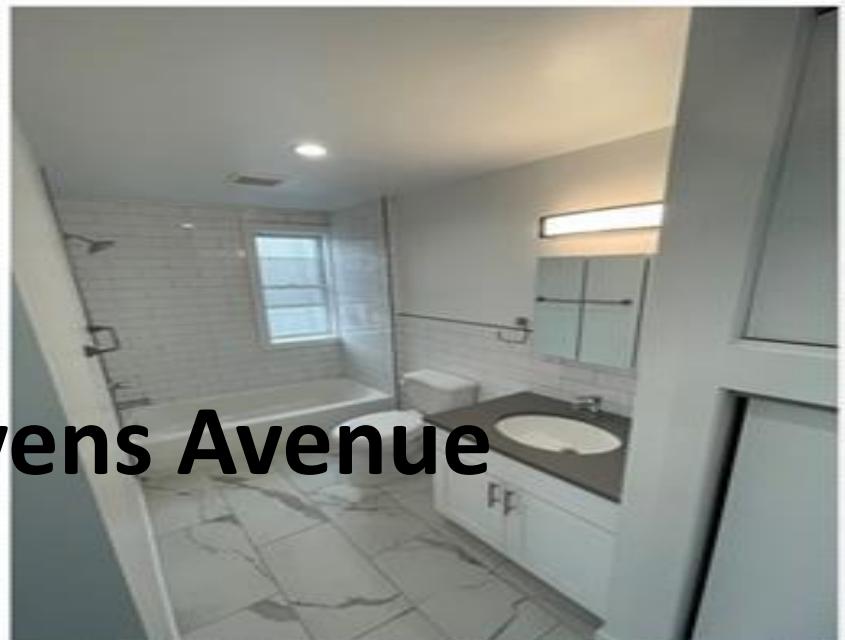


# 201 / 207 / 209 Stevens Avenue

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

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## EXECUTIVE SUMMARY

# INVESTMENT OVERVIEW

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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

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## PROPERTY OVERVIEW

# PROPERTY SUMMARY

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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**

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## **FINANCIAL ANALYSIS**



# FINANCIAL OVERVIEW

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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

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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

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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

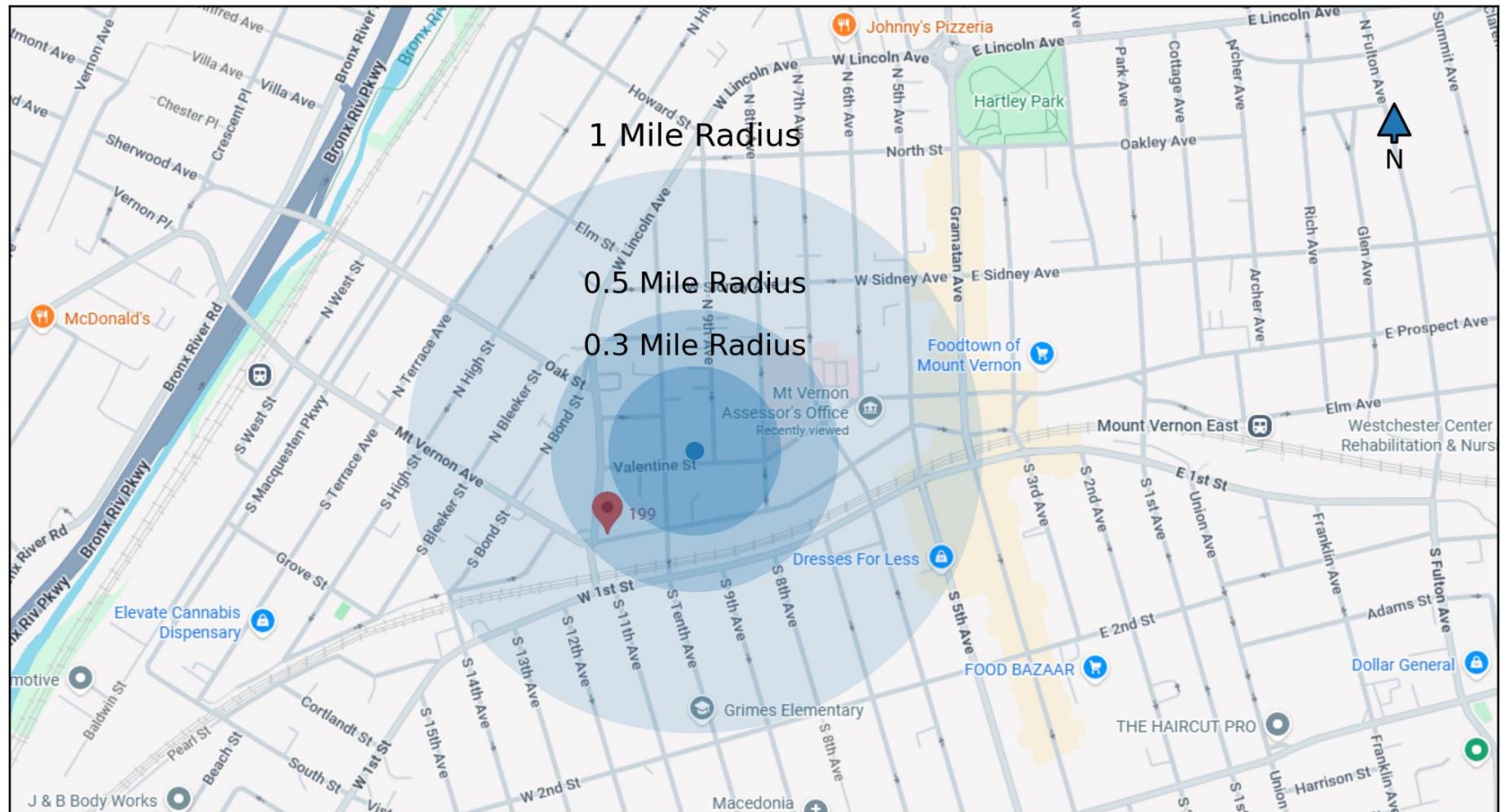


# 04

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## MARKET OVERVIEW

## LOCATION & RADIUS MAP



## DEMOGRAPHICS SUMMARY

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- 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

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**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.**

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