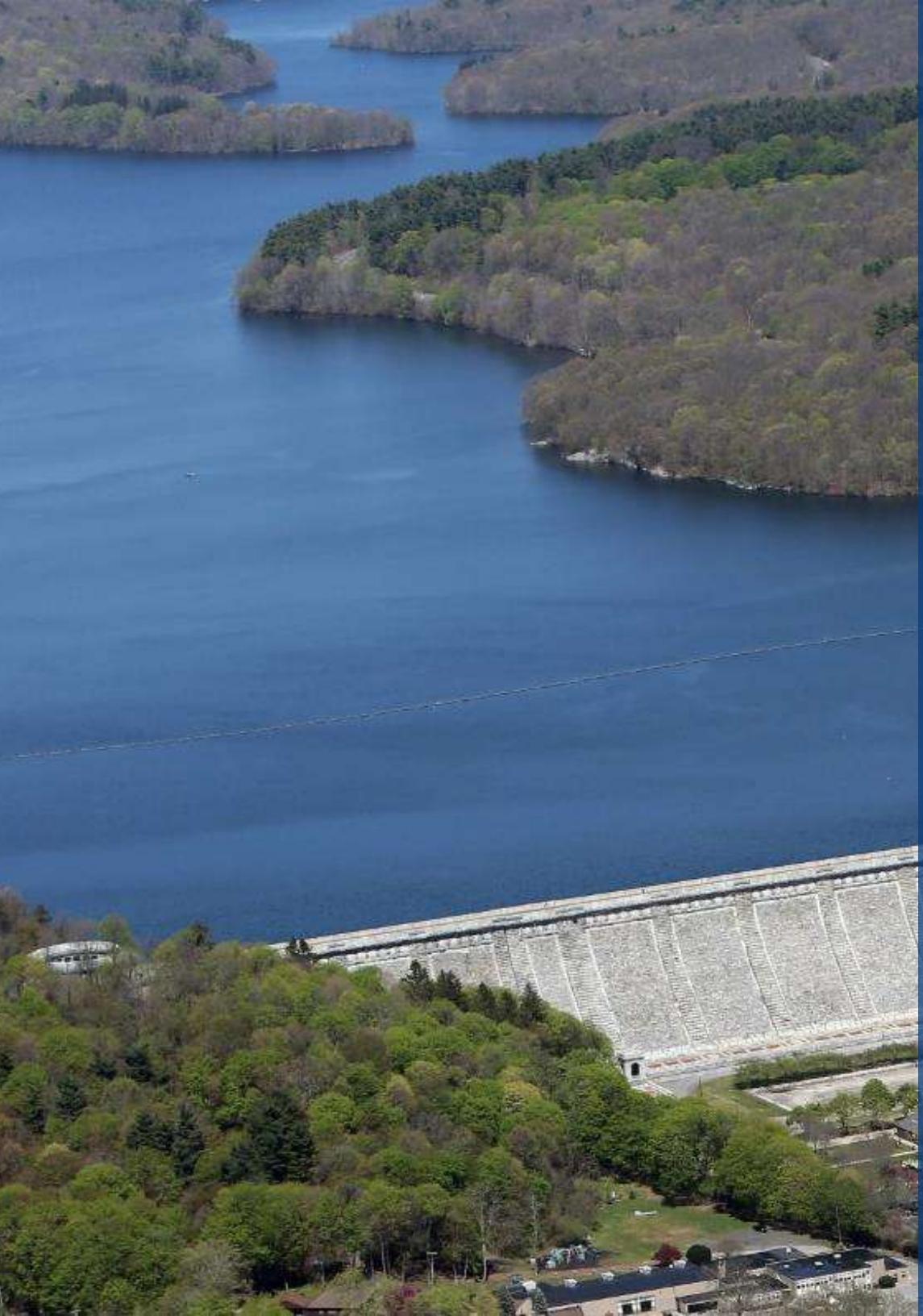




2-4 BROADWAY, VALHALLA

03 Property Description

[Property Features](#)
[Property Images](#)



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 |



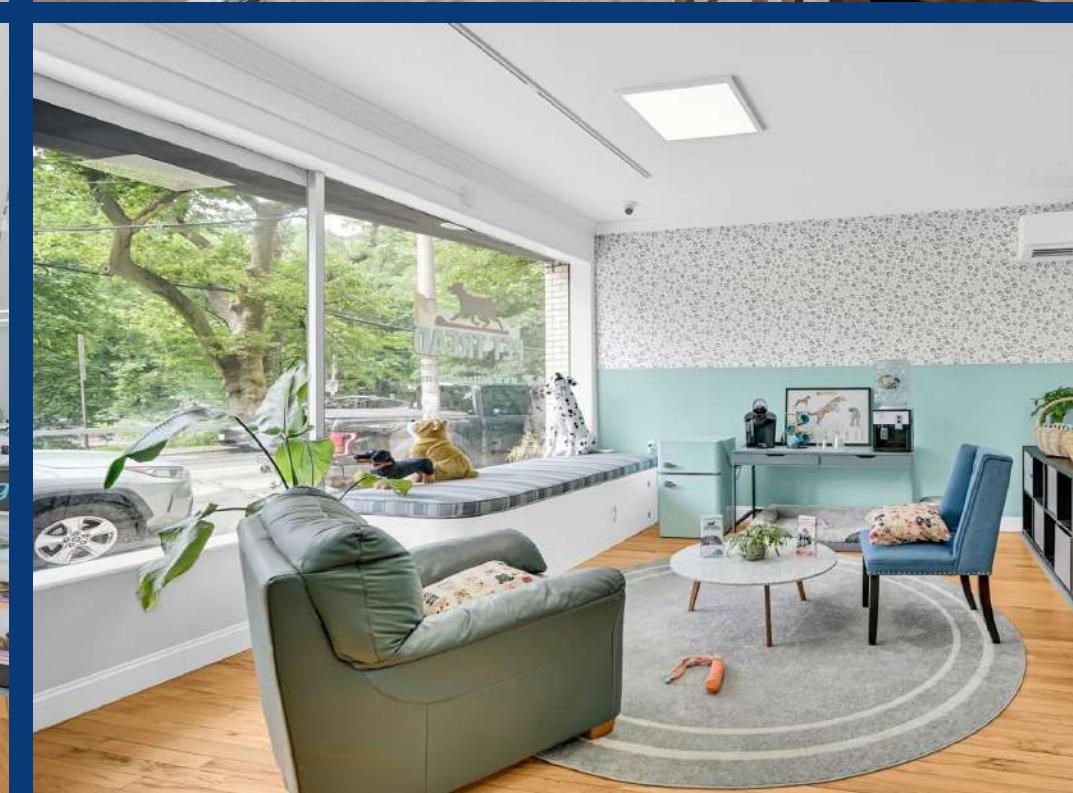




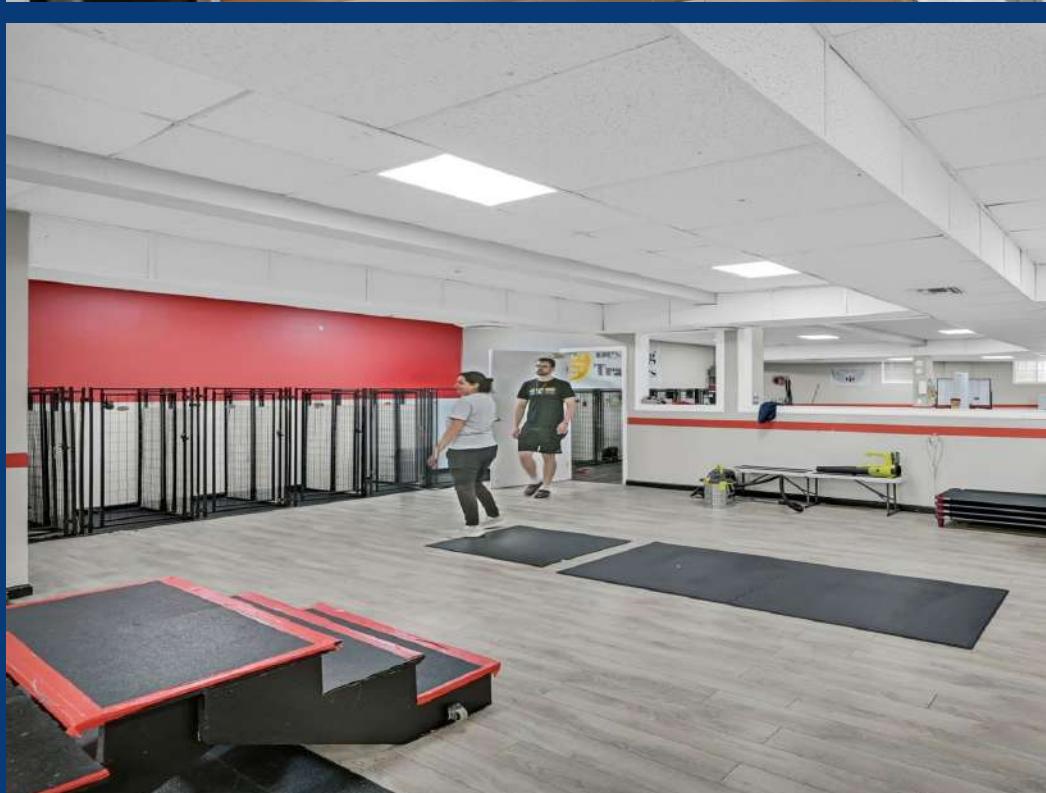
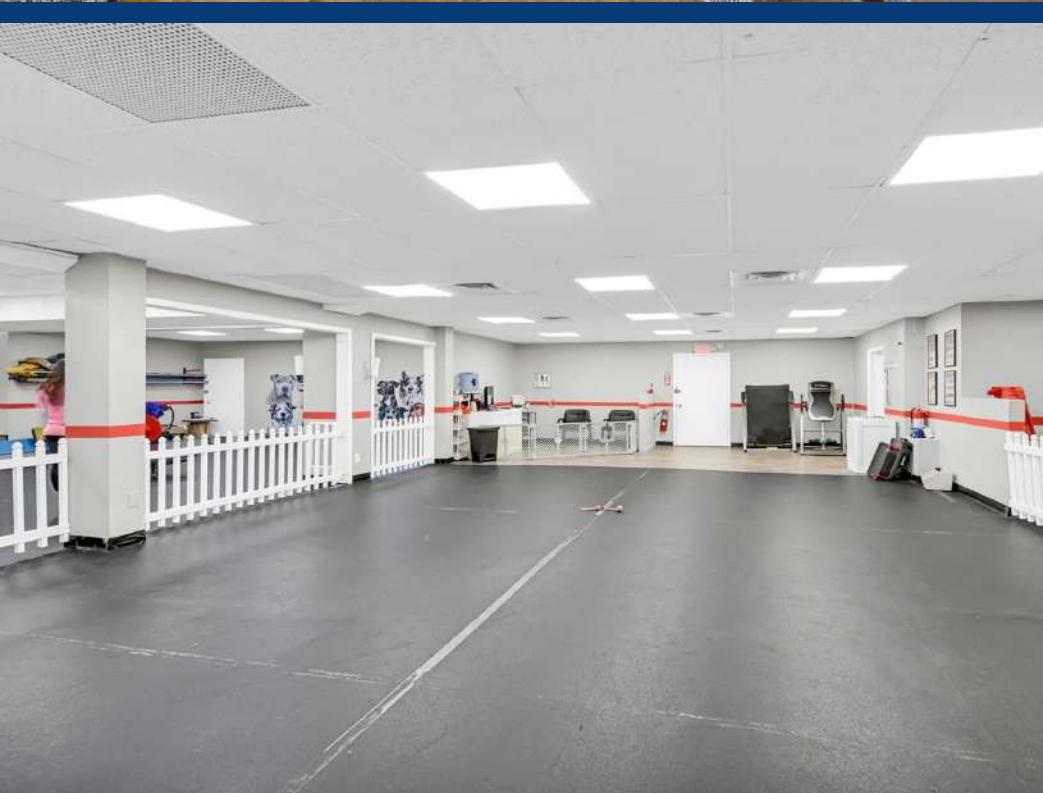


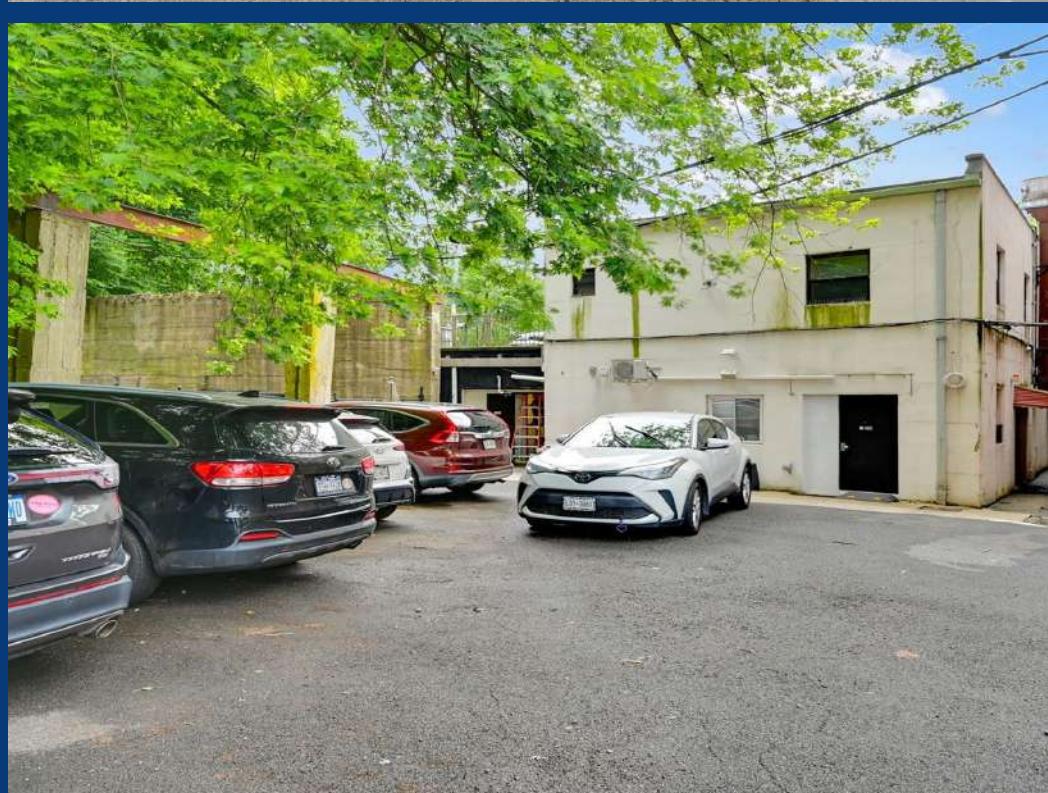




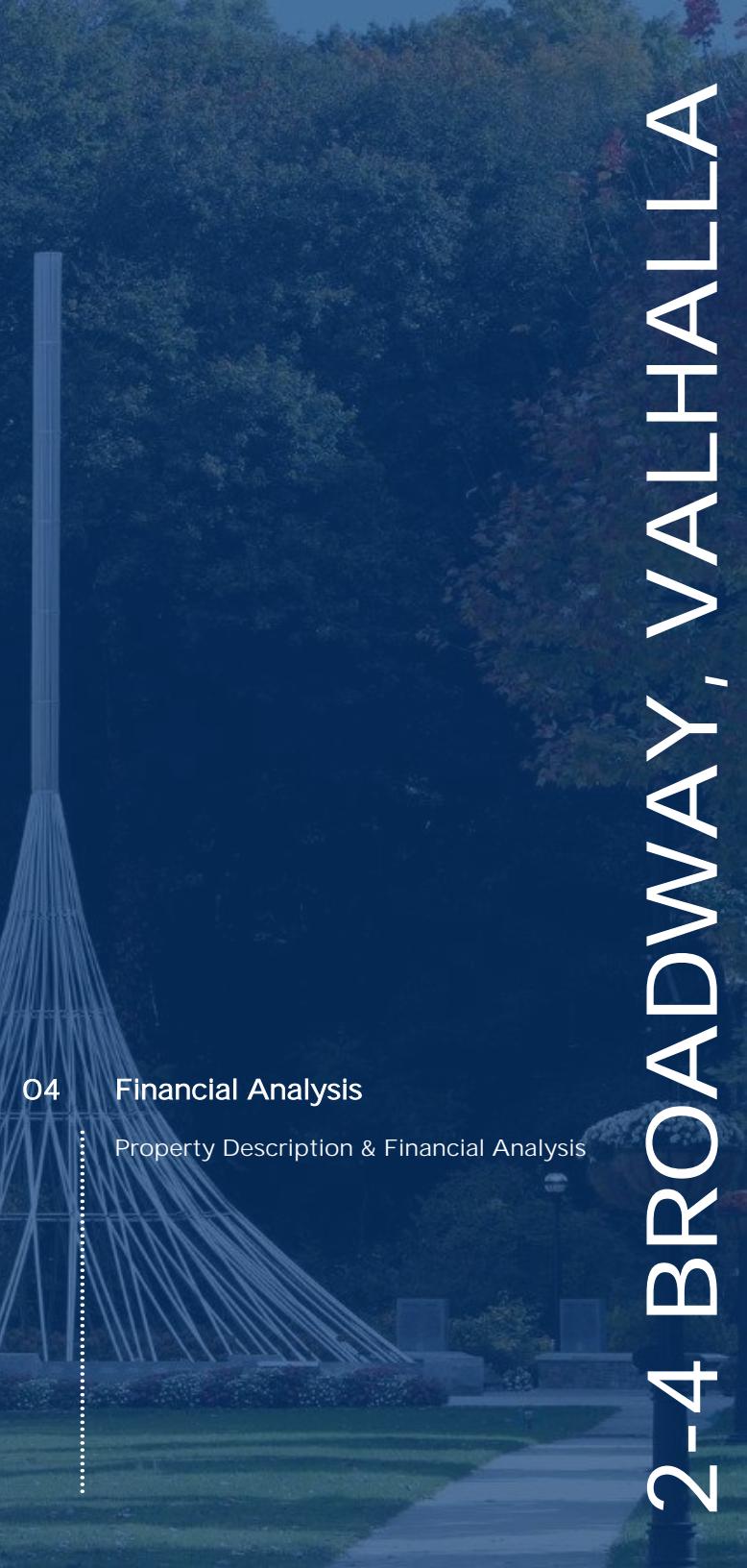












04

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% | <i>Equity Percentage</i> | |
| Loan Amount | \$ 1,365,000 | 65.00% | <i>Loan-to-Value (LTV) Percentage</i> | |

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% | \$ 2,193 | \$ (10,401) | \$ (0.79) |
| Property Tax | | \$ 2,531 | \$ 28,511 | \$ 2.18 |
| Utilities (Gas, Elec & Water) | | \$ 485 | \$ 32,906 | \$ 2.51 |
| Insurance | | \$ 75 | \$ 6,300 | \$ 0.48 |
| General & Administrative | | \$ 400 | \$ 975 | \$ 0.07 |
| Repairs & Maintenance | | \$ 3.00% | \$ 5,200 | \$ 0.40 |
| Management Fee | | | \$ 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 |
| Vacancy / Reserves | \$ (10,401) | \$ (10,765) | \$ (11,142) | \$ (11,532) | \$ (11,936) |
| 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 |
| Annual Debt Service | (100,854) | (100,854) | (100,854) | (100,854) | (100,854) |
| 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 |
| Total Annual Income | | | | \$208,029 | | | \$8,400 |

Amortization Schedule

| Loan Terms | | Output | Monthly Payment | Annual Payment | Principal Balance | |
|----------------------|--|-----------|-----------------|----------------|-------------------|--|
| Loan Start Date | | 10/1/2025 | | | | |
| Loan Amount | | 1,365,000 | | | | |
| Interest Rate | | 6.250% | | | | |
| Term of Loan (Years) | | 30 | | | | |
| | | Year 1-5 | (\$8,405) | (\$100,854) | | |
| | | 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 |
| 10/1/2026 | 13 | | 1,349,005 | 7,026 | (1,378) | 1,347,627 | 91,886 | - | 1,347,627 |
| 11/1/2026 | 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 |

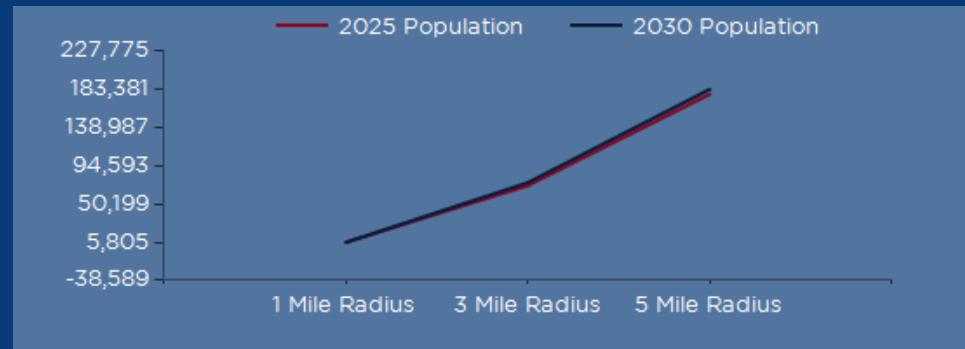
| Date | No. | Payment Date | Beginning Balance | Interest | Principal Repayments | Ending Balance | Cumulative Interest | Additional Principal | Ending Balance |
|-----------|-----|--------------|-------------------|----------|----------------------|----------------|---------------------|----------------------|----------------|
| 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 |

2-4 BROADWAY, VALHALLA

05 Demographics
Demographics



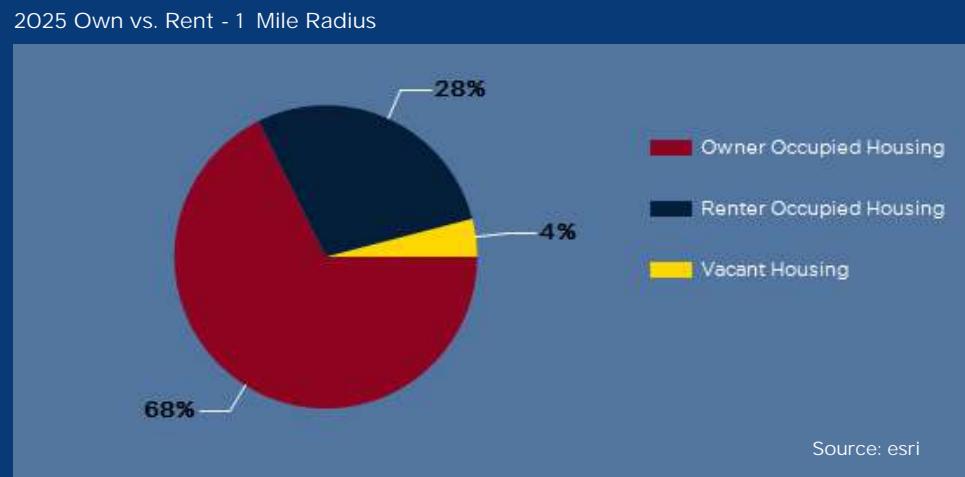
| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|---------|
| 2000 Population | 5,022 | 63,200 | 156,349 |
| 2010 Population | 5,707 | 67,417 | 165,517 |
| 2025 Population | 5,885 | 71,770 | 177,844 |
| 2030 Population | 5,805 | 75,131 | 183,381 |
| 2025-2030: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



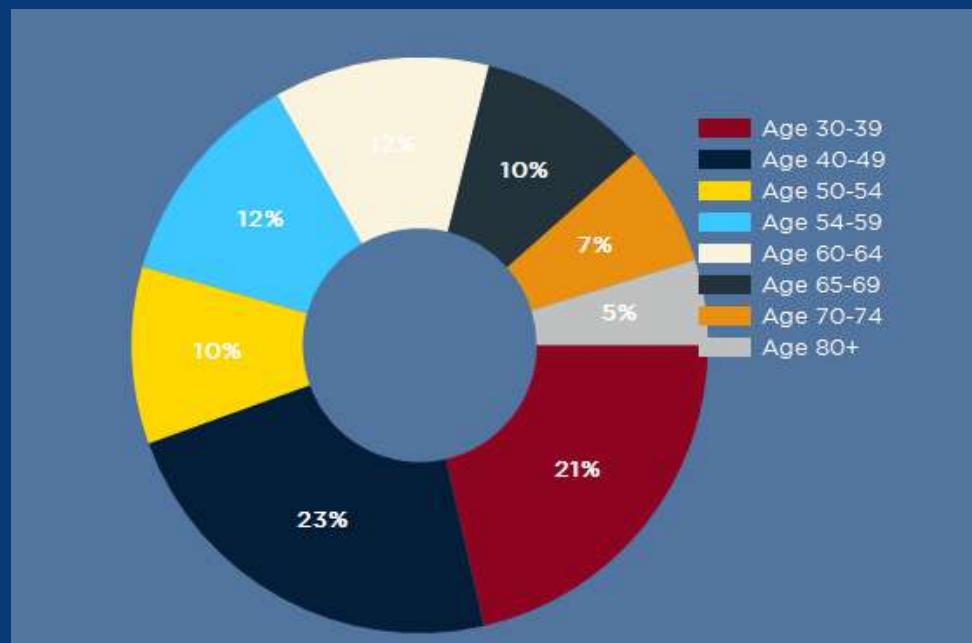
| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Total Housing | 2,006 | 24,243 | 58,916 |
| 2010 Total Households | 2,185 | 25,494 | 60,277 |
| 2025 Total Households | 2,228 | 27,547 | 64,853 |
| 2030 Total Households | 2,187 | 29,180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



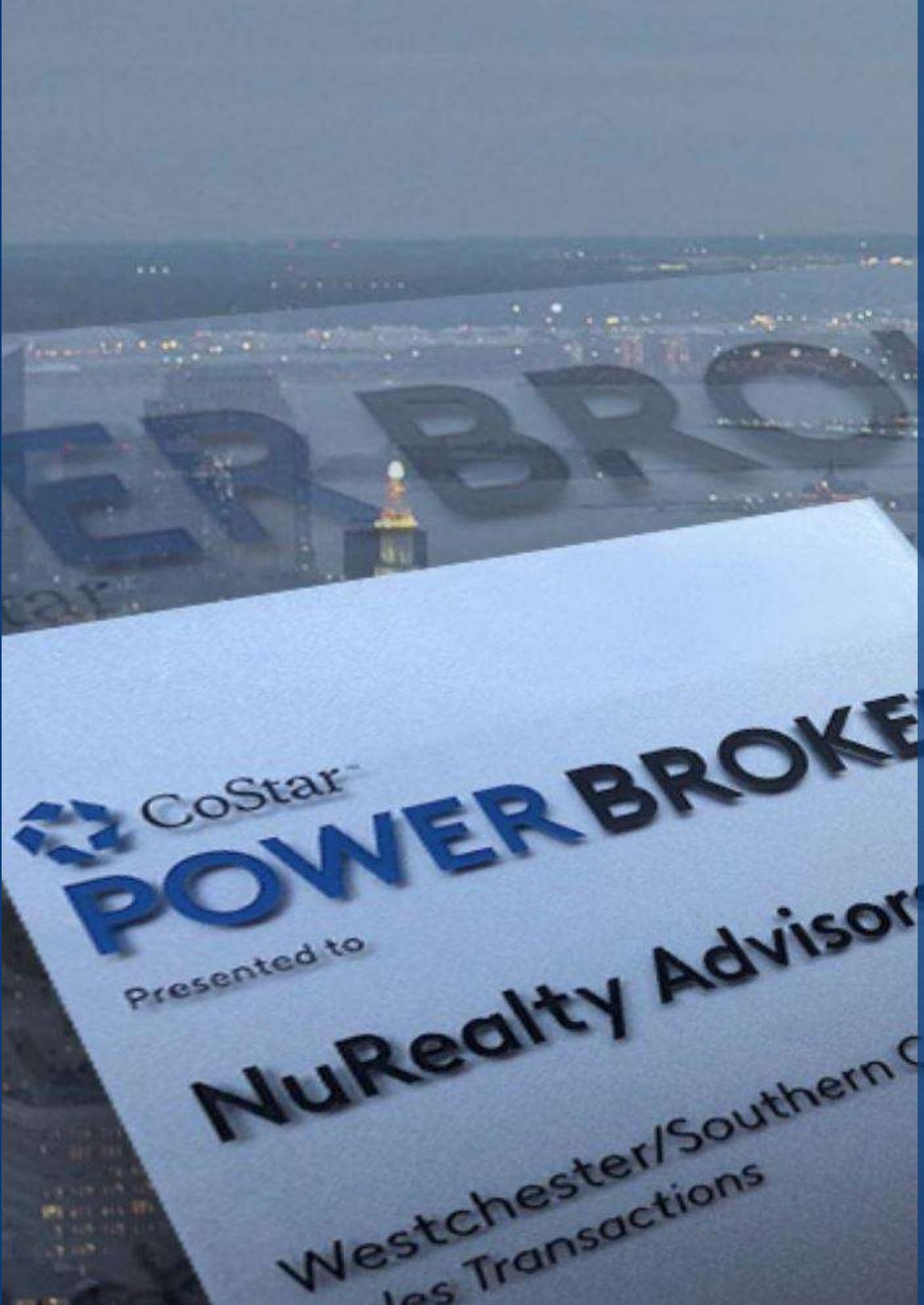
Source: esri

| 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 |



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

Exclusively Marketed by:



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NuRealty Advisors Inc.
President
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MNukho@NuRealtyAdvisors.com
Lic: 10311203305



Lukasz Przybylek
NuRealty Advisors Inc.
Executive Vice President
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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.

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.

