



148 S 13th Avenue, Mt. Vernon, NY

2 Apts & 1 Cellar Unit *
Renovated * 11% \$/\$ Return

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148 S 13th Avenue
Mt. Vernon, NY 10553-1331



NU REALTY
ADVISORS INC

148 S 13th Avenue, Mt. Vernon, NY

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	148 S 13th Avenue Mt. Vernon NY 10553-1331
COUNTY	Westchester
MARKET	Westchester
BUILDING SF	2,950 SF
LAND SF	2,614 SF
NUMBER OF UNITS	2
YEAR BUILT	1909
APN	55080016902130140180000000
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$849,000
PRICE PSF	\$287.80
PRICE PER UNIT	\$424,500

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	81,509	477,689	1,228,196
2025 Median HH Income	\$73,828	\$71,819	\$64,704
2025 Average HH Income	\$100,030	\$108,500	\$99,597



Investment Summary

- NuRealty Advisors Inc. is pleased to present the Exclusive Listing for 148 S 13th Avenue, Mt. Vernon, NY. This renovated property features two Large Residential units plus one Cellar unit, with an ideal unit mix.

Unit Layout:

- (1) Four-Bedroom / One-Bath Apartment
- (1) Three-Bedroom / One-Bath Apartment
- (1) Cellar Unit

The property also offers a backyard with a pavers and a large gazebo.

Property Highlights:

- Full building renovation in Year 2025 (windows, plumbing, roof etc)
- Free-Market Asset
- Property is vacant and can be delivered as such
- Significant Upside in Rent Roll
- Conveniently Located Within Walking Distance to Metro-North Train Station

This is an excellent opportunity for investors seeking a fully renovated property.

For more information, contact:
Team@NuRealtyAdvisors.com





02

Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	2
BUILDING SF	2,950
LAND SF	2,614
YEAR BUILT	1909
# OF PARCELS	1
BUILDING CLASS	C
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
4BR / 1BATH	1 Unit
3BR / 2BATH	1 Unit
CELLAR UNIT	1 Unit
BUILDING RENOVATION	2025

UTILITIES

WATER	Owner Responsible
HOT WATER	Owner Responsible
HEAT	Owner Responsible
ELECTRIC	Tenant Responsible
GAS	Tenant Responsible















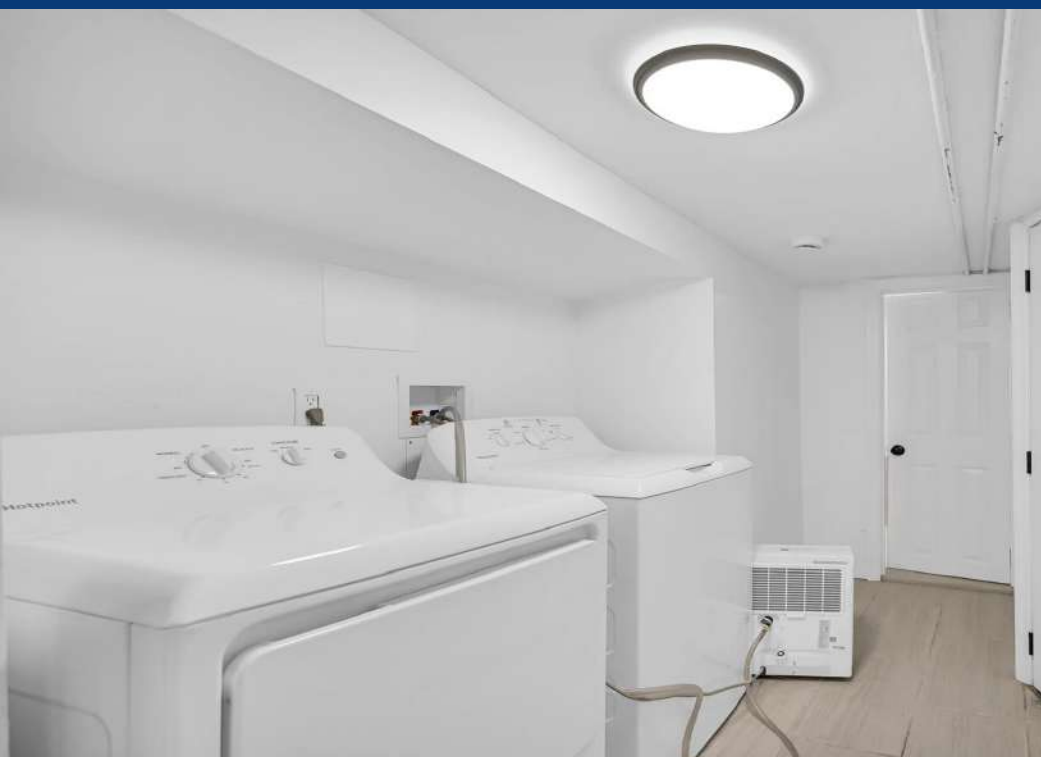


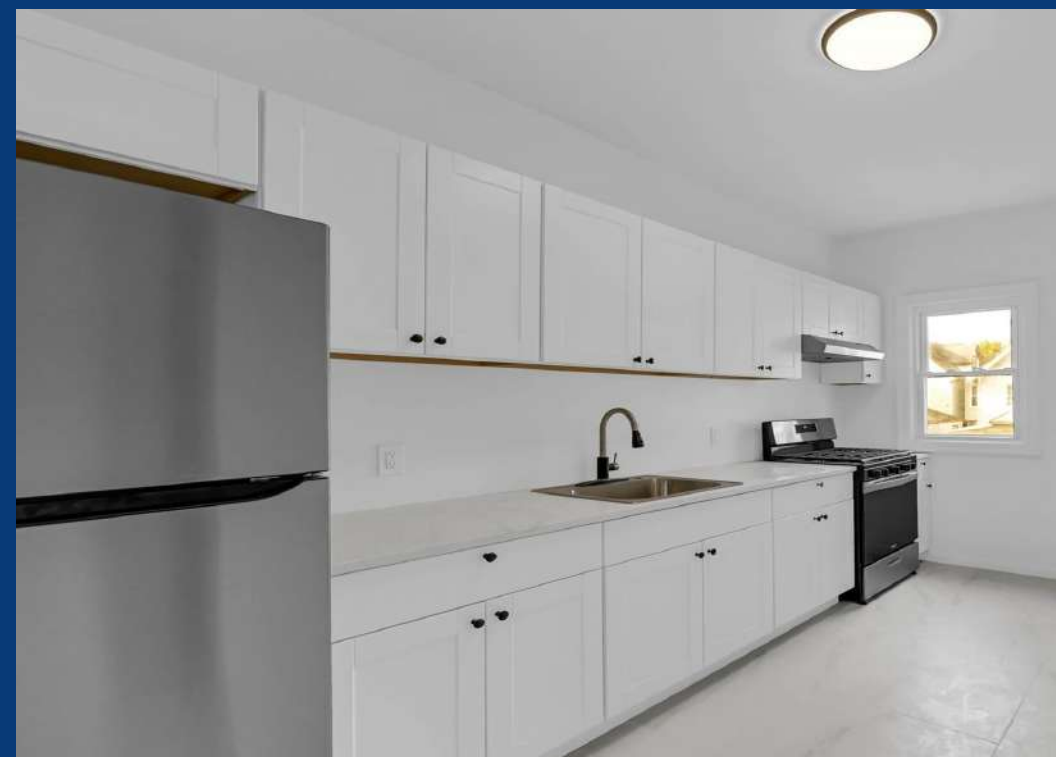
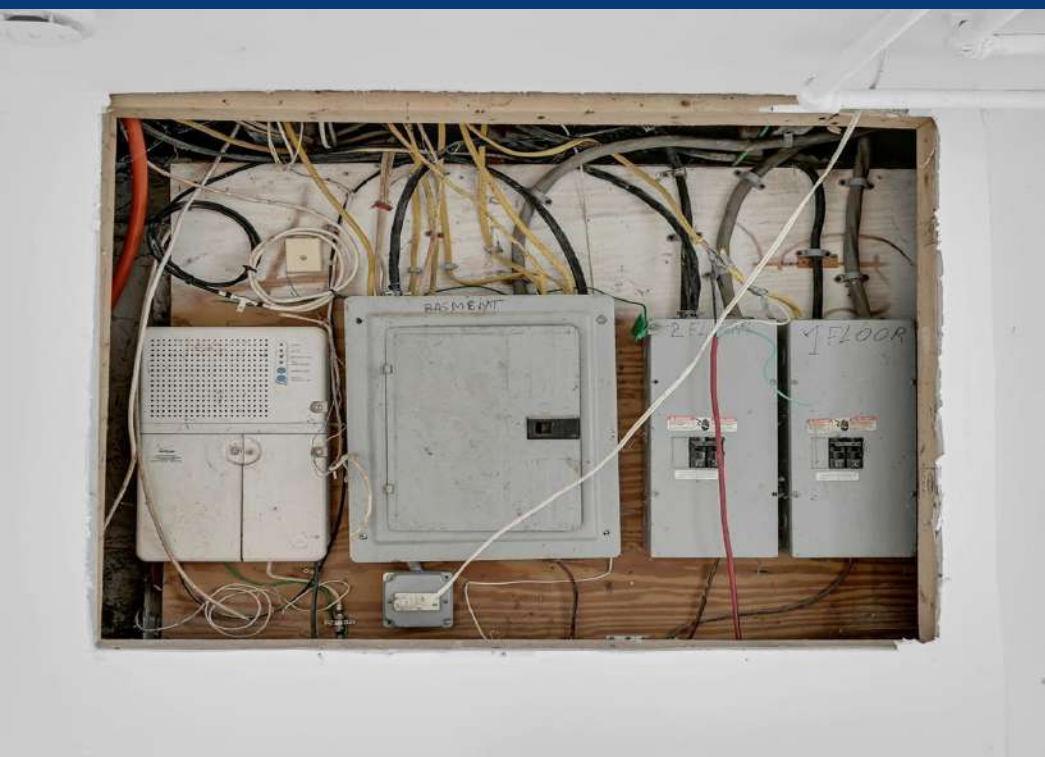


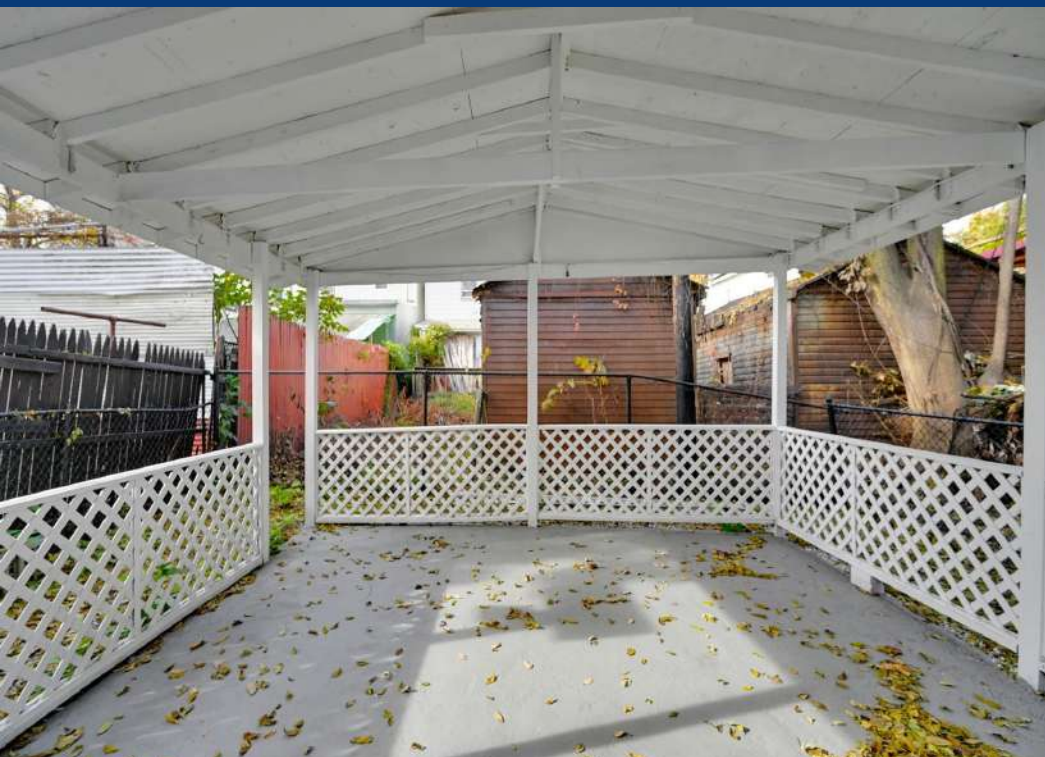




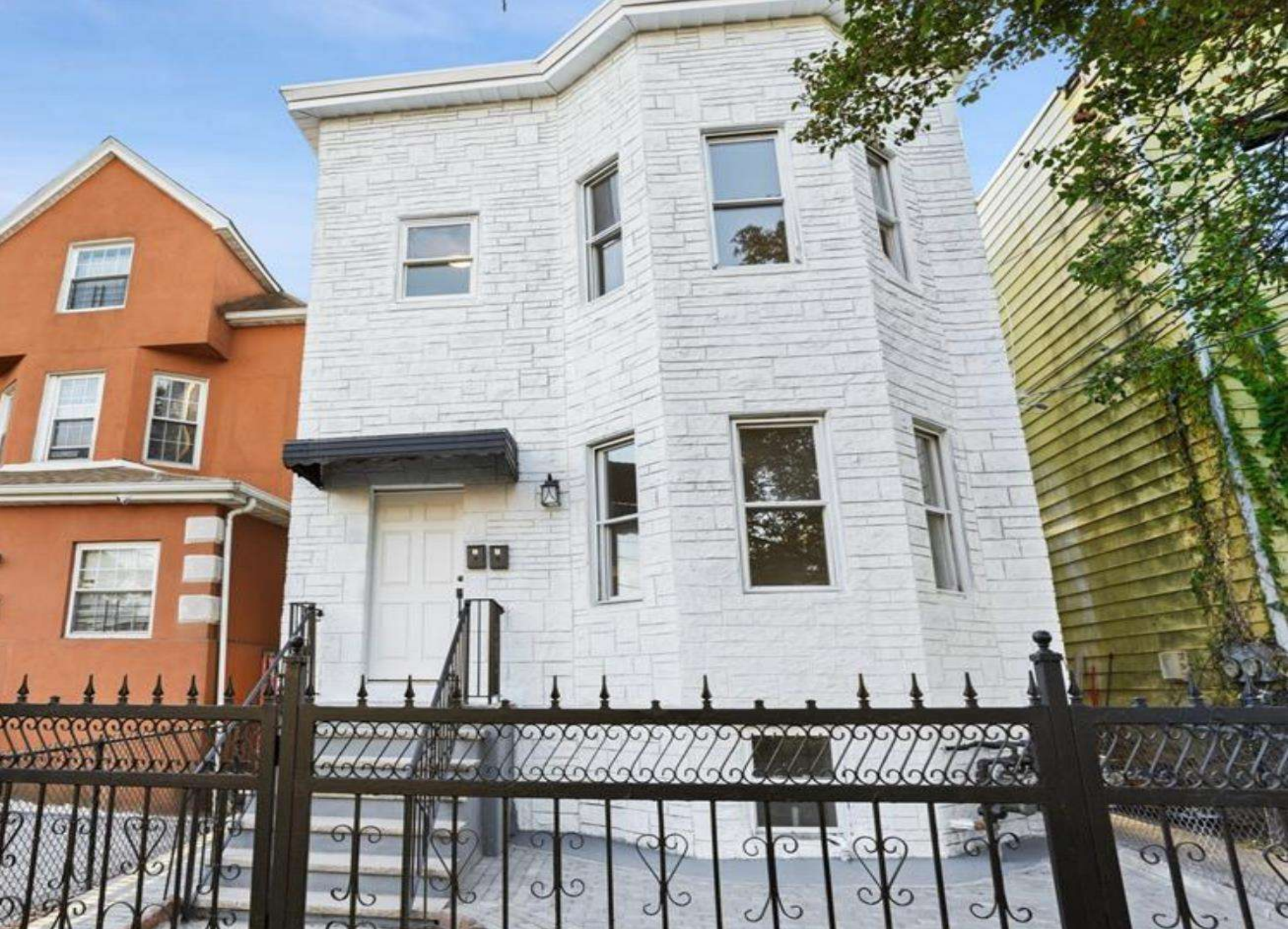














03

Financial Analysis

Description & Financial Analysis

148 S 13TH AVENUE, MT. VERNON, NY



Description & Summary

PROPERTY ADDRESS

1 148 S 13th Ave, Mount Vernon, NY 10550-3239

PROPERTY INFORMATION

Building SF	3,000
Lot SF	2,614
Class	C
Number of Residential Units	2
Cellar Unit	1
Stories	2
Year Built	1909
Elevator	N/a
Heat Type	Oil (AST)
APN	55080016902130140180000000
Block / Lot	3014 / 18

UTILITIES / RESPONSIBLE PARTY

Electric	Tenant
Cooking Gas	Tenant
Heat	Landlord
Hot Water	Landlord

UNIT MIX

Cellar Unit	1
3 Bedroom / 1 Bath	1
4 Bedroom / 1 Bath	1
Total Number of Units	3



Description & Summary

ACQUISITION STRUCTURE

Purchase Price	\$	849,000	A	
Initial Equity Investment	\$	254,700	30.00%	Equity Percentage
Loan Amount	\$	594,300	70.00%	Loan-to-Value (LTV) Percentage

ACQUISITION MATRIX

Number of Units		2.00
Price Per Unit	\$	424,500
Gross Rent Multiple (GRM)		10.58
Capitalization Rate		8.58%
Net Operating Income (NOI)	\$	72,882

PROPOSED DEBT STRUCTURE

Interest Rate	6.25%
Fixed Rate Period	5 Years
Equity Percentage	30.00%
Loan-to-Value (LTV) Percentage	70.00%
Interest Only Period	- Years
Amortization Period	5 Years
Loan Term	30 Years

PROPOSED ANNUAL INFLATION RATE

Residential Income	4.00%
Operating Expenditures	1.50%

INCOME / EXPENDITURE MODEL

Category	Percent (%)	\$ Per Unit	Total Value	\$ Per SF
Vacancy Rate	3.00%		\$ (2,406)	\$ (0.80)
Property Tax		\$ 8,250	\$ 16,500	\$ 5.50
Water & Sewer		\$ 850	\$ 1,700	\$ 0.57
Electric		\$ 200	\$ 420	\$ 0.14
Insurance		\$ 950	\$ 1,900	\$ 0.63
Heat		\$ 1,450	\$ 2,900	\$ 0.97
Repairs & Maintenance		\$ 300	\$ 600	\$ 0.20



Description & Summary

RETURN ON INVESTMENT (ROI) SUMMARY FOR HOLD PERIOD

Period	CFADS	Cash-On-Cash %	Cap Rate %	GRM
Year 1	\$ 28,971	11.37%	8.58%	10.58
Year 2	\$ 32,490	12.76%	9.00%	10.18
Year 3	\$ 36,158	14.20%	9.43%	9.79
Year 4	\$ 39,982	15.70%	9.88%	9.41
Year 5	\$ 43,968	17.26%	10.35%	9.05
Total CFADS Earned During Loan Term & Average ROIs	\$ 181,568 B	14.26%	9.45%	9.80

DISPOSITION SCENARIO AT YEAR 5

Net Operating Income at Year 5	\$ 87,878
Price Per Unit	\$ 627,702
Acquisition Capitalization Rate at Year 5	7.00%
Property Valuation at Year 5	\$ 1,255,404 C
Less: Purchase Price	\$ 849,000 A
Gross Excess Equity Earned at Year 5	\$ 406,404 D (C - A)
Add: Total CFADS Earned During Hold Period / Loan Term	\$ 181,568 B
Total Excess Equity and CFADS Recognized at Year 5	\$ 587,971 (D + B)

REFINANCE SCENARIO AT YEAR 5

Property Valuation at Year 5	\$ 1,255,404 C
Loan-to-Value Percentage	75%
Principal Loan Amount for Refinance	\$ 941,553
Repayment of Principal Balance of Initial Loan due at Year 5	(554,703)
Refinance - Cash Out	\$ 386,849
New Buying Power with New Cash Out Proceeds (25% Equity)	\$ 1,547,398

SUMMARY OF TRANSACTION

➡ At Year 5, the property would have collected a total Cash Flow After Debt Service (CFADS) of:	\$ 181,568
➡ At Year 5, all of the Initial Equity has been recovered and the valuation of the property has increased by:	\$ 406,404
➡ At Year 5, you will be able to refinance the property up to a 75% Loan-to-Value (LTV) for a Cash Out of:	\$ 386,849
➡ At Year 5, you will be able to purchase a New Property using the Cash Out Proceeds and Income of up to:	\$ 1,547,398

Cash Flow Analysis

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Market Rental Income	\$ 80,208	\$ 83,416	\$ 86,753	\$ 90,223	\$ 93,832
Cellar Unit	\$ 19,200	\$ 19,968	\$ 20,767	\$ 21,597	\$ 22,461
<i>Vacancy / Reserves</i>	<i>\$ (2,406)</i>	<i>\$ (2,502)</i>	<i>\$ (2,603)</i>	<i>\$ (2,707)</i>	<i>\$ (2,815)</i>
Effective Gross Income (EGI)	\$ 97,002	\$ 100,882	\$ 104,917	\$ 109,114	\$ 113,478
Real Estate Taxes	16,500	16,748	16,999	17,254	17,512
Water & Sewage	1,700	1,726	1,751	1,778	1,804
Electric	420	426	433	439	446
Insurance	2,000	2,030	2,060	2,091	2,123
Heat (Oil)	2,900	2,944	2,988	3,032	3,078
Repairs & Maintenance	600	609	618	627	637
Total Expenditures	24,120	24,482	24,849	25,222	25,600
Net Operating Income (NOI)	72,882	76,400	80,068	83,892	87,878
Equity	254,700	254,700	254,700	254,700	254,700
Principal	587,336	579,924	572,035	563,639	554,703
<i>Annual Debt Service</i>	<i>(43,910)</i>	<i>(43,910)</i>	<i>(43,910)</i>	<i>(43,910)</i>	<i>(43,910)</i>
Cash Flow After Debt Service (CFADS)	28,971	32,490	36,158	39,982	43,968

Number of Units	2	2	2	2	2
Price per SF	\$ 283	\$ 283	\$ 283	\$ 283	\$ 283
Price per Unit	\$ 424,500	\$ 424,500	\$ 424,500	\$ 424,500	\$ 424,500
Gross Rent Multiple	10.58	10.18	9.79	9.41	9.05
Capitalization Rate	8.58%	9.00%	9.43%	9.88%	10.35%
Cash-On-Cash Return	11.37%	12.76%	14.20%	15.70%	17.26%
Recovery of Equity (Years)	8.79	7.84	7.04	6.37	5.79
Operating Expenditure Ratio (OER)	25%	24%	24%	23%	23%
Debt Service Coverage Ratio (DSCR)	1.68	1.78	1.89	2.01	2.14
Maximum Annual DSCR (Utilizing 1.40)	\$ 52,058	\$ 54,571	\$ 57,191	\$ 59,923	\$ 62,770
Free & Clear Rate of Return	8.58%	9.00%	9.43%	9.88%	10.35%
Constant Percentage Rate a/k/a Mortgage Capitalization	6.25%	6.25%	6.25%	6.25%	6.25%
+ Positive / - Negative Leverage	2.33%	2.75%	3.18%	3.63%	4.10%

Rent Roll

#	Unit Type	Status	Lease Expiration	Market Rent
1	3BR	Free-Mkt	TBD	\$3,215
2	4BR	Free-Mkt	TBD	\$3,469
Total Monthly Income				\$6,684
Total Annual Income				\$80,208

Amortization Schedule

Loan Terms	
Loan Start Date	1/1/2026
Loan Amount	594,300
Interest Rate	6.250%
Term of Loan (Years)	30

Output	Monthly Payment	Annual Payment
Year 1-5	(\$3,659)	(\$43,910)

Principal Balance	
5 Years	554,703

Date	No.	Payment Date	Beginning Balance	Interest	Principal Repayments	Ending Balance	Cumulative Interest	Additional Principal	Ending Balance
1/1/2026	1		594,300	3,095	(564)	593,736	3,095	-	593,736
2/1/2026	2		593,736	3,092	(567)	593,169	6,188	-	593,169
3/1/2026	3		593,169	3,089	(570)	592,599	9,277	-	592,599
4/1/2026	4		592,599	3,086	(573)	592,027	12,364	-	592,027
5/1/2026	5		592,027	3,083	(576)	591,451	15,447	-	591,451
6/1/2026	6		591,451	3,080	(579)	590,872	18,528	-	590,872
7/1/2026	7		590,872	3,077	(582)	590,291	21,605	-	590,291
8/1/2026	8		590,291	3,074	(585)	589,706	24,679	-	589,706
9/1/2026	9		589,706	3,071	(588)	589,118	27,751	-	589,118
10/1/2026	10		589,118	3,068	(591)	588,527	30,819	-	588,527
11/1/2026	11		588,527	3,065	(594)	587,933	33,884	-	587,933
12/1/2026	12		587,933	3,062	(597)	587,336	36,947	-	587,336
1/1/2027	13		587,336	3,059	(600)	586,736	40,006	-	586,736
2/1/2027	14		586,736	3,056	(603)	586,133	43,061	-	586,133
3/2/2027	15		586,133	3,053	(606)	585,526	46,114	-	585,526
4/2/2027	16		585,526	3,050	(610)	584,917	49,164	-	584,917
5/2/2027	17		584,917	3,046	(613)	584,304	52,210	-	584,304
6/2/2027	18		584,304	3,043	(616)	583,688	55,254	-	583,688
7/2/2027	19		583,688	3,040	(619)	583,069	58,294	-	583,069
8/2/2027	20		583,069	3,037	(622)	582,446	61,330	-	582,446
9/2/2027	21		582,446	3,034	(626)	581,821	64,364	-	581,821
10/2/2027	22		581,821	3,030	(629)	581,192	67,394	-	581,192
11/2/2027	23		581,192	3,027	(632)	580,560	70,421	-	580,560
12/2/2027	24		580,560	3,024	(635)	579,924	73,445	-	579,924
1/2/2028	25		579,924	3,020	(639)	579,285	76,466	-	579,285
2/2/2028	26		579,285	3,017	(642)	578,643	79,483	-	578,643
3/4/2028	27		578,643	3,014	(645)	577,998	82,496	-	577,998
4/3/2028	28		577,998	3,010	(649)	577,349	85,507	-	577,349
5/4/2028	29		577,349	3,007	(652)	576,697	88,514	-	576,697
6/3/2028	30		576,697	3,004	(656)	576,041	91,517	-	576,041
7/4/2028	31		576,041	3,000	(659)	575,382	94,518	-	575,382
8/4/2028	32		575,382	2,997	(662)	574,720	97,514	-	574,720
9/1/2028	33		574,720	2,993	(666)	574,054	100,508	-	574,054
10/2/2028	34		574,054	2,990	(669)	573,385	103,498	-	573,385
11/1/2028	35		573,385	2,986	(673)	572,712	106,484	-	572,712
12/2/2028	36		572,712	2,983	(676)	572,035	109,467	-	572,035
1/1/2029	37		572,035	2,979	(680)	571,356	112,446	-	571,356
2/1/2029	38		571,356	2,976	(683)	570,672	115,422	-	570,672
3/4/2029	39		570,672	2,972	(687)	569,985	118,394	-	569,985
4/3/2029	40		569,985	2,969	(691)	569,295	121,363	-	569,295

Amortization Schedule

Loan Terms	
Loan Start Date	1/1/2026
Loan Amount	594,300
Interest Rate	6.250%
Term of Loan (Years)	30

Output	Monthly Payment	Annual Payment
Year 1-5	(\$3,659)	(\$43,910)

Principal Balance	
5 Years	554,703

Date	No.	Payment Date	Beginning Balance	Interest	Principal Repayments	Ending Balance	Cumulative Interest	Additional Principal	Ending Balance
6/3/2029	42		568,601	2,961	(698)	567,903	127,290	-	567,903
7/4/2029	43		567,903	2,958	(701)	567,201	130,247	-	567,201
8/4/2029	44		567,201	2,954	(705)	566,496	133,202	-	566,496
9/2/2029	45		566,496	2,951	(709)	565,788	136,152	-	565,788
10/3/2029	46		565,788	2,947	(712)	565,075	139,099	-	565,075
11/2/2029	47		565,075	2,943	(716)	564,359	142,042	-	564,359
12/3/2029	48		564,359	2,939	(720)	563,639	144,981	-	563,639
1/2/2030	49		563,639	2,936	(724)	562,916	147,917	-	562,916
2/2/2030	50		562,916	2,932	(727)	562,188	150,849	-	562,188
3/5/2030	51		562,188	2,928	(731)	561,457	153,777	-	561,457
4/4/2030	52		561,457	2,924	(735)	560,722	156,701	-	560,722
5/5/2030	53		560,722	2,920	(739)	559,984	159,622	-	559,984
6/4/2030	54		559,984	2,917	(743)	559,241	162,538	-	559,241
7/5/2030	55		559,241	2,913	(746)	558,494	165,451	-	558,494
8/5/2030	56		558,494	2,909	(750)	557,744	168,360	-	557,744
9/2/2030	57		557,744	2,905	(754)	556,990	171,265	-	556,990
10/3/2030	58		556,990	2,901	(758)	556,232	174,166	-	556,232
11/2/2030	59		556,232	2,897	(762)	555,469	177,063	-	555,469
12/3/2030	60		555,469	2,893	(766)	554,703	179,956	-	554,703



04

Location

Location Summary

Local Business Map

Strategic Location

- Located just 14 miles from Midtown Manhattan, Mount Vernon offers quick access to NYC via the Metro-North Railroad (20-25 minutes to Grand Central) and major roadways including the Hutchinson River Parkway, Bronx River Parkway, and I-95.

Transit Convenience

- The city is serviced by four Metro-North train stations: Mount Vernon East, Mount Vernon West, Fleetwood, and Wakefield, making it one of the most commuter-friendly municipalities in Westchester County.

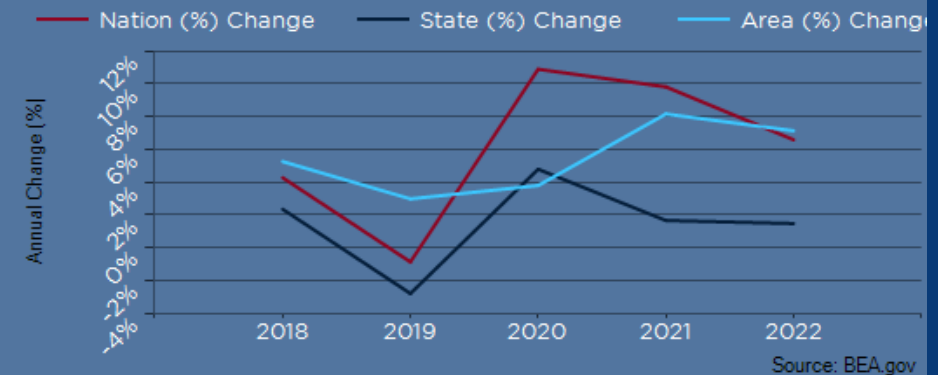
Active Development

- Mount Vernon has experienced a wave of new mixed-use and multifamily developments, with the city actively encouraging redevelopment in key corridors like South Fourth Avenue, Gramatan Avenue, and Mount Vernon West. With increased investor interest and city-backed initiatives, Mount Vernon's multifamily market presents strong value-add and long-term appreciation opportunities, particularly for properties near transit stations and commercial districts.

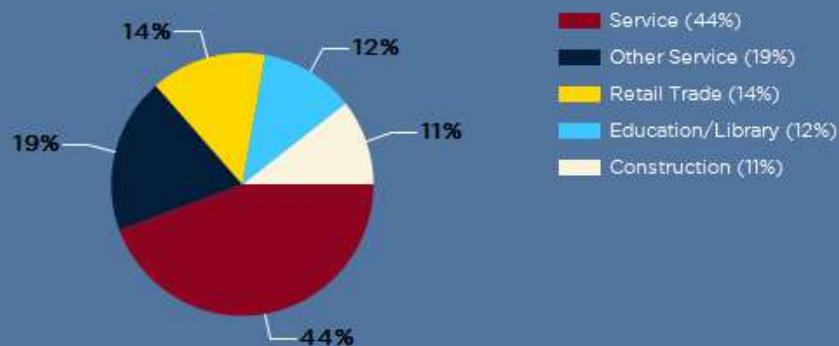
Largest Employers

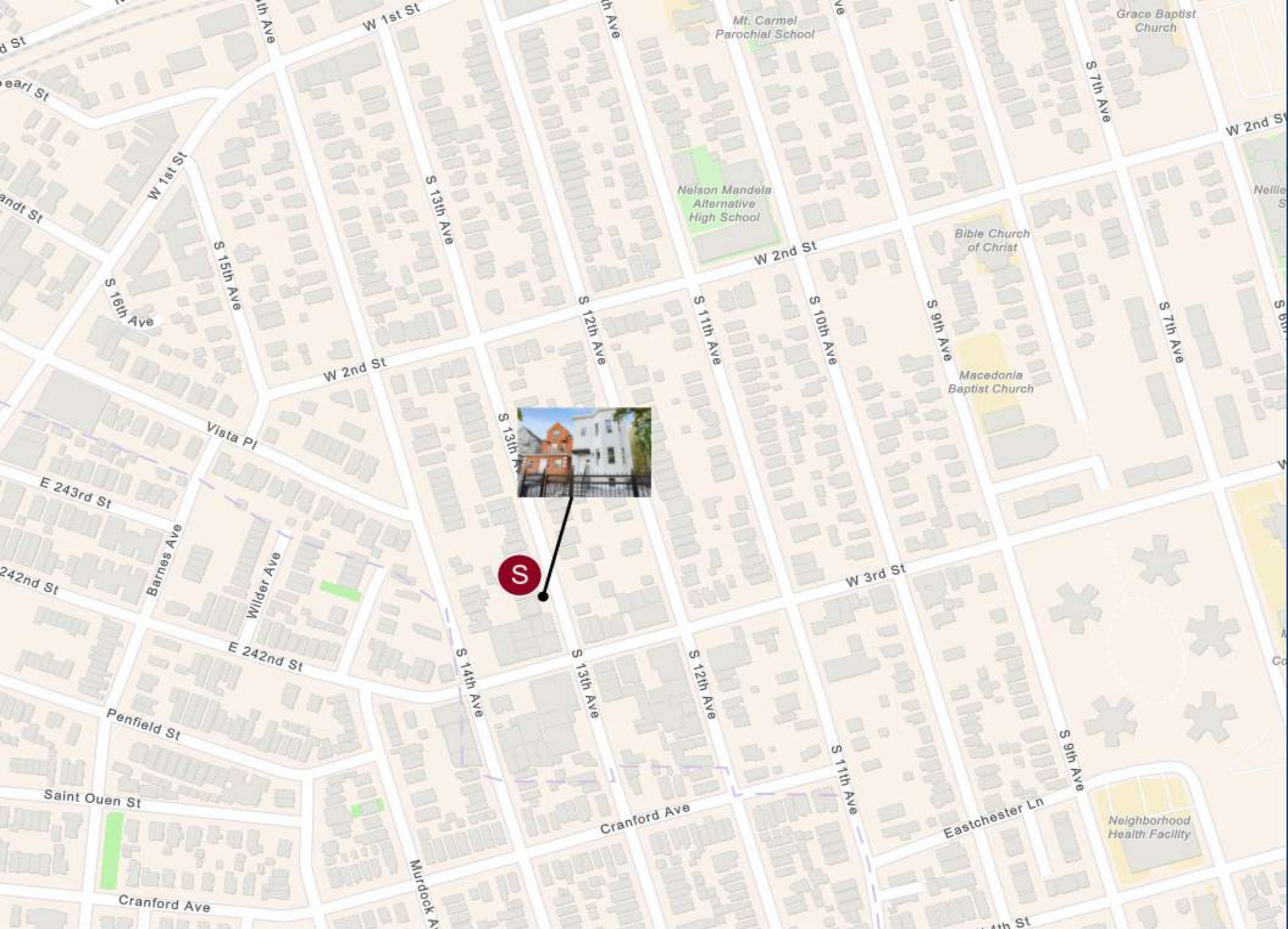
Montefiore Mount Vernon Hospital	1,000
Mount Vernon City School District	1,000
City of Mount Vernon	500
Mount Vernon Police Department	200
Mount Vernon Fire Department	200
Mount Vernon Department of Public Works	150
Mount Vernon Public Library	100
Mount Vernon Housing Authority	100

Westchester County GDP Trend



Major Industries by Employee Count







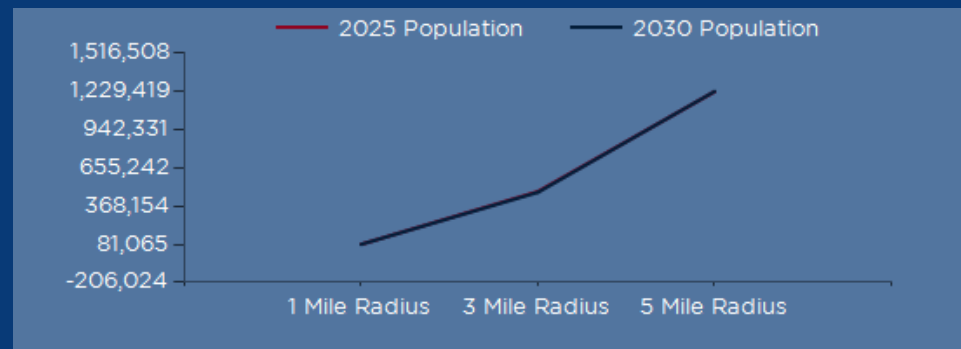
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Demographics

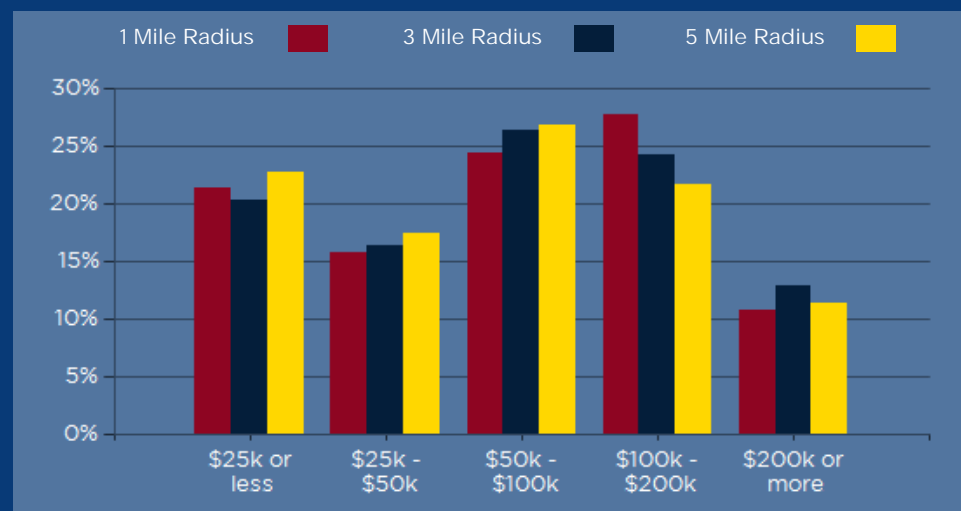
General Demographics
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	78,280	451,971	1,152,575
2010 Population	76,962	458,864	1,173,704
2025 Population	81,509	477,689	1,228,196
2030 Population	81,065	472,133	1,229,419
2025 African American	50,634	205,260	361,188
2025 American Indian	604	4,575	15,029
2025 Asian	2,411	23,142	74,827
2025 Hispanic	18,394	159,439	550,030
2025 Other Race	11,444	92,593	331,664
2025 White	8,689	98,775	289,498
2025 Multiracial	7,671	53,010	155,038
2025-2030: Population: Growth Rate	-0.55%	-1.15%	0.10%

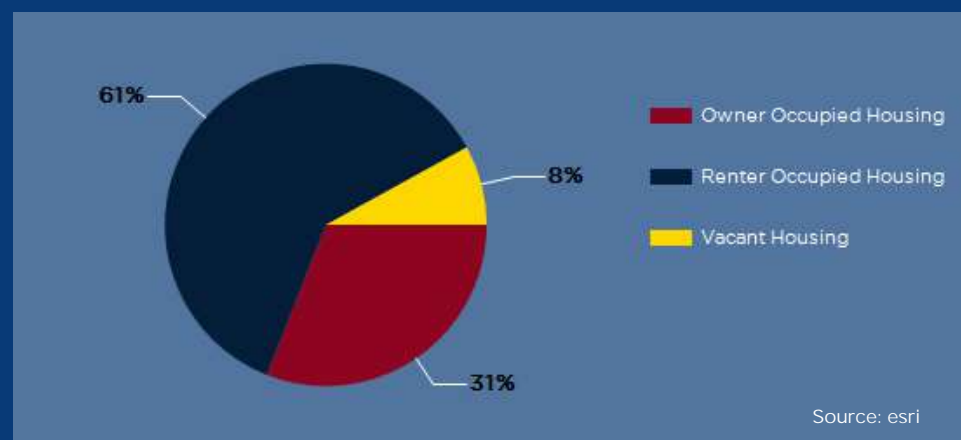
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	4,457	22,924	67,946
\$15,000-\$24,999	1,974	13,470	36,986
\$25,000-\$34,999	1,758	11,976	32,827
\$35,000-\$49,999	3,003	17,295	47,353
\$50,000-\$74,999	4,052	26,948	73,235
\$75,000-\$99,999	3,307	20,247	50,299
\$100,000-\$149,999	5,228	26,969	64,978
\$150,000-\$199,999	3,139	16,414	35,341
\$200,000 or greater	3,257	22,920	52,619
Median HH Income	\$73,828	\$71,819	\$64,704
Average HH Income	\$100,030	\$108,500	\$99,597



2025 Household Income



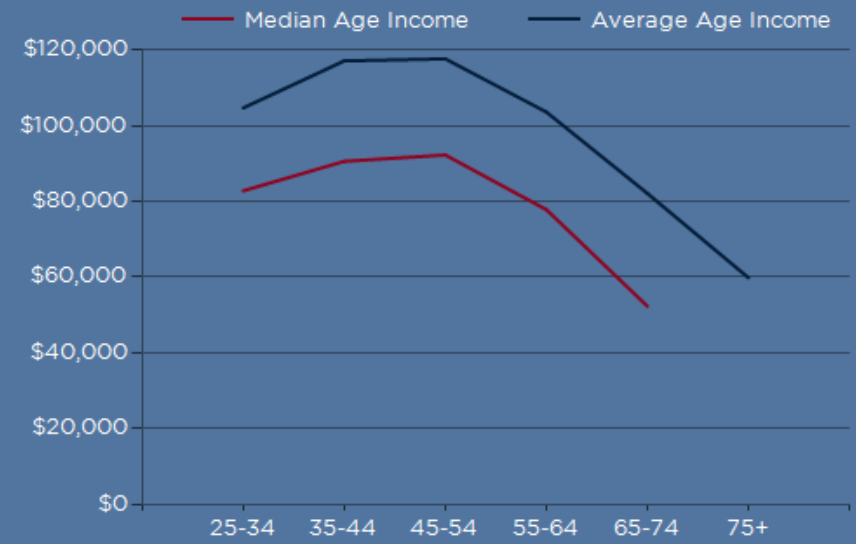
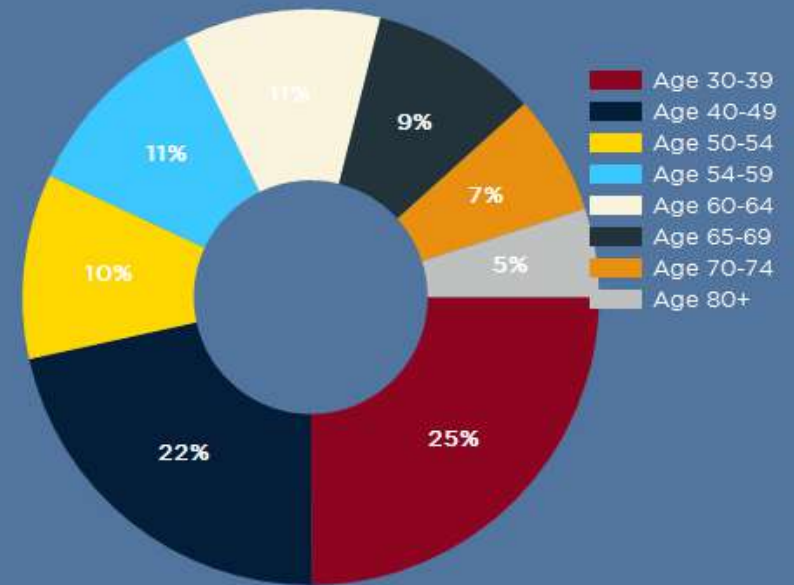
2025 Own vs. Rent - 1 Mile Radius



2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	6,311	34,612	89,227
2025 Population Age 35-39	5,967	32,723	85,579
2025 Population Age 40-44	5,510	31,248	81,855
2025 Population Age 45-49	5,128	29,920	76,442
2025 Population Age 50-54	5,121	29,765	74,737
2025 Population Age 55-59	5,342	30,787	76,226
2025 Population Age 60-64	5,456	31,353	75,875
2025 Population Age 65-69	4,629	27,149	66,599
2025 Population Age 70-74	3,314	21,023	53,043
2025 Population Age 75-79	2,448	15,514	38,939
2025 Population Age 80-84	1,467	9,943	25,213
2025 Population Age 85+	1,295	9,275	24,727
2025 Population Age 18+	64,861	378,578	968,909
2025 Median Age	39	40	39
2030 Median Age	41	41	40

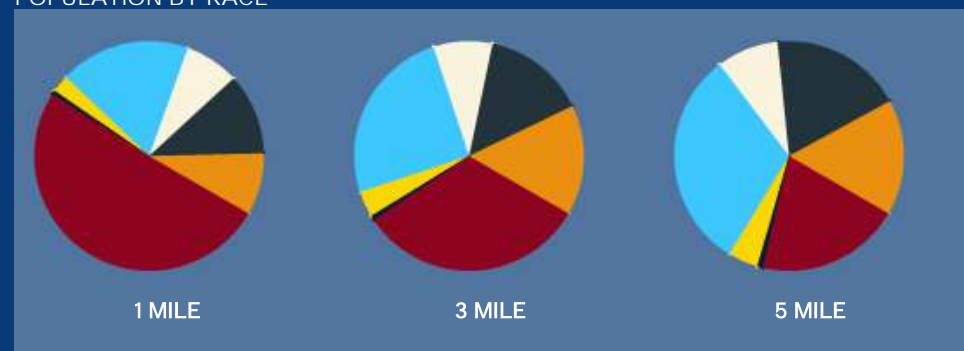
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$82,814	\$78,925	\$71,686
Average Household Income 25-34	\$104,707	\$107,325	\$97,597
Median Household Income 35-44	\$90,612	\$83,631	\$73,927
Average Household Income 35-44	\$117,160	\$122,000	\$111,204
Median Household Income 45-54	\$92,290	\$89,313	\$79,546
Average Household Income 45-54	\$117,704	\$132,470	\$120,503
Median Household Income 55-64	\$77,853	\$76,133	\$65,550
Average Household Income 55-64	\$103,642	\$117,118	\$106,768
Median Household Income 65-74	\$52,314	\$53,883	\$49,009
Average Household Income 65-74	\$82,131	\$89,613	\$83,977
Average Household Income 75+	\$59,837	\$71,236	\$68,331

Population By Age



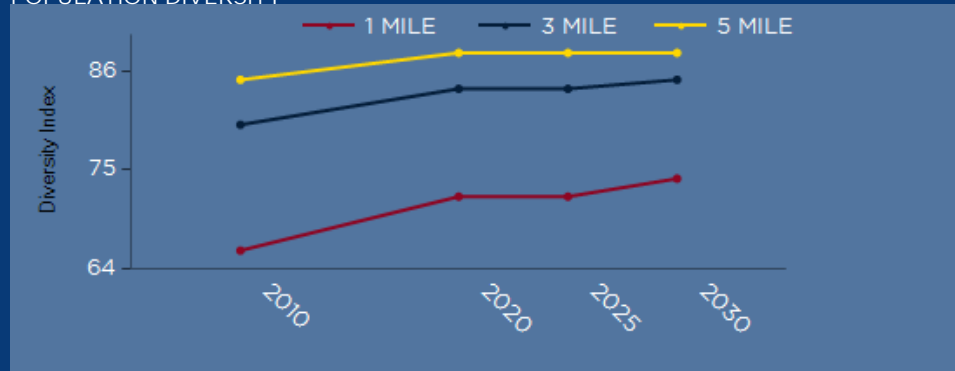
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	74	85	88
Diversity Index (current year)	72	85	88
Diversity Index (2020)	72	84	88
Diversity Index (2010)	67	80	85

POPULATION BY RACE



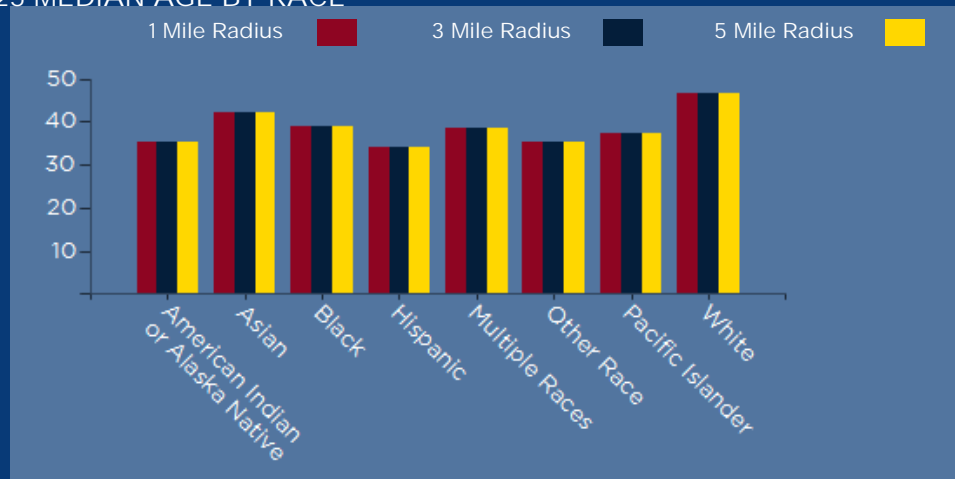
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	51%	32%	20%
American Indian	1%	1%	1%
Asian	2%	4%	4%
Hispanic	18%	25%	31%
Multiracial	8%	8%	9%
Other Race	11%	15%	19%
White	9%	16%	16%

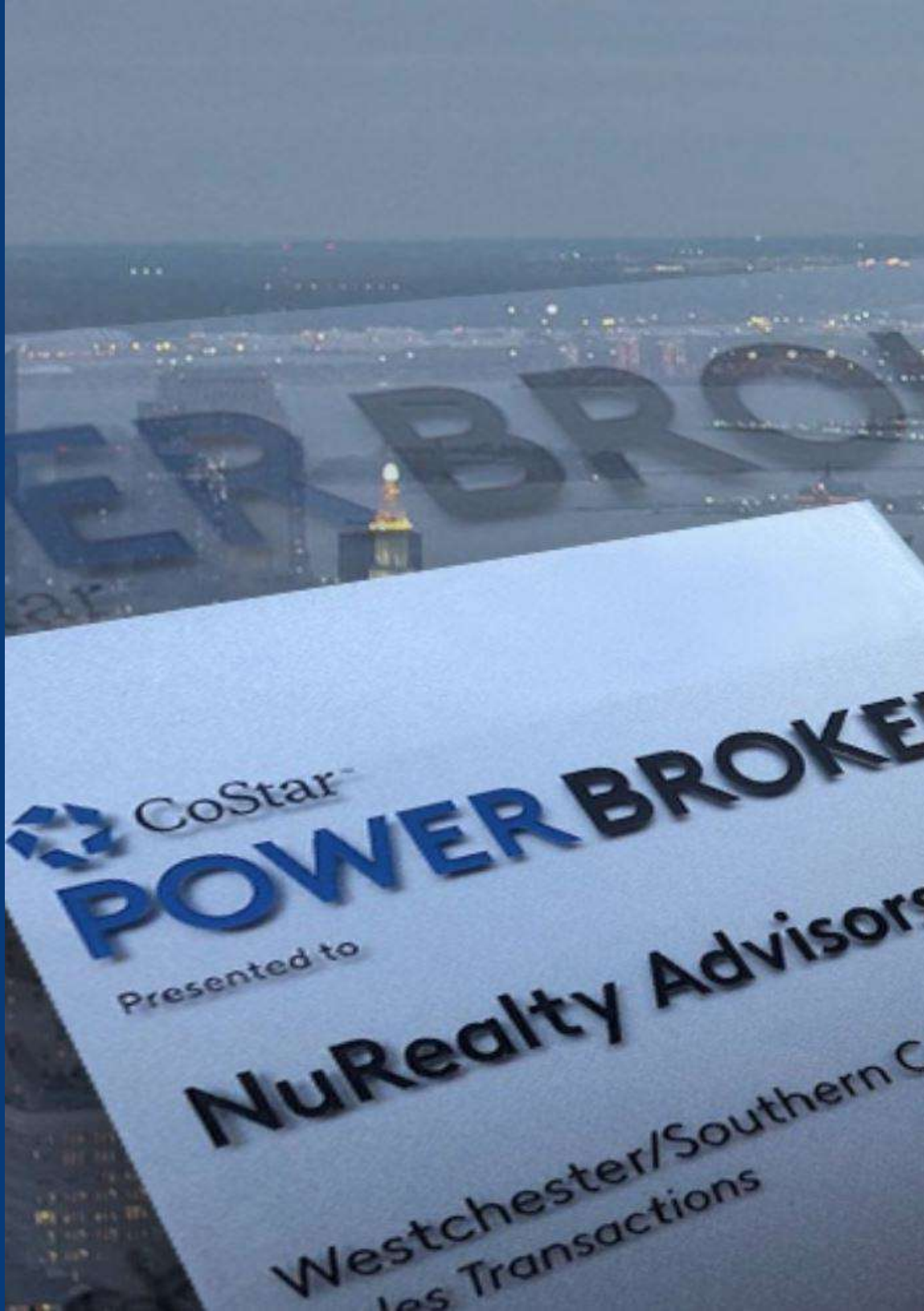
POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	35	35	34
Median Asian Age	42	40	39
Median Black Age	39	40	39
Median Hispanic Age	34	34	35
Median Multiple Races Age	38	37	37
Median Other Race Age	35	35	35
Median Pacific Islander Age	38	35	34
Median White Age	47	47	47

2025 MEDIAN AGE BY RACE





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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



Lukasz Przybylek



George Nukho



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.

148 S 13th Avenue, Mt. Vernon, 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.

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