

1967-1971 Marmion, Bronx NY

73 Units * 9.3% \$/\$ Return *
3.4% Assumable Mortgage

Prepared by:

Michael Nukho

NuRealty Advisors Inc.

President

(914) 670-7065

MNukho@NuRealtyAdvisors.com

Lic: 10311203305

Lukasz Przybylek

NuRealty Advisors Inc.

Executive Vice President

(914) 479-2721

LukaszPrzybylek@gmail.com

Lic: 10301212062

1967-1971 Marmion
Bronx, NY 10460

CoStar
POWERBROKER
Top Firm Award

NUREALTY
ADVISORS INC

1967-1971 Marmion, Bronx NY

CONTENTS

- | | |
|---|--|
| <p>01 Additional Information
Investment Summary</p> <p>02 Executive Summary
Investment Summary</p> <p>03 Property Description
Property Features
Property Images</p> <p>04 Financial Analysis
Financial Analysis</p> <p>05 Location
Location Summary
Locator Map</p> <p>06 Demographics
Demographics</p> | <p>07 Company Profile
Company Bio
Advisor Profile</p> |
|---|--|

Exclusively Marketed by:



Michael Nukho

NuRealty Advisors Inc.
President
(914) 670-7065
MNukho@NuRealtyAdvisors.com
Lic: 10311203305



Lukasz Przybylek

NuRealty Advisors Inc.
Executive Vice President
(914) 479-2721
LukaszPrzybylek@gmail.com
Lic: 10301212062





01

Additional Information

Investment Summary

INVESTMENT SUMMARY

NuRealty Advisors Inc. is proud to present the Exclusive Listing for **1967-1971 Marmion Avenue**, a classic pre-war masonry building located in the thriving East Tremont submarket of the Bronx.

This well-maintained property features **73 residential units**, offering a desirable mix of:

- 46 – 1BRs
- 24 – 2BRs
- 3 – 3Br

Key Investment Highlights:

- **Assumable mortgage** of \$7,410,000 at a favorable **3.43% interest rate**, based on interest-only payments, with 3 years remaining. The loan is held with Freddie Mac, offering investors an immediate financing advantage in today's lending environment.
- Cash-on-Cash Return of **9% to 11%** with Loan Assumption
- Gas-fired heating system
- Walk-up configuration (no elevator) promoting operational efficiency and reduced overhead
- High legal rent roll of \$1,360,000
- Offering price of \$10,750,000 which has a near **7% cap rate**, presenting a rare opportunity to acquire a stable, cash-flowing asset in a strong rental market

Walking distance to the Subway & Metro North Train Station, providing easy access to Manhattan and the greater NYC region.

For more information, please contact Team@NuRealtyAdvisors.com



02

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	1967-1971 Marmion Bronx NY 10460
COUNTY	Bronx
MARKET	Bronx
SUBMARKET	East Tremont
BUILDING SF	51,520 SF
LAND SF	23,302 SF
NUMBER OF UNITS	73
YEAR BUILT	1926
APN	03107-0036
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$10,750,000
PRICE PSF	\$208.66
PRICE PER UNIT	\$147,260

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	140,871	1,310,505	2,074,434
2025 Median HH Income	\$34,968	\$45,873	\$52,645
2025 Average HH Income	\$55,650	\$67,867	\$81,214

PROPERTY VIDEO





03 Property Description

- Property Features
- Property Images

PROPERTY FEATURES

NUMBER OF UNITS	73
BUILDING SF	51,520
LAND SF	23,302
YEAR BUILT	1926
# OF PARCELS	1
ZONING TYPE	C4-4A
BUILDING CLASS	C
NUMBER OF STORIES	5
NUMBER OF BUILDINGS	1
SEC / BLOCK / LOT	11.09.20 / 3107 / 36
APN	03107-0036
BUILDING TYPE	Rent Stabilized
LAST DHCR FILING	2024
DHCR BLDG REGISTRATION NO	203139
NO. OF 1BR UNITS	46
NO. OF 2BR UNITS	24
NO. OF 3BR UNITS	3

UTILITIES

HOT WATER	Provided by Landlord
TRASH	Municipal
GAS HEAT	Provided by Landlord
COOKING GAS	Paid by Tenant
ELECTRIC	Paid by Tenant

CONSTRUCTION

EXTERIOR	Brick / Masonry
----------	-----------------



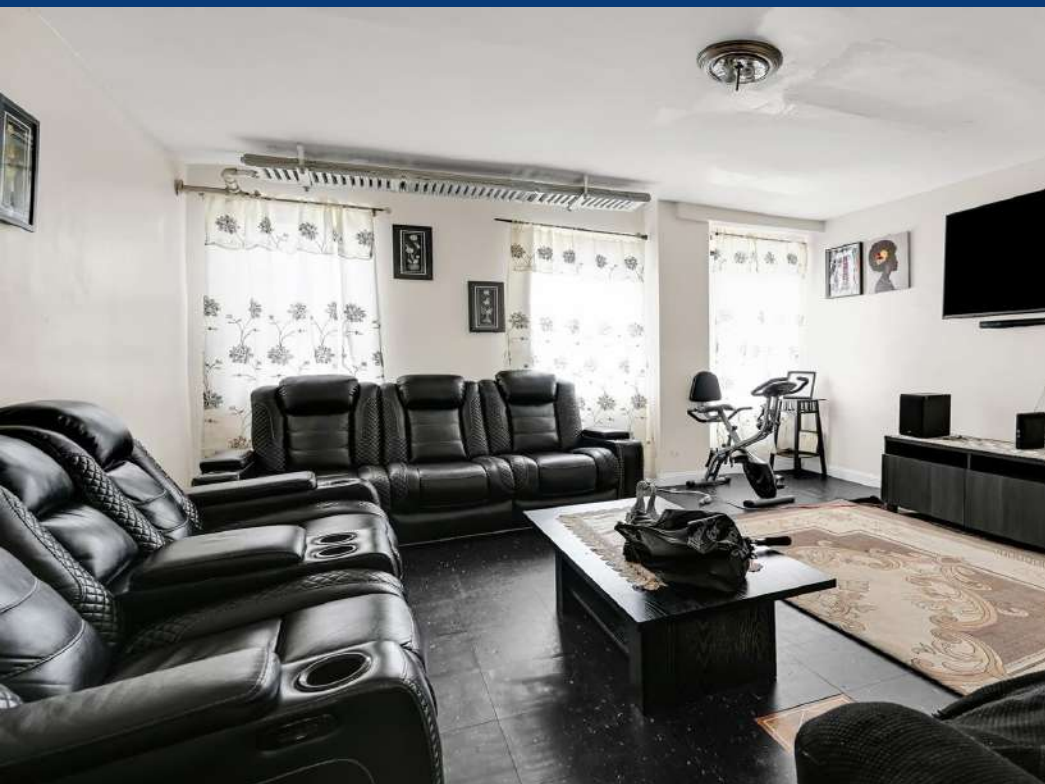




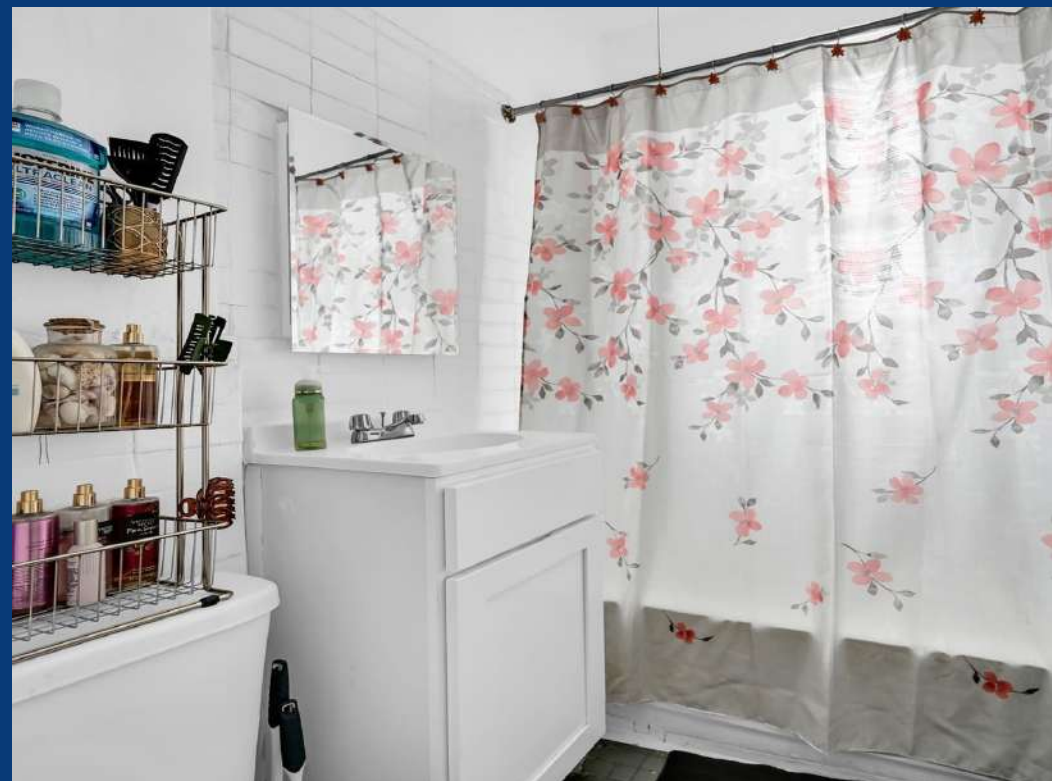




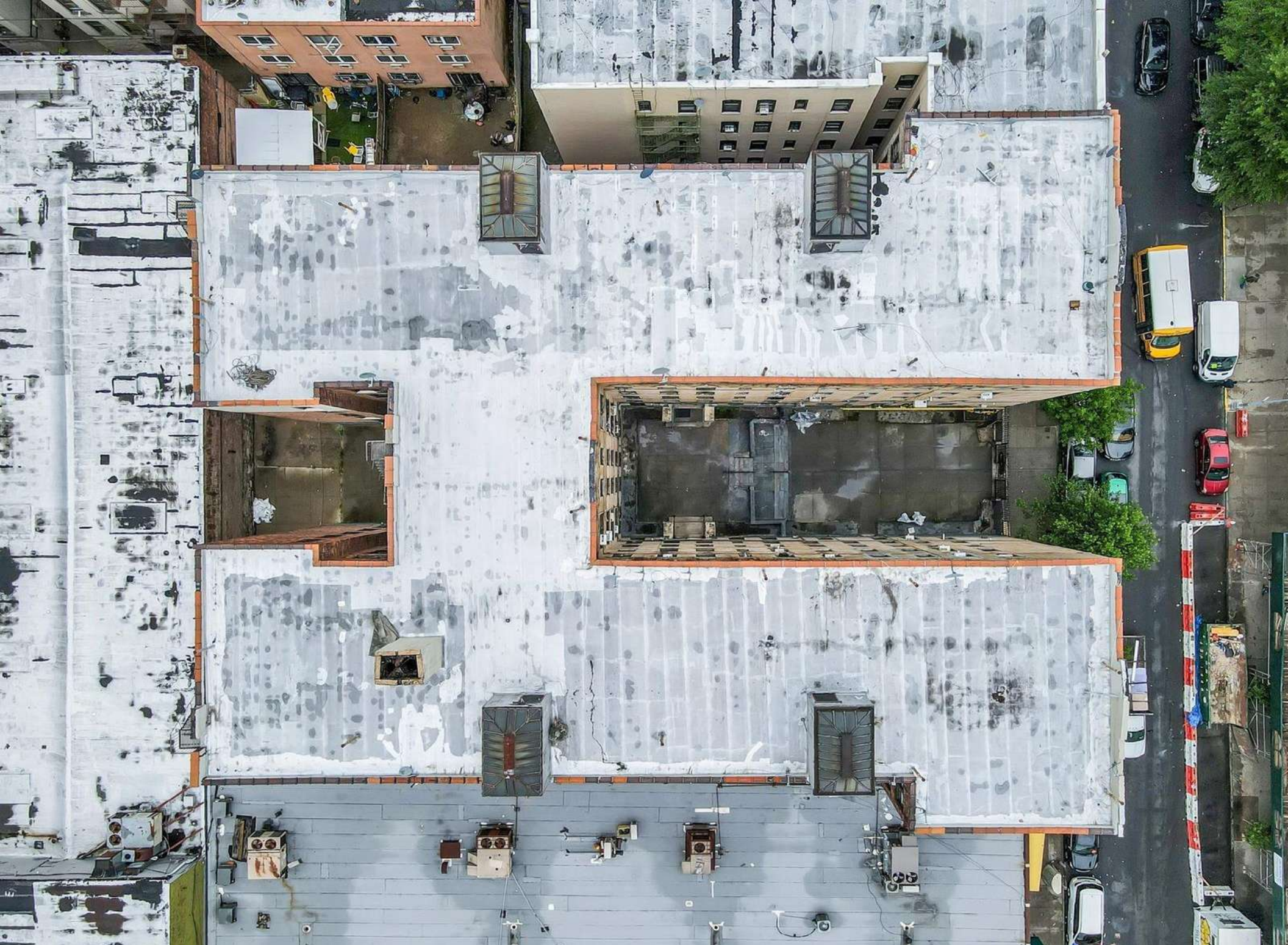














04 Financial Analysis

Financial Analysis



Description & Summary

PROPERTY ADDRESS

1 1967-1971 Marmion Avenue, Bronx NY 10460

PROPERTY INFORMATION

Building SF	51,520
Lot SF	23,302
Class	C
Zoning	C4-4A
Frontage / Depth	115 X 134
Existing FAR	2
Number of Residential Units	73
DHCR Last Filing Year	2024
DHCR Registration No.	203139
Stories	5
Year Built	1926
Elevator	N/a
Heat Type	Gas
APN	03107-0036
Sec / Block / Lot	11.09.20 / 3107 / 36

UTILITIES / RESPONSIBLE PARTY

Electric	Tenant
Cooking Gas	Tenant
Heat	Landlord
Hot Water	Landlord

UNIT MIX

1 Bedroom / 1 Bath	46
2 Bedroom / 1 Bath	24
3 Bedroom / 1 Bath	3
Total Number of Units	73



Description & Summary

ACQUISITION STRUCTURE

Purchase Price	\$	10,750,000	A	
Initial Equity Investment	\$	3,340,000	31.07%	Equity Percentage
Loan Amount	\$	7,410,000	68.93%	Loan-to-Value (LTV) Percentage

ACQUISITION MATRIX

Number of Units		73.00
Price Per Unit	\$	147,260
Gross Rent Multiple (GRM)		8.79
Capitalization Rate		6.56%
Net Operating Income (NOI)	\$	705,643

PROPOSED DEBT STRUCTURE

Interest Rate	3.43%
Fixed Rate Period	3 Years
Equity Percentage	31.07%
Loan-to-Value (LTV) Percentage	68.93%
Interest Only Period	3 Years
Amortization Period	- Years
Loan Term	30 Years

PROPOSED ANNUAL INFLATION RATE

Residential Income	4.50%
Operating Expenditures	1.50%

INCOME / EXPENDITURE MODEL

Category	Percent (%)	\$ Per Unit	Total Value	\$ Per SF
Vacancy Rate	3.00%		\$ (36,702)	\$ (0.71)
Property Tax		\$ 1,560	\$ 113,851	\$ 2.21
Water & Sewer		\$ 1,178	\$ 86,000	\$ 1.67
Electric		\$ 200	\$ 13,000	\$ 0.25
Insurance		\$ 1,301	\$ 95,000	\$ 1.84
Heat		\$ 685	\$ 50,000	\$ 0.97
Payroll		\$ 450	\$ 32,850	\$ 0.64
General & Administrative		\$ 250	\$ 18,250	\$ 0.35
Repairs & Maintenance		\$ 500	\$ 36,500	\$ 0.71
Management Fee	3.00%		\$ 35,601	\$ 0.69

Description & Summary

RETURN ON INVESTMENT (ROI) SUMMARY FOR HOLD PERIOD

Period	CFADS	Cash-On-Cash %	Cap Rate %	GRM
Year 1	\$ 309,818	9.28%	6.56%	8.79
Year 2	\$ 342,535	10.26%	6.87%	8.41
Year 3	\$ 389,325	11.66%	7.30%	8.05
Total CFADS Earned During Loan Term & Average ROIs	\$ 1,041,679 B	10.40%	6.91%	8.41

DISPOSITION SCENARIO AT YEAR 3

Net Operating Income at Year 3	\$ 785,149
Price Per Unit	\$ 179,258
Acquisition Capitalization Rate at Year 3	6.00%
Property Valuation at Year 3	\$ 13,085,821 C
Less: Purchase Price	\$ 10,750,000 A
Gross Excess Equity Earned at Year 3	\$ 2,335,821 D (C - A)
Add: Total CFADS Earned During Hold Period / Loan Term	\$ 1,041,679 B
Total Excess Equity and CFADS Recognized at Year 3	\$ 3,377,500 (D + B)

REFINANCE SCENARIO AT YEAR 3

Property Valuation at Year 3	\$ 13,085,821 C
Loan-to-Value Percentage	75%
Principal Loan Amount for Refinance	\$ 9,814,366
Repayment of Principal Balance of Initial Loan due at Year 3	(7,117,167)
Refinance - Cash Out	\$ 2,697,199

New Buying Power with New Cash Out Proceeds (25% Equity) **\$ 10,788,797**

SUMMARY OF TRANSACTION

➡ At Year 3, the property would have collected a total Cash Flow After Debt Service (CFADS) of:	\$ 1,041,679
➡ At Year 3, all of the Initial Equity has been recovered and the valuation of the property has increased by:	\$ 2,335,821
➡ At Year 3, you will be able to refinance the property up to a 75% Loan-to-Value (LTV) for a Cash Out of:	\$ 2,697,199
➡ At Year 3, you will be able to purchase a New Property using the Cash Out Proceeds and Income of up to:	\$ 10,788,797

Consolidated Cash Flow Analysis

	YEAR 1	YEAR 2	YEAR 3
Market Rental Income	\$ 1,360,224	\$ 1,421,434	\$ 1,485,398
<i>Loss to Lease</i>	<i>\$ (136,827)</i>	<i>\$ (142,985)</i>	<i>\$ (149,419)</i>
Annual Actual Income	\$ 1,223,397	\$ 1,278,449	\$ 1,335,980
<i>Vacancy / Reserves</i>	<i>\$ (36,702)</i>	<i>\$ (38,353)</i>	<i>\$ (40,079)</i>
Effective Gross Income (EGI)	\$ 1,186,695	\$ 1,240,096	\$ 1,295,900
Real Estate Taxes	113,851	115,559	117,292
Water & Sewage	86,000	87,290	88,599
Electric & Gas Heat	13,000	13,195	13,393
Insurance	95,000	96,425	97,871
Heat (Oil)	50,000	50,750	51,511
Payroll	32,850	33,343	33,843
General & Administration	18,250	18,524	18,802
Repairs & Maintenance	36,500	37,048	37,603
Management Fee	35,601	49,604	51,836
Total Expenditures	481,052	501,737	510,751
Net Operating Income (NOI)	705,643	738,359	785,149
Equity	3,340,000	3,340,000	3,340,000
Principal	7,410,000	7,410,000	7,410,000
<i>Annual Debt Service</i>	<i>(395,824)</i>	<i>(395,824)</i>	<i>(395,824)</i>
Cash Flow After Debt Service (CFADS)	309,818	342,535	389,325

Number of Units	73	73	73
Price per SF	\$ 209	\$ 209	\$ 209
Price per Unit	\$ 147,260	\$ 147,260	\$ 147,260
Gross Rent Multiple	8.79	8.41	8.05
Capitalization Rate	6.56%	6.87%	7.30%
Cash-On-Cash Return	9.28%	10.26%	11.66%
Recovery of Equity (Years)	10.78	9.75	8.58
Operating Expenditure Ratio (OER)	41%	40%	39%
Debt Service Coverage Ratio (DSCR)	1.78	1.87	1.98
Maximum Annual DSCR (Utilizing 1.40)	\$ 504,030	\$ 527,399	\$ 560,821
Free & Clear Rate of Return	6.56%	6.87%	7.30%
Constant Percentage Rate a/k/a Mortgage Capitalization I	3.43%	3.43%	3.43%

Rent Roll

#	Apt	Bldg	Tenant Name	Unit Type	Status	Lease Expiration	Legal Rent	Actual Rent	Loss to Lease	Subsidy Name
1	A01	1967	Martha Herrera		RS		\$795	\$795	\$0	
2	A02	1967	Cheryl Torres		RS		\$782	\$807	\$25	
3	A03	1967	Yalanda Duran		RS		\$963	\$989	\$26	
4	A21	1967	Ana Ramirez		RS		\$1,473	\$1,473	\$0	S8 NYCHA
5	A22	1967	Laura Swoboda		RS		\$1,385	\$1,385	\$0	
6	A23	1967	Yeady Paulina Cruz Corporan		RS		\$1,224	\$1,221	(\$3)	
7	A31	1967	Adalberto Leyba Valera		RS		\$1,565	\$1,608	\$43	
8	A32	1967	Magnolia Pena		RS		\$1,433	\$1,436	\$3	
9	A33	1967	Guarionex Figueroa		RS		\$1,918	\$1,750	(\$168)	
10	A41	1967	Jailyn Garcia		RS		\$2,021	\$1,755	(\$266)	
11	A42	1967	Melissa Pastrana		RS		\$3,073	\$1,871	(\$1,203)	
12	A43	1967	Yanira Guerrero		RS		\$933	\$959	\$26	
13	A51	1967	Jimmy Bermudez		RS		\$1,148	\$1,148	\$0	
14	A52	1967	Lenor S. Rodriguez		RS		\$1,167	\$1,167	\$0	
15	A53	1967	Cary Infante		RS		\$1,923	\$1,535	(\$388)	
16	B05	1967	Comunilife		RS		\$1,981	\$1,733	(\$248)	
17	B06	1967	Margaree Robinson		RS		\$698	\$757	\$59	
18	B07	1967	Dawmy Reynosa		RS		\$1,224	\$1,554	\$329	
19	B24	1967	Delma Alcantra		RS		\$1,243	\$1,308	\$65	
20	B25	1967	Luis Fernando Reyes Dioses		RS		\$2,363	\$2,363	\$0	
21	B26	1967	Carlos Diaz Almonte		RS		\$1,551	\$1,551	\$0	
22	B27	1967	Carmen Rosado		RS		\$944	\$944	\$0	
23	B34	1967	Ranfery Diaz Labra		RS		\$867	\$867	\$0	
24	B35	1967	Jorge Castillo		RS		\$887	\$887	\$0	
25	B36	1967	Deborah Cooper		RS		\$1,908	\$1,908	\$0	
26	B37	1967	Daniel Jose Cepeda Grullon		RS		\$1,638	\$1,634	(\$4)	
27	B44	1967	Bridging Access to Care		RS		\$3,315	\$1,734	(\$1,581)	
28	B45	1967	Dairy Durant		RS		\$2,795	\$1,800	(\$995)	
29	B46	1967	Cristiana Gabriela Ruiz Sanchez		RS		\$1,871	\$1,871	\$0	
30	B47	1967	Terri Roe		RS		\$1,854	\$1,805	(\$50)	
31	B54	1967	Christian Martinez		RS		\$1,654	\$1,614	(\$40)	
32	B55	1967	Valerie Allen		RS		\$1,988	\$1,458	(\$530)	
33	B56	1967	Colene Vallade Bates		RS		\$1,129	\$1,150	\$21	
34	B57	1967	Edrick hart		RS		\$1,803	\$1,803	\$0	
35	BSMT	1967	Superintendent		RS		\$0	\$0	\$0	
36	SA	1967	Carmen Ramas Mendoza		RS		\$567	\$567	\$0	
37	SB	1967	Hector Velezayuso		RS		\$1,747	\$1,747	\$0	
38	A01	1971	Aissata Diallo		RS		\$2,402	\$2,402	\$0	
39	A02	1971	Andres Romero		RS		\$747	\$710	(\$37)	
40	A03	1971	Felix Aguilar		RS		\$1,620	\$1,495	(\$126)	
41	A21	1971	Yosmari Diaz		RS		\$2,201	\$1,605	(\$596)	
42	A22	1971	Carlos Cabrera		RS		\$1,237	\$1,258	\$21	
43	A23	1971	Dedrea Epps		RS		\$2,033	\$1,612	(\$421)	
44	A31	1971	Dorothy Felton		RS		\$586	\$617	\$31	
45	A32	1971	Braulio Falu		RS		\$852	\$852	\$0	
46	A33	1971	Michael Brown		RS		\$1,491	\$1,516	\$25	
47	A41	1971	Ellis J. Gusman		RS		\$1,699	\$1,699	\$0	
48	A42	1971	Carmen Chacon		RS		\$794	\$815	\$21	
49	A43	1971	Raheem Saxon		RS		\$1,800	\$1,800	\$0	
50	A51	1971	Rosales Bernardita		RS		\$1,016	\$1,016	\$0	
51	A52	1971	Alduey Mercedez		RS		\$1,840	\$1,804	(\$36)	
52	A53	1971	Juan Aguilar		RS		\$911	\$929	\$19	
53	B05	1971	Luna Valerien		RS		\$1,505	\$1,505	\$0	
54	B06	1971	Isabel Martiz		RS		\$948	\$948	\$0	
55	B07	1971	Jamal Chase		RS		\$1,850	\$1,985	\$136	
56	B24	1971	Ashley Apolinario		RS		\$1,300	\$1,300	\$0	
57	B25	1971	Nesi Blanco Johnson		RS		\$1,620	\$1,157	(\$463)	
58	B26	1971	Rosi Sanchez		RS		\$1,426	\$1,426	\$0	
59	B27	1971	Anthony Good		RS		\$1,566	\$1,566	\$0	
60	B34	1971	Vanessa Nasert		RS		\$2,137	\$1,459	(\$678)	
61	B35	1971	Flores Modesto		RS		\$1,111	\$1,111	\$0	
62	B36	1971	Menuar Androide		RS		\$1,928	\$1,876	(\$52)	
63	B37	1971	Aileen Baez		RS		\$824	\$868	\$43	
64	B44	1971	Jamie Johnson		RS		\$2,054	\$1,377	(\$677)	
65	B45	1971			RS		\$2,729	\$0	(\$2,729)	
66	B46	1971	Aybar Bolivar		RS		\$1,621	\$1,621	\$0	
67	B47	1971	Michaels Owens		RS		\$1,854	\$1,780	(\$74)	
68	B54	1971	Terrance M. Serrano		RS		\$2,081	\$2,081	\$0	
69	B55	1971	Armando Caballero		RS		\$836	\$836	\$0	
70	B56	1971	Jose Cruz		RS		\$2,302	\$2,231	(\$71)	
71	B57	1971	Miguel Delacruz		RS		\$2,385	\$1,534	(\$851)	
72	NA	1971	Lesly Ramos		RS		\$2,517	\$2,509	(\$8)	
73	NB	1971	Cynthia Figueroa		RS		\$1,697	\$1,697	\$0	

Total Monthly Income	\$113,352	\$101,950	(\$11,402)
Total Annual Income	\$1,360,224	\$1,223,397	(\$136,827)

Amortization Schedule

Loan Terms	
Loan Start Date	7/1/2025
Loan Amount	7,410,000
Interest Rate	3.430%
Term of Loan (Years)	30

Output	Monthly Payment	Annual Payment
Year 1-3	(\$32,985)	(\$395,824)

Principal Balance	
3 Years	7,410,000

Date	No.	Payment Date	Beginning Balance	Interest	Principal Repayments	Ending Balance	Cumulative Interest	Additional Principal	Ending Balance
7/1/2025	1		7,410,000	21,180	-	7,410,000	21,180	-	7,410,000
8/1/2025	2		7,410,000	21,180	-	7,410,000	42,361	-	7,410,000
8/29/2025	3		7,410,000	21,180	-	7,410,000	63,541	-	7,410,000
9/29/2025	4		7,410,000	21,180	-	7,410,000	84,721	-	7,410,000
10/29/2025	5		7,410,000	21,180	-	7,410,000	105,901	-	7,410,000
11/29/2025	6		7,410,000	21,180	-	7,410,000	127,082	-	7,410,000
12/29/2025	7		7,410,000	21,180	-	7,410,000	148,262	-	7,410,000
1/29/2026	8		7,410,000	21,180	-	7,410,000	169,442	-	7,410,000
3/1/2026	9		7,410,000	21,180	-	7,410,000	190,622	-	7,410,000
3/31/2026	10		7,410,000	21,180	-	7,410,000	211,803	-	7,410,000
5/1/2026	11		7,410,000	21,180	-	7,410,000	232,983	-	7,410,000
5/31/2026	12		7,410,000	21,180	-	7,410,000	254,163	-	7,410,000
7/1/2026	13		7,410,000	21,180	-	7,410,000	275,343	-	7,410,000
8/1/2026	14		7,410,000	21,180	-	7,410,000	296,524	-	7,410,000
8/30/2026	15		7,410,000	21,180	-	7,410,000	317,704	-	7,410,000
9/30/2026	16		7,410,000	21,180	-	7,410,000	338,884	-	7,410,000
10/30/2026	17		7,410,000	21,180	-	7,410,000	360,064	-	7,410,000
11/30/2026	18		7,410,000	21,180	-	7,410,000	381,245	-	7,410,000
12/30/2026	19		7,410,000	21,180	-	7,410,000	402,425	-	7,410,000
1/30/2027	20		7,410,000	21,180	-	7,410,000	423,605	-	7,410,000
3/2/2027	21		7,410,000	21,180	-	7,410,000	444,785	-	7,410,000
4/1/2027	22		7,410,000	21,180	-	7,410,000	465,966	-	7,410,000
5/2/2027	23		7,410,000	21,180	-	7,410,000	487,146	-	7,410,000
6/1/2027	24		7,410,000	21,180	-	7,410,000	508,326	-	7,410,000
7/2/2027	25		7,410,000	21,180	-	7,410,000	529,506	-	7,410,000
8/2/2027	26		7,410,000	21,180	-	7,410,000	550,687	-	7,410,000
9/2/2027	27		7,410,000	21,180	-	7,410,000	571,867	-	7,410,000
10/2/2027	28		7,410,000	21,180	-	7,410,000	593,047	-	7,410,000
11/2/2027	29		7,410,000	21,180	-	7,410,000	614,227	-	7,410,000
12/2/2027	30		7,410,000	21,180	-	7,410,000	635,408	-	7,410,000
1/2/2028	31		7,410,000	21,180	-	7,410,000	656,588	-	7,410,000
2/2/2028	32		7,410,000	21,180	-	7,410,000	677,768	-	7,410,000
3/1/2028	33		7,410,000	21,180	-	7,410,000	698,948	-	7,410,000
4/1/2028	34		7,410,000	21,180	-	7,410,000	720,129	-	7,410,000
5/1/2028	35		7,410,000	21,180	-	7,410,000	741,309	-	7,410,000
6/1/2028	36		7,410,000	21,180	-	7,410,000	762,489	-	7,410,000



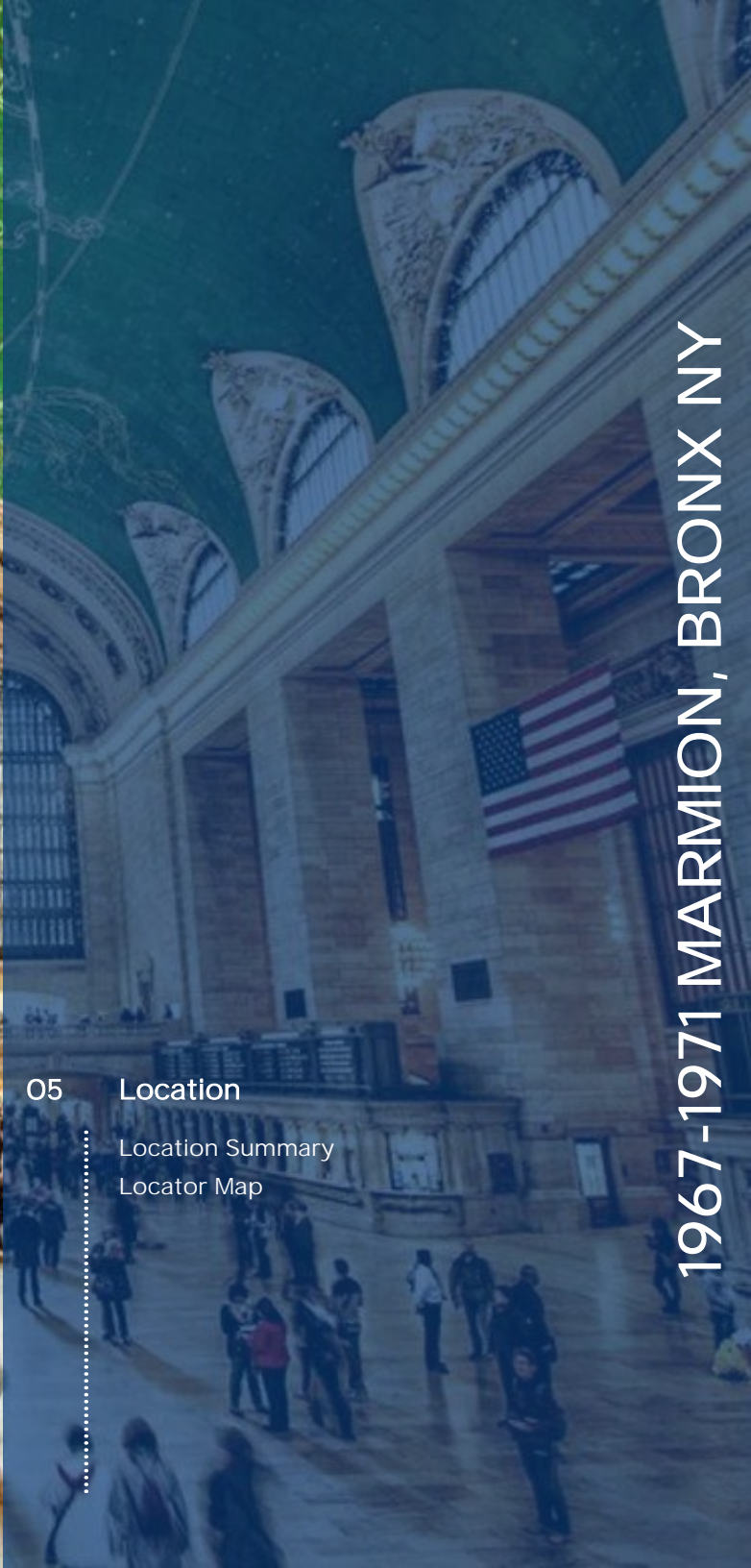
05

Location

Location Summary

Locator Map

1967-1971 MARMION, BRONX NY



Living in The Bronx, NY

- The Bronx is a great place to live in New York City. Home to the famous Yankee Stadium, New York City Botanical Gardens, and the largest urban zoo, The Bronx Zoo, this New York City borough is full of things to enjoy. The Bronx is located between the Harlem neighborhood of Manhattan and the Westchester/Yonkers area. The Bronx is one of the most diverse areas in the country. One of the most famous destinations for food-ies is Arthur Avenue in Belmont (which is also known as "The Little Italy" of The Bronx).
- The Bronx is one of the most fascinating boroughs of NYC. The construction of the neighborhoods and the decimation that followed in the 70s make each street full of history, character and excitement. There are plenty of unique aspects about The Bronx, for one, it is the only NYC borough that has a definite article in its name!

Most Affordable NYC Borough

- The Bronx is a great option for families because the borough is typically more affordable than Manhattan, Brooklyn, Staten Island and Queens. According to price comparisons, rent and restaurant prices are cheaper in The Bronx than in other parts of the city.
- Though there are loads of affordable areas of The Bronx, there are also several affluent neighborhoods with higher real estate prices like Spuyten Duyvil, Riverdale and Morris Park. These areas (located in the West Bronx) offer more suburban style living, complete with front yards and car garages. These quaint, tree-lined communities are great for families or those looking to get away from the hustle and bustle of the city.

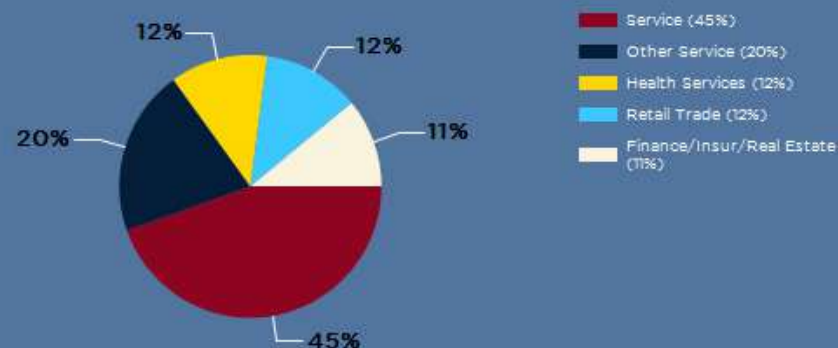
Transportation is Easy

- Transportation in The Bronx is easy. Like in other boroughs of New York City, subways and buses that are part of the Metropolitan Transportation Authority (MTA) can help transport you from neighborhood to neighborhood or borough to borough.

In The Bronx alone, there are 70 different subway stations, nine of them being express-local trains that can get you quickly to and from your destination. .

Another advantage of living in The Bronx is that parking is much easier to find than in other boroughs, and street traffic is not as heavy.

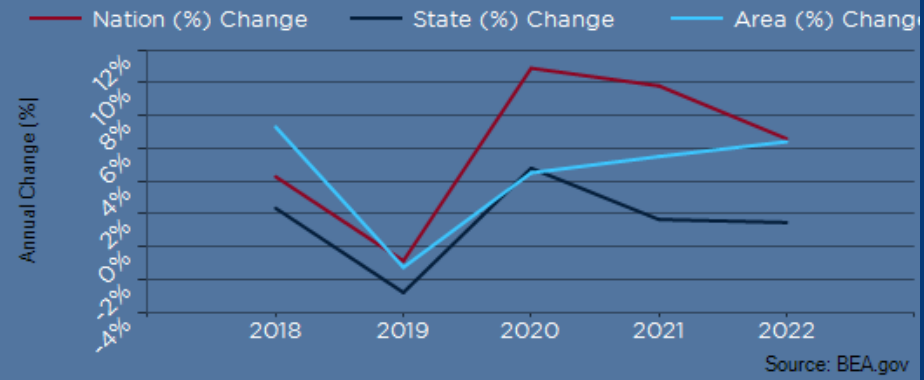
Major Industries by Employee Count



Largest Employers

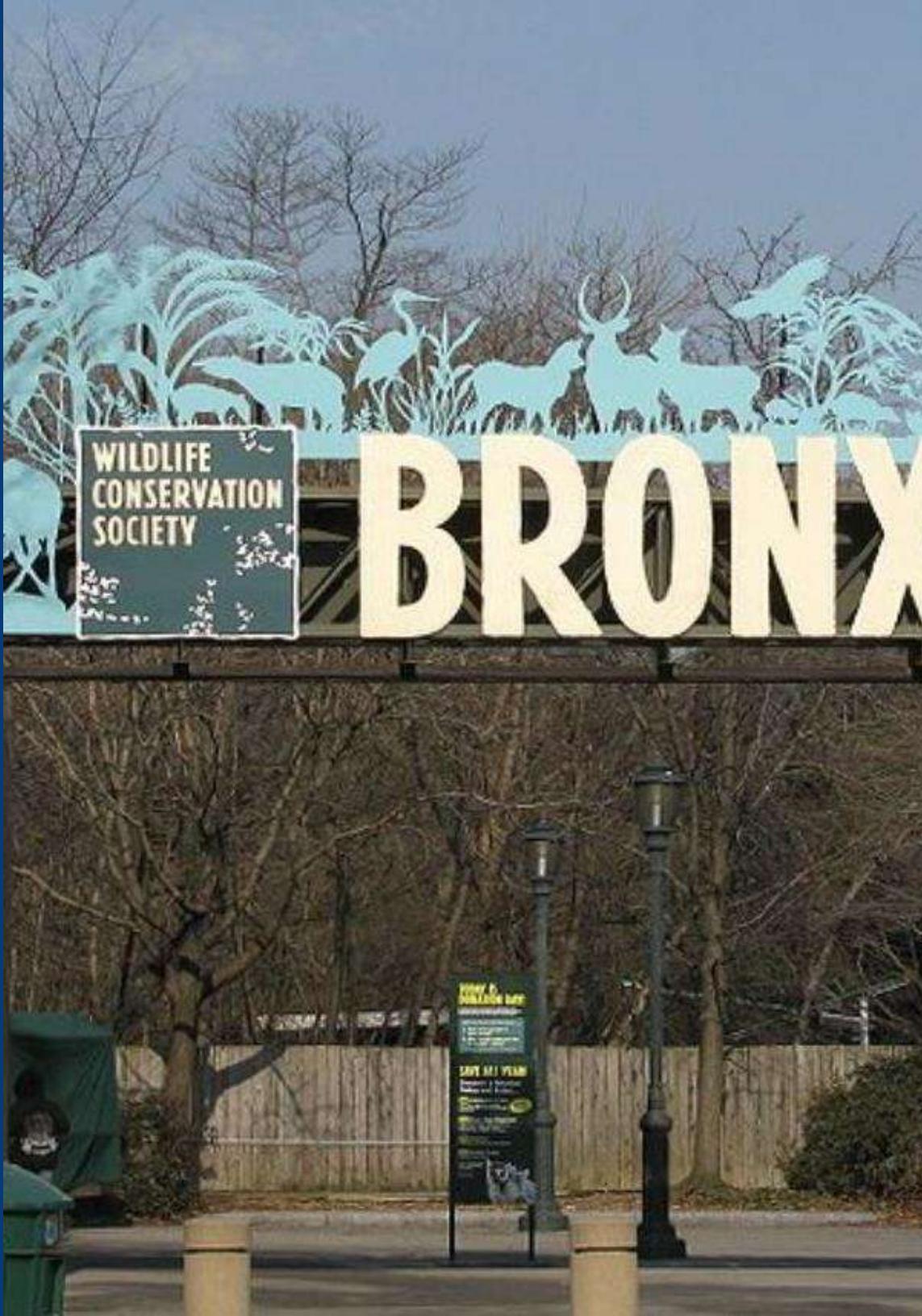
Montefiore Health System	10,000
Albert Einstein College of Medicine	2,000
St. Barnabas Hospital	1,000
BronxCare Health System	1,000
Fordham University	500
Per Scholas	200
New York Botanical Garden	200
Acacia Network	200

Bronx County GDP Trend





[Report a map error](#)



06

Demographics

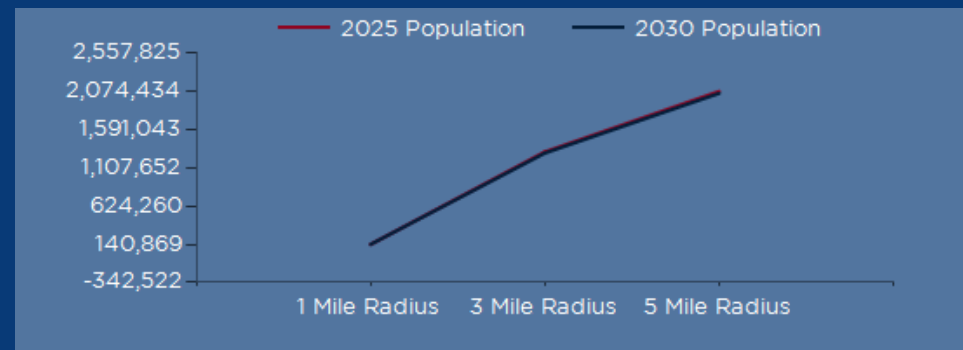
Demographics

1967-1971 MARMION, BRONX NY

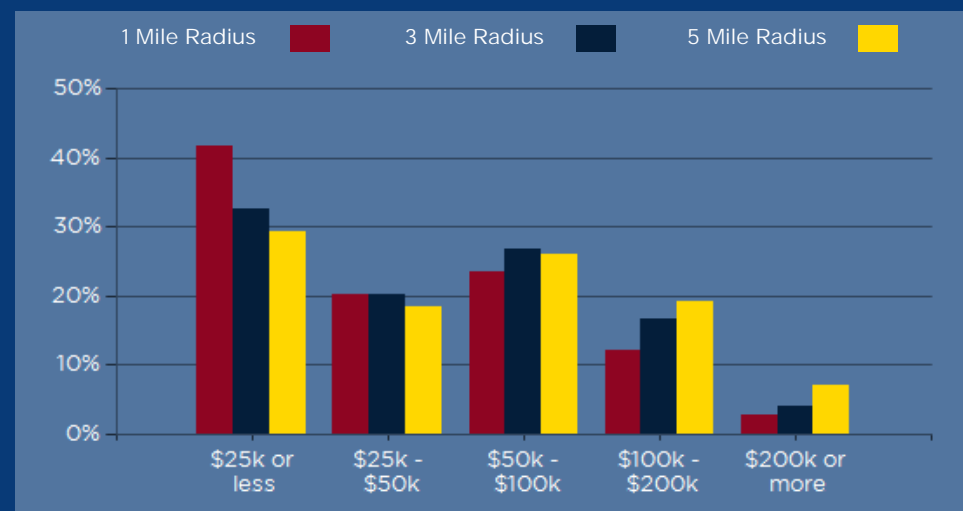
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	124,756	1,270,148	2,012,608
2010 Population	133,797	1,303,285	2,054,826
2025 Population	140,871	1,310,505	2,074,434
2030 Population	140,869	1,295,329	2,050,198
2025-2030: Population: Growth Rate	0.00%	-1.15%	-1.15%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	15,428	110,473	163,230
\$15,000-\$24,999	6,047	46,718	69,699
\$25,000-\$34,999	4,365	39,836	59,890
\$35,000-\$49,999	6,057	56,994	85,703
\$50,000-\$74,999	7,646	76,520	120,340
\$75,000-\$99,999	4,507	53,154	86,556
\$100,000-\$149,999	4,216	54,293	98,712
\$150,000-\$199,999	1,997	25,525	52,300
\$200,000 or greater	1,395	19,275	55,987
Median HH Income	\$34,968	\$45,873	\$52,645
Average HH Income	\$55,650	\$67,867	\$81,214

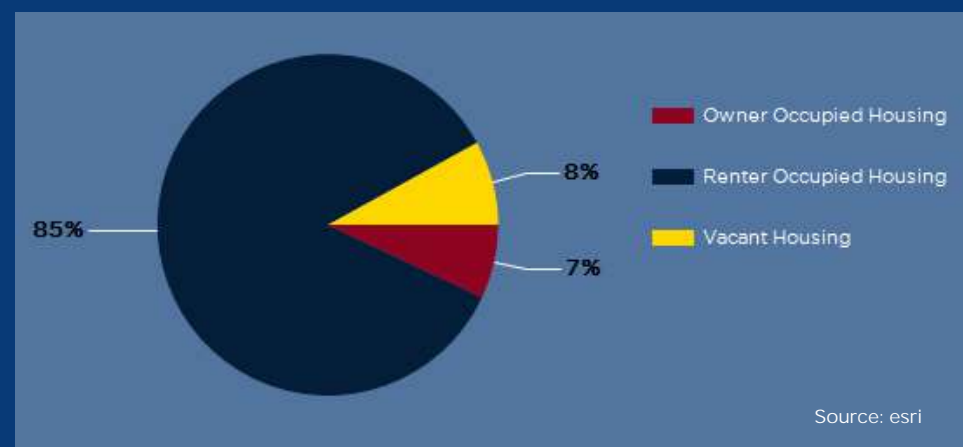
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	44,373	459,269	762,322
2010 Total Households	44,989	452,655	743,915
2025 Total Households	51,657	482,810	792,471
2030 Total Households	53,456	492,434	805,476
2025 Average Household Size	2.62	2.63	2.52
2025-2030: Households: Growth Rate	3.45%	2.00%	1.65%



2025 Household Income

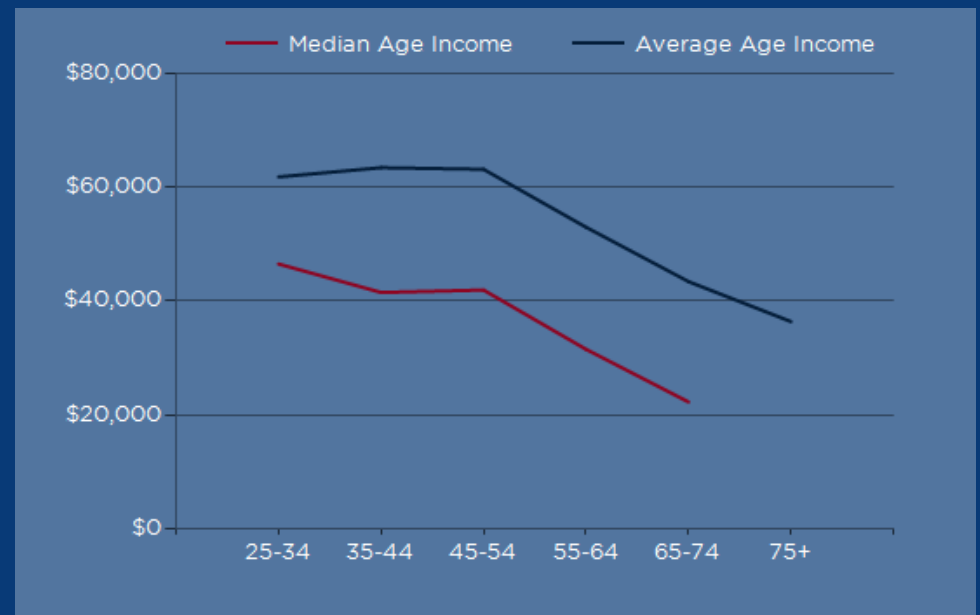
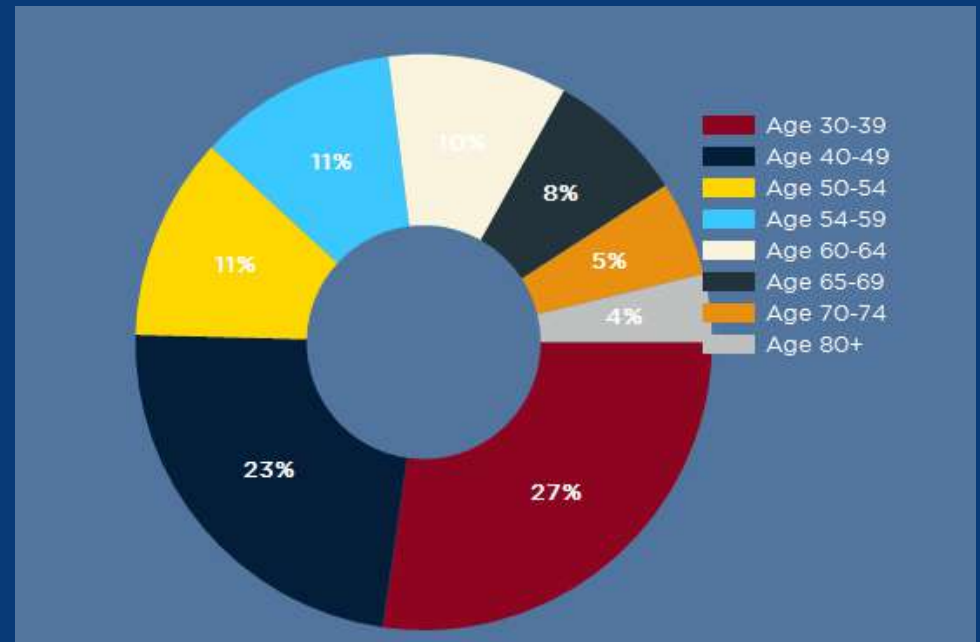


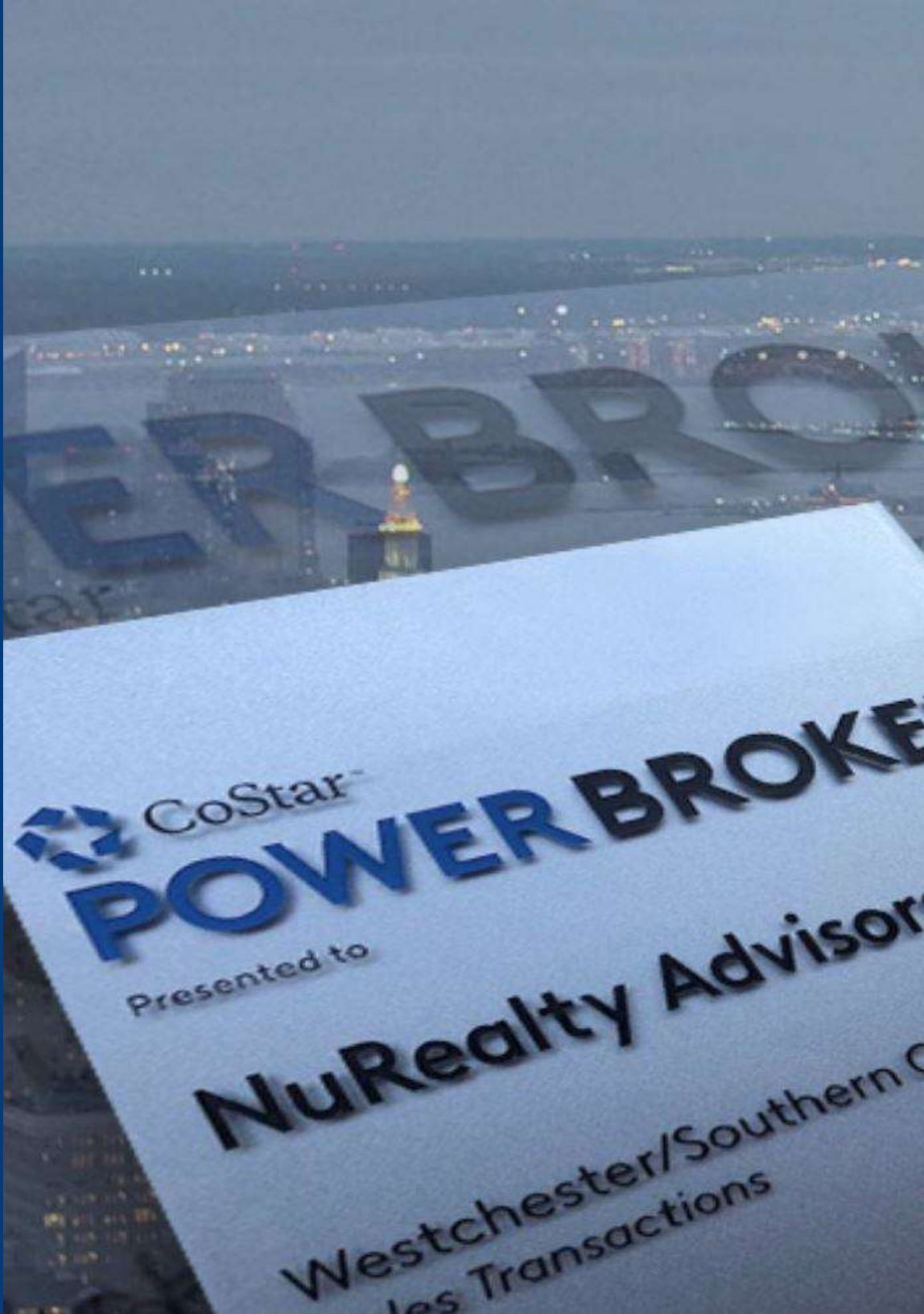
2025 Own vs. Rent - 1 Mile Radius



2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	10,760	106,717	175,836
2025 Population Age 35-39	9,825	94,089	150,518
2025 Population Age 40-44	9,321	89,265	140,444
2025 Population Age 45-49	8,130	78,839	124,024
2025 Population Age 50-54	8,630	82,160	129,732
2025 Population Age 55-59	8,444	79,944	126,156
2025 Population Age 60-64	7,593	76,773	122,786
2025 Population Age 65-69	5,840	61,526	101,126
2025 Population Age 70-74	4,037	44,878	76,126
2025 Population Age 75-79	2,874	32,048	56,410
2025 Population Age 80-84	1,993	20,444	36,811
2025 Population Age 85+	1,754	20,591	38,687
2025 Population Age 18+	105,557	1,022,399	1,656,150
2025 Median Age	34	36	37
2030 Median Age	35	38	39

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$46,551	\$56,131	\$62,898
Average Household Income 25-34	\$61,883	\$74,276	\$88,194
Median Household Income 35-44	\$41,530	\$54,017	\$61,685
Average Household Income 35-44	\$63,528	\$77,066	\$92,925
Median Household Income 45-54	\$41,967	\$54,083	\$62,118
Average Household Income 45-54	\$63,236	\$76,567	\$92,876
Median Household Income 55-64	\$31,514	\$42,831	\$50,703
Average Household Income 55-64	\$53,040	\$65,960	\$80,424
Median Household Income 65-74	\$22,227	\$32,948	\$38,065
Average Household Income 65-74	\$43,442	\$56,234	\$67,941
Average Household Income 75+	\$36,396	\$47,159	\$55,862





07

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.

1967-1971 Marmion, Bronx NY

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:



Michael Nukho

NuRealty Advisors Inc.
President
(914) 670-7065
MNukho@NuRealtyAdvisors.com
Lic: 10311203305



Lukasz Przybylek

NuRealty Advisors Inc.
Executive Vice President
(914) 479-2721
LukaszPrzybylek@gmail.com
Lic: 10301212062

