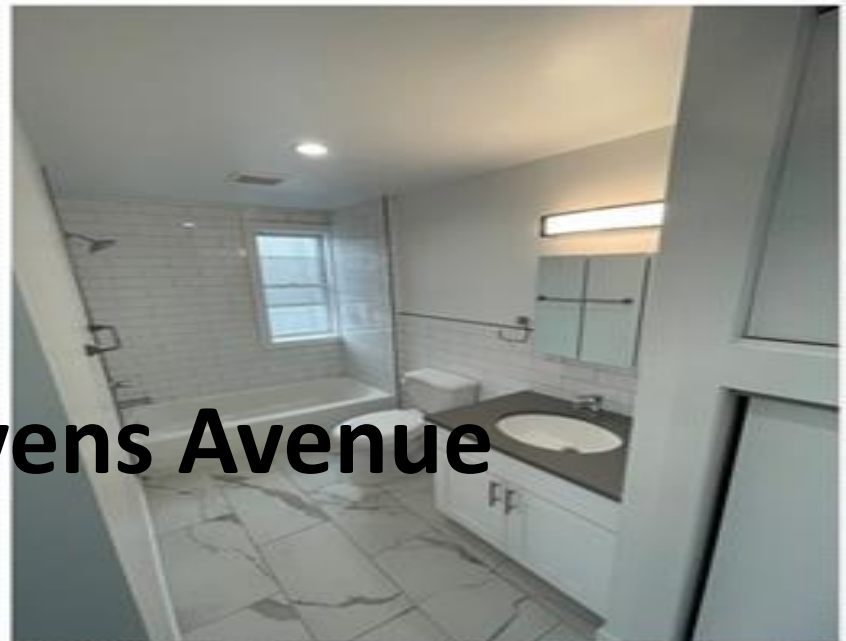




201 / 207 / 209 Stevens Avenue

Mount Vernon, New York

8-Unit Mixed-Use Investment Offering



201 / 207 / 209 Stevens Avenue

Mount Vernon, New York

8-Unit Mixed-Use Investment Offering

01

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW



Distinguished Realty Services presents a fully occupied 8-unit mixed-use asset consisting of six (6) two-bedroom residential units and two (2) long-term retail tenants. Completely renovated in 2018.

- 8,864 SF Building
- 100% Occupied
- \$191,385 Net Operating Income
- 9.57% Cap Rate at \$1,999,000
- Strong In-Place Cash Flow with Lease Stability

02

PROPERTY OVERVIEW

PROPERTY SUMMARY



Attribute	Detail
Address	201 / 207 / 209 Stevens Avenue
Building Size	8,864 SF
Total Units	8 (6 Residential / 2 Retail)
Occupancy	100%
Zoning	Neighborhood Business
Lease Structure	Retail Long-Term / Residential Fixed Term

03

FINANCIAL ANALYSIS

FINANCIAL OVERVIEW



Total Monthly Income:	\$21291	
Annual Income:	\$255492	
Taxes:	\$45157	Annual
Insurance:	\$9600	Annual
Water:	\$1850	Annual
Heat:	Tenant	
Repairs:	\$4800	Annual
Landscape/Snow:	\$1800	Annual
Electric:	\$900	Annual
Total Expenses:	\$64107	Annual
NOI:	\$191385	
Price:	\$1999000	

FINANCIAL OVERVIEW



Metric	Amount
Price	\$1,999,000
Annual Income	\$255,492
Total Expenses	\$64,107
Net Operating Income	\$191,385
Cap Rate	9.57%

RENT ROLL

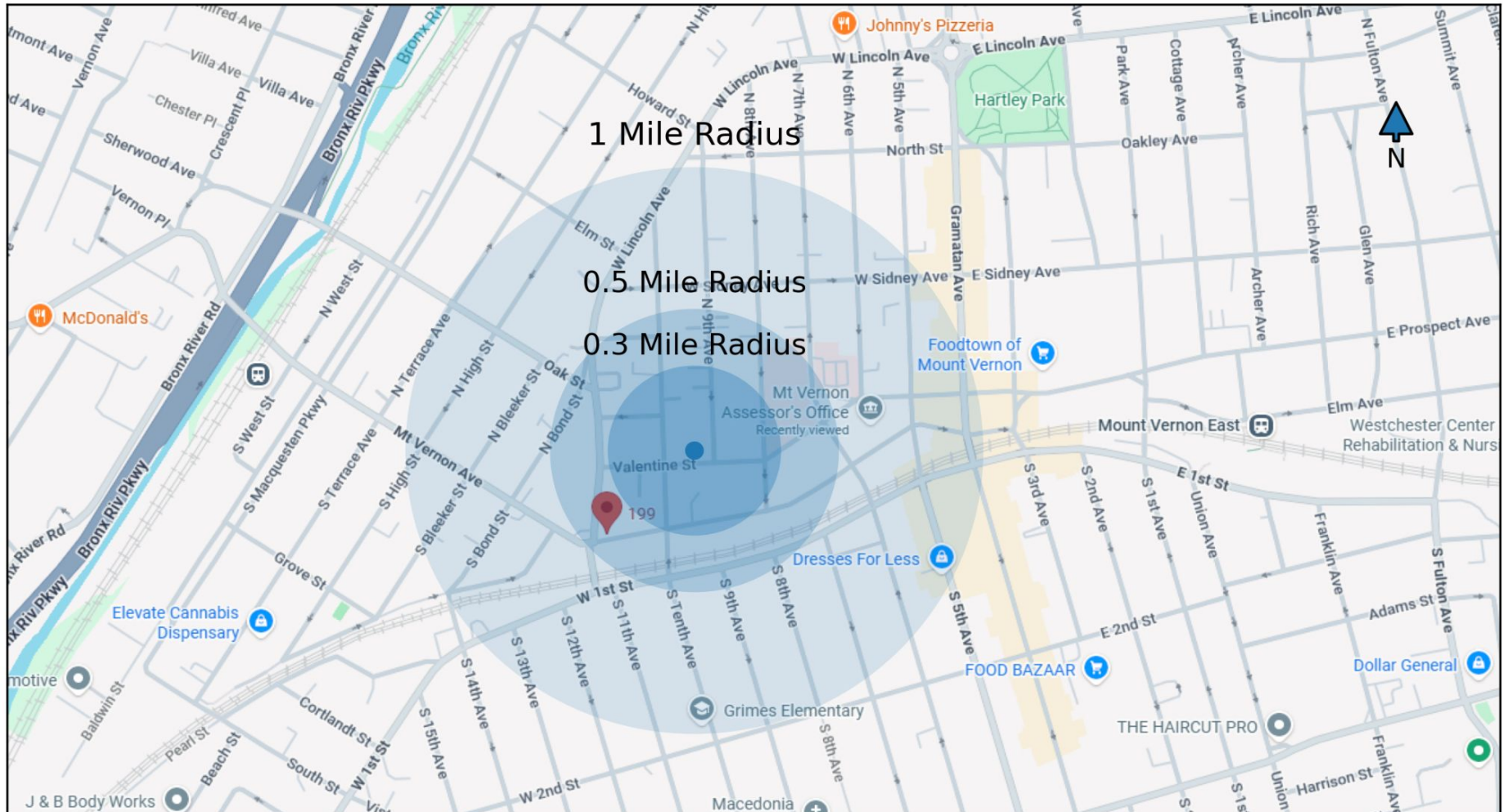


Unit	Type	Rent	Lease Through
2BR	Residential	\$2,000	8/31/2026
2BR	Residential	\$2,300	4/30/2026
2BR	Residential	\$2,300	7/14/2026
2BR	Residential	\$2,361	8/8/2026
2BR	Residential	\$2,300	8/14/2026
2BR	Residential	\$2,200	6/30/2026
Barber Shop	Retail	\$1,650	6/30/2026
Salsa Fresca	Retail	\$6,180	12/31/2027

04

MARKET OVERVIEW

LOCATION & RADIUS MAP



DEMOGRAPHICS SUMMARY



- 1 Mile Population: 7,638
- 0.5 Mile Population: 21,613
- 1 Mile Population: 72,226
- Average HH Income (1 Mile): \$94,266
- Strong commuter access to NYC employment centers

CONFIDENTIALITY & DISCLAIMER



This Offering Memorandum has been prepared solely for informational purposes. All financial data should be independently verified by prospective purchasers. Property tours are by appointment only.

Frank Morris
Associate Broker
Distinguished Realty Services
914-677-2623
fjm1990@gmail.com