

26 Yonkers Avenue, Yonkers, NY



9 Units | 8.60% Cash-on-Cash Return |
\$188K Per Unit

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

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

26 Yonkers Avenue
Yonkers, NY 10701



NU REALTY
ADVISORS INC

26 Yonkers Avenue, Yonkers, NY

CONTENTS

01 Executive Summary

Investment Summary

02 Property Description

Property Features
Property Images

03 Financial Analysis

Financial Analysis

04 Location

Location Summary
Local Map

05 Demographics

General Demographics
Race Demographics

06 Company Profile

Company Bio
Advisor Profile

Exclusively Marketed by:

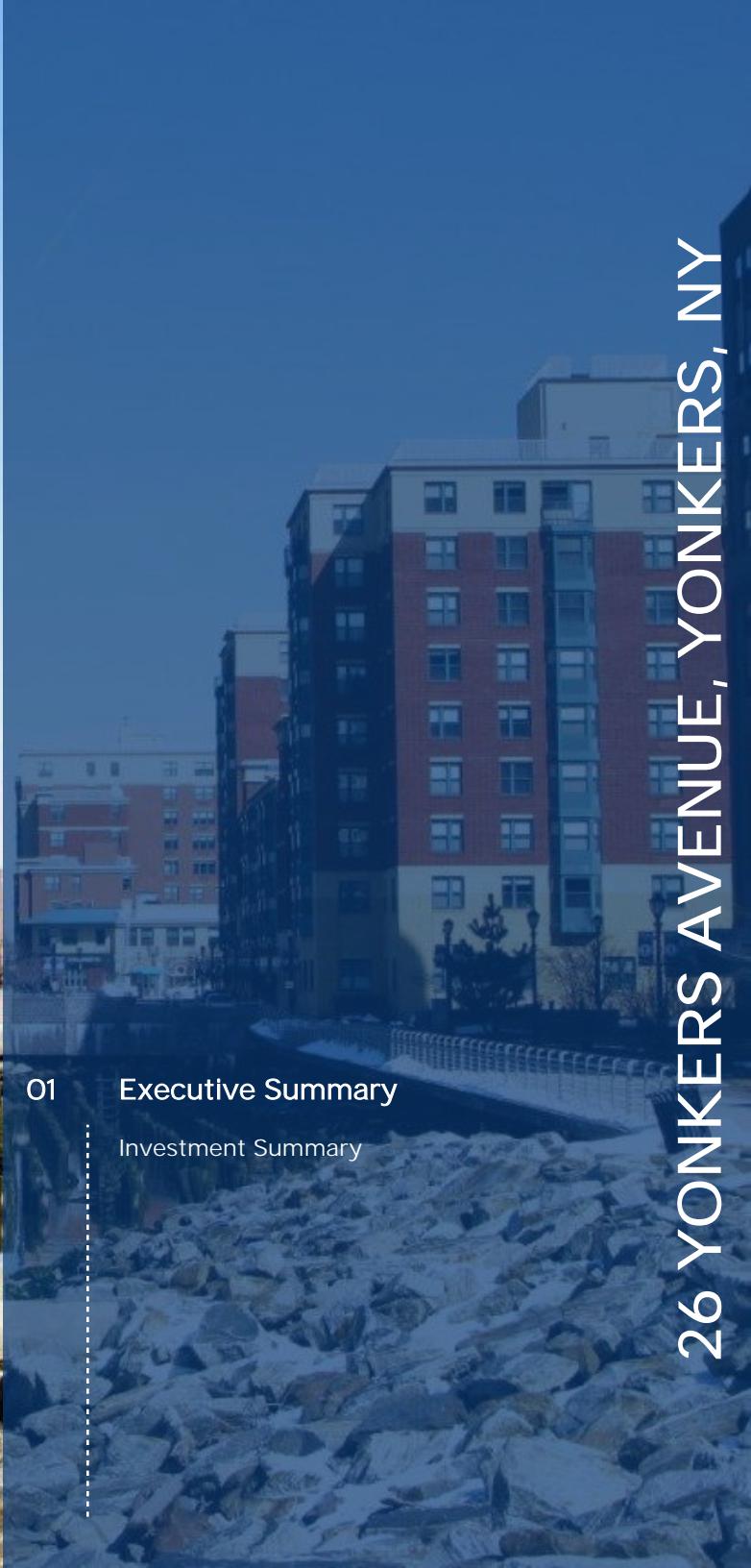


Michael Nukho
NuRealty Advisors Inc.
President
(914) 670-7065
MNukho@NuRealtyAdvisors.com
10311203305



Lukasz Przybylek
NuRealty Advisors Inc.
Executive Vice President
(914) 479-2721
LukaszPrzybylek@gmail.com
1030121062





01

Executive Summary

Investment Summary

26 YONKERS AVENUE, YONKERS, NY

OFFERING SUMMARY

| | |
|-----------------|---------------------------------------|
| ADDRESS | 26 Yonkers Avenue Yonkers NY 10701 |
| COUNTY | Westchester |
| MARKET | Westchester |
| SUBMARKET | Getty Square |
| BUILDING SF | 8,400 SF |
| LAND SF | 4,356 SF |
| NUMBER OF UNITS | 9 |
| YEAR BUILT | 1924 |
| APN | 1800001000004720000011 |
| OWNERSHIP TYPE | Fee Simple |

FINANCIAL SUMMARY

| | |
|----------------|-------------|
| PRICE | \$1,700,000 |
| PRICE PSF | \$202.38 |
| PRICE PER UNIT | \$188,889 |

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|------------------------|----------|-----------|-----------|
| 2026 Population | 65,258 | 242,101 | 797,506 |
| 2026 Median HH Income | \$51,318 | \$81,841 | \$74,602 |
| 2026 Average HH Income | \$77,899 | \$114,205 | \$117,775 |



 PROPERTY VIDEO

- NuRealty Advisors Inc. is proud to present 26 Yonkers Avenue, a nine-unit brick multifamily building located in the heart of Yonkers, NY.

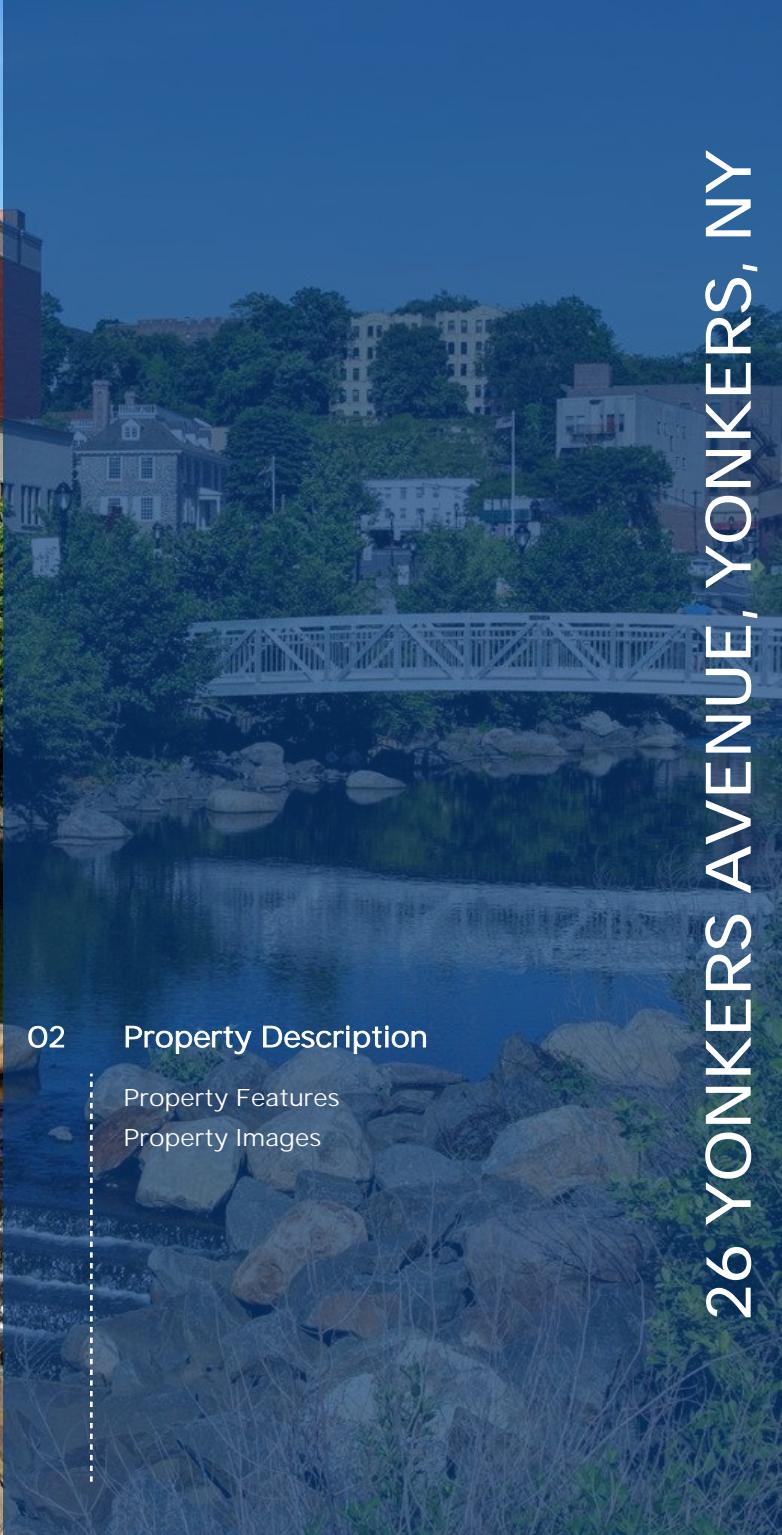
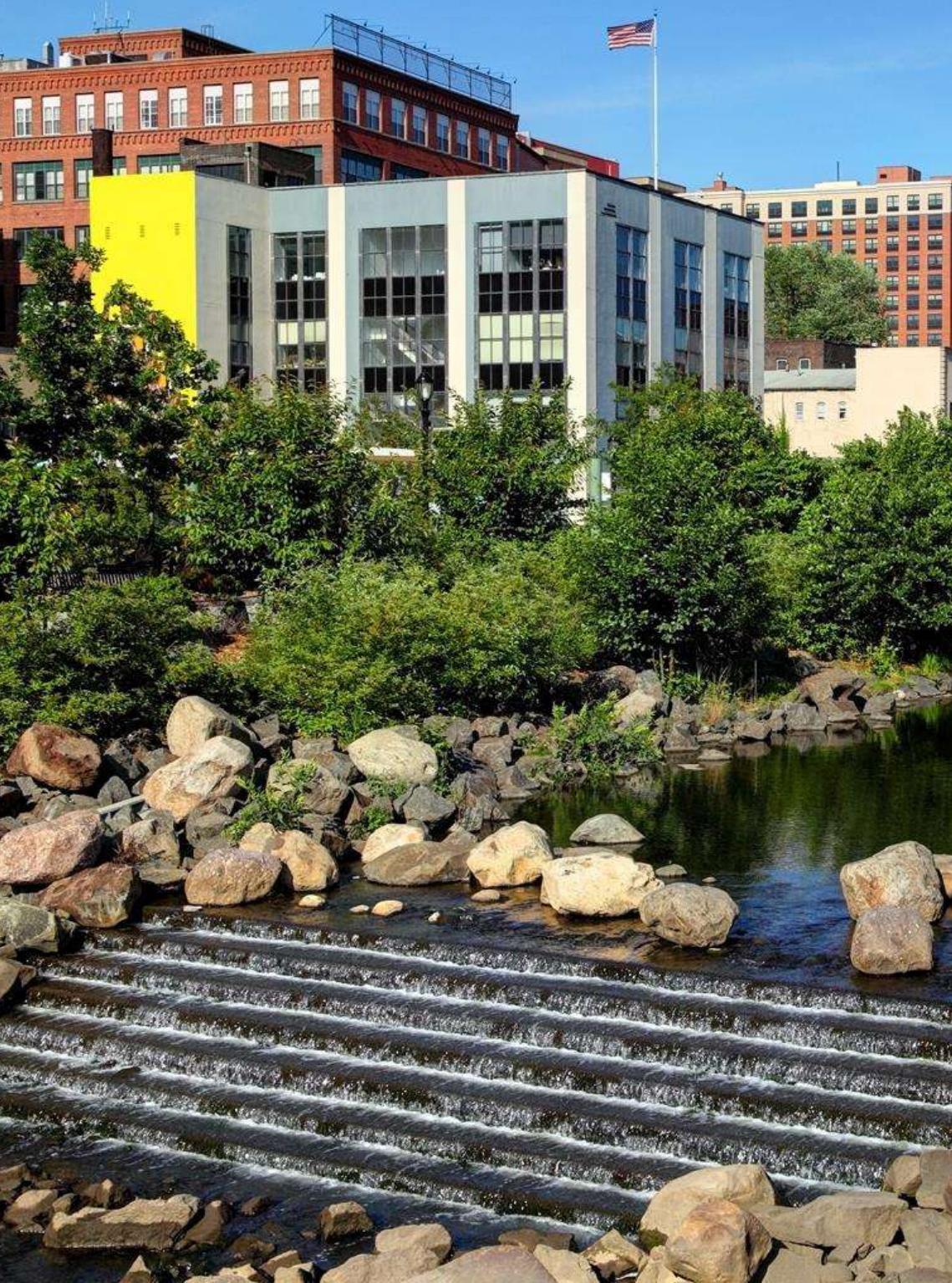
Property Features:

- 9 Residential Units
- Unit Mix: Eight 1BR, One 3BR
- Brick Construction
- Steps from Downtown Yonkers Metro-North Station
- Strong Rental Demand Area
- Value-Add Opportunity with Upside in Rents
- Grand Central in 30 minutes

This property presents investors with an opportunity to acquire a well-located multifamily asset with strong fundamentals and future rental growth potential.

For more information, please email
Team@NuRealtyAdvisors.com





02

Property Description

Property Features

Property Images

PROPERTY FEATURES

| | |
|-----------------------|--------------|
| NUMBER OF UNITS | 9 |
| BUILDING SF | 8,400 |
| LAND SF | 4,356 |
| YEAR BUILT | 1924 |
| NO. OF 1BRS | 8 |
| NO. OF 3BRS | 1 |
| ZONING TYPE | B |
| BUILDING CLASS | C |
| NUMBER OF STORIES | 4 |
| NUMBER OF BUILDINGS | 1 |
| SECTION / BLOCK / LOT | 1 / 472 / 11 |

UTILITIES / RESPONSIBLE PARTY

| | |
|----------------------|--------------------|
| WATER | Owner (Municipal) |
| TRASH | Owner (Municipal) |
| GAS HEAT | Owner (Con Edison) |
| COMMON AREA ELECTRIC | Owner (Con Edison) |
| COOKING GAS | Tenant |
| APARTMENT ELECTRIC | Tenant |

CONSTRUCTION

| | |
|------------|-------|
| FOUNDATION | Block |
| EXTERIOR | Brick |









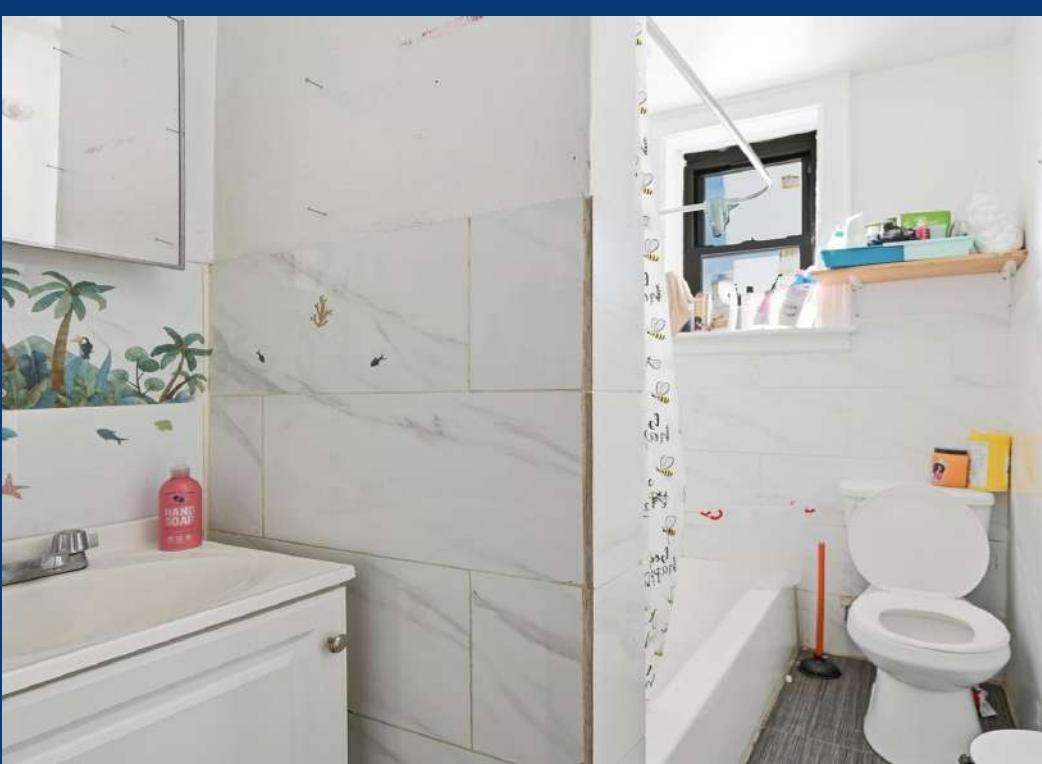
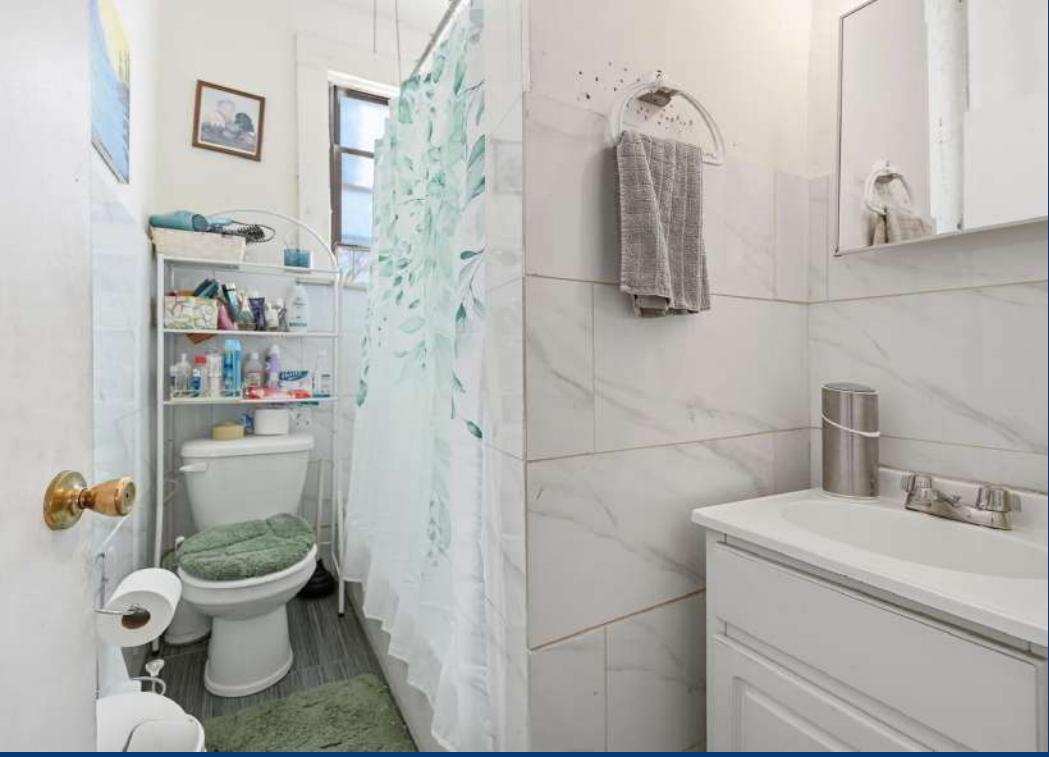


















Portfolio Description & Summary

PROPERTY ADDRESS

1 26 aka 28 Yonkers Avenue, NY 10701

PROPERTY INFORMATION

| | |
|-----------------------------------|-----------------------------|
| Building SF | 8,400 |
| Lot SF | 4,356 |
| Class | C |
| Zoning | B |
| Number of Residential Units | 9 |
| DHCR Last Filing Year | 2020 |
| DHCR Building Registration Number | 651443 |
| Stories | 4 |
| Year Built | 1924 |
| Elevator | N/a |
| Heat Type | Oil |
| APN | 1800-001-000-00472-000-0011 |
| Sec / Block / Lot | 1 / 472 / 11 |

UTILITIES / RESPONSIBLE PARTY

| | |
|-------------|--------|
| Electric | Tenant |
| Cooking Gas | Tenant |
| Heat | Owner |
| Hot Water | Owner |

UNIT MIX

| | |
|-----------------------|---|
| 1 Bedroom | 8 |
| 2 Bedroom | - |
| 3 Bedroom | 1 |
| 4 Bedroom | - |
| Total Number of Units | 9 |



Portfolio Description & Summary

ACQUISITION STRUCTURE

| | | | | |
|---------------------------|--------------|----------|---------------------------------------|--|
| Purchase Price | \$ 1,700,000 | A | | |
| Initial Equity Investment | \$ 459,000 | 27.00% | <i>Equity Percentage</i> | |
| Loan Amount | \$ 1,241,000 | 73.00% | <i>Loan-to-Value (LTV) Percentage</i> | |

ACQUISITION MATRIX

| | | | |
|----------------------------|------------|--|--|
| Number of Units | 9.00 | | |
| Price Per Unit | \$ 188,889 | | |
| Gross Rent Multiple (GRM) | 8.99 | | |
| Capitalization Rate | 6.55% | | |
| Net Operating Income (NOI) | \$ 111,379 | | |

PROPOSED DEBT STRUCTURE

| | | | |
|--------------------------------|----------|--|--|
| Interest Rate | 5.80% | | |
| Fixed Rate Period | 5 Years | | |
| Equity Percentage | 27.00% | | |
| Loan-to-Value (LTV) Percentage | 73.00% | | |
| Interest Only Period | 1 Years | | |
| Amortization Period | 4 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% | \$ 3,201 | \$ (5,674) | \$ (0.68) |
| Property Tax | | \$ 597 | \$ 28,806 | \$ 3.43 |
| Water & Sewer | | \$ 255 | \$ 5,370 | \$ 0.64 |
| Electric & Gas | | \$ 1,417 | \$ 2,294 | \$ 0.27 |
| Insurance | | \$ 1,150 | \$ 12,750 | \$ 1.52 |
| Heat | | \$ 380 | \$ 10,350 | \$ 1.23 |
| Payroll | | \$ 400 | \$ 3,420 | \$ 0.41 |
| Repairs & Maintenance | | | \$ 3,600 | \$ 0.43 |
| Management Fee | 3.00% | | \$ 5,504 | \$ 0.66 |



Portfolio Description & Summary

RETURN ON INVESTMENT (ROI) SUMMARY FOR HOLD PERIOD

| Period | CFADS | Cash-On-Cash % | Cap Rate % | GRM |
|---|---------------------|----------------|--------------|-------------|
| Year 1 | \$ 39,401 | 8.58% | 6.55% | 8.99 |
| Year 2 | \$ 28,211 | 6.15% | 6.80% | 8.64 |
| Year 3 | \$ 34,524 | 7.52% | 7.17% | 8.31 |
| Year 4 | \$ 41,116 | 8.96% | 7.56% | 7.99 |
| Year 5 | \$ 47,996 | 10.46% | 7.96% | 7.68 |
| Total CFADS Earned During Loan Term & Average ROIs | \$ 191,248 B | 8.33% | 7.21% | 8.32 |

DISPOSITION SCENARIO AT YEAR 5

| | |
|---|-----------------------------|
| Net Operating Income at Year 5 | \$ 135,375 |
| Price Per Unit | \$ 222,840 |
| Acquisition Capitalization Rate at Year 5 | 6.75% |
| Property Valuation at Year 5 | \$ 2,005,562 C |
| Less: Purchase Price | \$ 1,700,000 A |
| Gross Excess Equity Earned at Year 5 | \$ 305,562 D (C - A) |
| Add: Total CFADS Earned During Hold Period / Loan Term | \$ 191,248 B |
| Total Excess Equity and CFADS Recognized at Year 5 | \$ 496,810 (D + B) |

REFINANCE SCENARIO AT YEAR 5

| | |
|---|---------------------|
| Property Valuation at Year 5 | \$ 2,005,562 C |
| Loan-to-Value Percentage | 75% |
| Principal Loan Amount for Refinance | \$ 1,504,172 |
| Repayment of Principal Balance of Initial Loan due at Year 5 | (1,171,850) |
| Refinance - Cash Out | \$ 332,322 |
| New Buying Power with New Cash Out Proceeds (25% Equity) | \$ 1,329,288 |

SUMMARY OF TRANSACTION

- At Year 5, the property would have collected a total Cash Flow After Debt Service (CFADS) of: \$ 191,248
- At Year 5, all of the Initial Equity has been recovered and the valuation of the property has increased by: \$ 305,562
- At Year 5, you will be able to refinance the property up to a 75% Loan-to-Value (LTV) for a Cash Out of: \$ 332,322
- At Year 5, you will be able to purchase a New Property using the Cash Out Proceeds and Income of up to: \$ 1,329,288



Michael Nukho
 NYS Licensed Broker
 573 South Broadway
 Yonkers, NY 10705
 Direct: 914-670-7065
 Mobile: 914-552-5758
 Fax: 914-969-7015
 Email: MNukho@NuRealtyAdvisors.com

Consolidated Cash Flow Analysis

| | YEAR 1 | YEAR 2 | YEAR 3 | YEAR 4 | YEAR 5 |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|
| Annual Legal Income | \$ 209,961 | \$ 218,359 | \$ 227,094 | \$ 236,177 | \$ 245,625 |
| <i>Concession</i> | <i>\$ (20,814)</i> | <i>\$ (21,647)</i> | <i>\$ (22,513)</i> | <i>\$ (23,413)</i> | <i>\$ (24,350)</i> |
| Annual Preferential Income | \$ 189,147 | \$ 196,713 | \$ 204,581 | \$ 212,764 | \$ 221,275 |
| <i>Vacancy / Reserves</i> | <i>\$ (5,674)</i> | <i>\$ (5,901)</i> | <i>\$ (6,137)</i> | <i>\$ (6,383)</i> | <i>\$ (6,638)</i> |
| Effective Gross Income (EGI) | \$ 183,472 | \$ 190,811 | \$ 198,444 | \$ 206,381 | \$ 214,637 |
| Real Estate Taxes | 28,806 | 29,238 | 29,676 | 30,122 | 30,573 |
| Water & Sewage | 5,370 | 5,451 | 5,532 | 5,615 | 5,700 |
| Electric | 2,294 | 2,328 | 2,363 | 2,398 | 2,434 |
| Insurance | 12,750 | 12,941 | 13,135 | 13,332 | 13,532 |
| Heat (Oil) | 10,350 | 10,505 | 10,663 | 10,823 | 10,985 |
| Payroll | 3,420 | 3,471 | 3,523 | 3,576 | 3,630 |
| Repairs & Maintenance | 3,600 | 3,654 | 3,709 | 3,764 | 3,821 |
| Management Fee | 5,504 | 7,632 | 7,938 | 8,255 | 8,585 |
| Total Expenditures | 72,094 | 75,221 | 76,540 | 77,886 | 79,261 |
| Net Operating Income (NOI) | 111,379 | 115,590 | 121,904 | 128,495 | 135,375 |
| Equity | 459,000 | 459,000 | 459,000 | 459,000 | 459,000 |
| Principal | 1,241,000 | 1,225,183 | 1,208,423 | 1,190,665 | 1,171,850 |
| <i>Annual Debt Service</i> | <i>(71,978)</i> | <i>(87,379)</i> | <i>(87,379)</i> | <i>(87,379)</i> | <i>(87,379)</i> |
| Cash Flow After Debt Service (CFADS) | 39,401 | 28,211 | 34,524 | 41,116 | 47,996 |

| | | | | | |
|--|--------------|--------------|--------------|--------------|---------------|
| Number of Units | 9 | 9 | 9 | 9 | 9 |
| Price per SF | \$ 202 | \$ 202 | \$ 202 | \$ 202 | \$ 202 |
| Price per Unit | \$ 188,889 | \$ 188,889 | \$ 188,889 | \$ 188,889 | \$ 188,889 |
| Gross Rent Multiple | 8.99 | 8.64 | 8.31 | 7.99 | 7.68 |
| Capitalization Rate | 6.55% | 6.80% | 7.17% | 7.56% | 7.96% |
| Cash-On-Cash Return | 8.58% | 6.15% | 7.52% | 8.96% | 10.46% |
| Recovery of Equity (Years) | 11.65 | 16.27 | 13.29 | 11.16 | 9.56 |
| Operating Expenditure Ratio (OER) | 39% | 39% | 39% | 38% | 37% |
| Debt Service Coverage Ratio (DSCR) | 1.27 | 1.34 | 1.43 | 1.53 | 1.64 |
| Maximum Annual DSCR (Utilizing 1.40) | \$ 79,556 | \$ 82,565 | \$ 87,074 | \$ 91,782 | \$ 96,697 |
| Free & Clear Rate of Return | 6.55% | 6.80% | 7.17% | 7.56% | 7.96% |
| Constant Percentage Rate a/k/a Mortgage Capitalization | 5.80% | 5.80% | 5.80% | 5.80% | 5.80% |

Rent Roll

| # | Apt | Unit Type | Status | Actual Rent |
|---|-----|-----------|--------|-------------|
| 1 | 1R | 3BR | RS | \$2,016 |
| 2 | 2L | 2BR | RS | \$1,890 |
| 3 | 2R | 2BR | RS | \$2,000 |
| 4 | 3L | 2BR | RS | \$1,964 |
| 5 | 3R | 2BR | RS | \$909 |
| 6 | 4L | 2BR | RS | \$1,696 |
| 7 | 4R | 2BR | RS | \$1,850 |
| 8 | 5L | 2BR | RS | \$1,652 |
| 9 | 5R | 2BR | RS | \$1,786 |

Total Monthly Income \$15,762

Total Annual Income \$189,147

Amortization Schedule

| Loan Terms | |
|----------------------|-----------|
| Loan Start Date | 6/1/2026 |
| Loan Amount | 1,241,000 |
| Interest Rate | 5.8000% |
| Term of Loan (Years) | 30 |

| Output | Monthly Payment | Annual Payment |
|----------|-----------------|----------------|
| Year 1 | (\$5,998) | (\$71,978) |
| Year 2-5 | (\$7,282) | (\$87,379) |

| Principal Balance |
|-------------------|
| 5 Years 1,171,850 |

| Date | No. | Payment Date | Beginning Balance | Interest | Principal Repayments | Ending Balance | Cumulative Interest | Additional Principal | Ending Balance |
|-----------|-----|--------------|-------------------|----------|----------------------|----------------|---------------------|----------------------|----------------|
| 6/1/2026 | 1 | | 1,241,000 | 5,998 | - | 1,241,000 | 5,998 | - | 1,241,000 |
| 7/1/2026 | 2 | | 1,241,000 | 5,998 | - | 1,241,000 | 11,996 | - | 1,241,000 |
| 8/1/2026 | 3 | | 1,241,000 | 5,998 | - | 1,241,000 | 17,995 | - | 1,241,000 |
| 9/1/2026 | 4 | | 1,241,000 | 5,998 | - | 1,241,000 | 23,993 | - | 1,241,000 |
| 10/1/2026 | 5 | | 1,241,000 | 5,998 | - | 1,241,000 | 29,991 | - | 1,241,000 |
| 11/1/2026 | 6 | | 1,241,000 | 5,998 | - | 1,241,000 | 35,989 | - | 1,241,000 |
| 12/1/2026 | 7 | | 1,241,000 | 5,998 | - | 1,241,000 | 41,987 | - | 1,241,000 |
| 1/1/2027 | 8 | | 1,241,000 | 5,998 | - | 1,241,000 | 47,985 | - | 1,241,000 |
| 2/1/2027 | 9 | | 1,241,000 | 5,998 | - | 1,241,000 | 53,984 | - | 1,241,000 |
| 3/1/2027 | 10 | | 1,241,000 | 5,998 | - | 1,241,000 | 59,982 | - | 1,241,000 |
| 4/1/2027 | 11 | | 1,241,000 | 5,998 | - | 1,241,000 | 65,980 | - | 1,241,000 |
| 5/1/2027 | 12 | | 1,241,000 | 5,998 | - | 1,241,000 | 71,978 | - | 1,241,000 |
| 6/1/2027 | 13 | | 1,241,000 | 5,998 | (1,283) | 1,239,717 | 77,976 | - | 1,239,717 |
| 7/1/2027 | 14 | | 1,239,717 | 5,992 | (1,290) | 1,238,427 | 83,968 | - | 1,238,427 |
| 8/1/2027 | 15 | | 1,238,427 | 5,986 | (1,296) | 1,237,131 | 89,954 | - | 1,237,131 |
| 9/1/2027 | 16 | | 1,237,131 | 5,979 | (1,302) | 1,235,829 | 95,933 | - | 1,235,829 |
| 10/1/2027 | 17 | | 1,235,829 | 5,973 | (1,308) | 1,234,520 | 101,906 | - | 1,234,520 |
| 11/1/2027 | 18 | | 1,234,520 | 5,967 | (1,315) | 1,233,206 | 107,873 | - | 1,233,206 |
| 12/1/2027 | 19 | | 1,233,206 | 5,960 | (1,321) | 1,231,885 | 113,834 | - | 1,231,885 |
| 1/1/2028 | 20 | | 1,231,885 | 5,954 | (1,327) | 1,230,557 | 119,788 | - | 1,230,557 |
| 2/1/2028 | 21 | | 1,230,557 | 5,948 | (1,334) | 1,229,223 | 125,736 | - | 1,229,223 |
| 3/1/2028 | 22 | | 1,229,223 | 5,941 | (1,340) | 1,227,883 | 131,677 | - | 1,227,883 |
| 4/1/2028 | 23 | | 1,227,883 | 5,935 | (1,347) | 1,226,536 | 137,612 | - | 1,226,536 |
| 5/1/2028 | 24 | | 1,226,536 | 5,928 | (1,353) | 1,225,183 | 143,540 | - | 1,225,183 |
| 6/1/2028 | 25 | | 1,225,183 | 5,922 | (1,360) | 1,223,823 | 149,462 | - | 1,223,823 |
| 7/1/2028 | 26 | | 1,223,823 | 5,915 | (1,366) | 1,222,456 | 155,377 | - | 1,222,456 |
| 8/1/2028 | 27 | | 1,222,456 | 5,909 | (1,373) | 1,221,083 | 161,285 | - | 1,221,083 |
| 9/1/2028 | 28 | | 1,221,083 | 5,902 | (1,380) | 1,219,704 | 167,187 | - | 1,219,704 |
| 10/1/2028 | 29 | | 1,219,704 | 5,895 | (1,386) | 1,218,317 | 173,082 | - | 1,218,317 |
| 11/1/2028 | 30 | | 1,218,317 | 5,889 | (1,393) | 1,216,924 | 178,971 | - | 1,216,924 |
| 12/1/2028 | 31 | | 1,216,924 | 5,882 | (1,400) | 1,215,524 | 184,853 | - | 1,215,524 |
| 1/1/2029 | 32 | | 1,215,524 | 5,875 | (1,407) | 1,214,118 | 190,728 | - | 1,214,118 |
| 2/1/2029 | 33 | | 1,214,118 | 5,868 | (1,413) | 1,212,704 | 196,596 | - | 1,212,704 |
| 3/1/2029 | 34 | | 1,212,704 | 5,861 | (1,420) | 1,211,284 | 202,457 | - | 1,211,284 |
| 4/1/2029 | 35 | | 1,211,284 | 5,855 | (1,427) | 1,209,857 | 208,312 | - | 1,209,857 |
| 5/1/2029 | 36 | | 1,209,857 | 5,848 | (1,434) | 1,208,423 | 214,160 | - | 1,208,423 |
| 6/1/2029 | 37 | | 1,208,423 | 5,841 | (1,441) | 1,206,982 | 220,000 | - | 1,206,982 |
| 7/1/2029 | 38 | | 1,206,982 | 5,834 | (1,448) | 1,205,534 | 225,834 | - | 1,205,534 |
| 8/1/2029 | 39 | | 1,205,534 | 5,827 | (1,455) | 1,204,080 | 231,661 | - | 1,204,080 |
| 9/1/2029 | 40 | | 1,204,080 | 5,820 | (1,462) | 1,202,618 | 237,481 | - | 1,202,618 |

Amortization Schedule

| Loan Terms | |
|----------------------|-----------|
| Loan Start Date | 6/1/2026 |
| Loan Amount | 1,241,000 |
| Interest Rate | 5.800% |
| Term of Loan (Years) | 30 |

| Output | Monthly Payment | Annual Payment |
|----------|-----------------|----------------|
| Year 1 | (\$5,998) | (\$71,978) |
| Year 2-5 | (\$7,282) | (\$87,379) |

| Principal Balance |
|-------------------|
| 5 Years 1,171,850 |

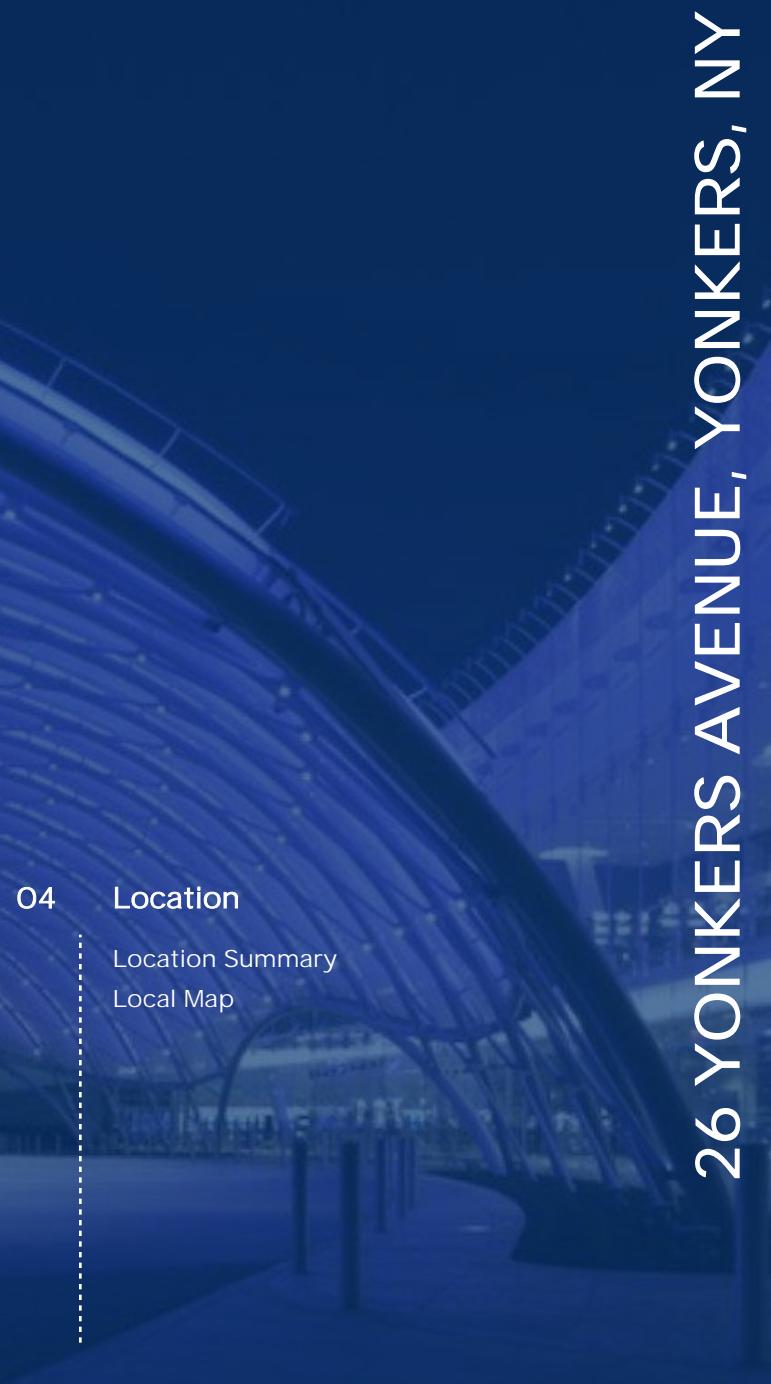
| Date | No. | Payment Date | Beginning Balance | Interest | Principal Repayments | Ending Balance | Cumulative Interest | Additional Principal | Ending Balance |
|-----------|-----|--------------|-------------------|----------|----------------------|----------------|---------------------|----------------------|----------------|
| 11/1/2029 | 42 | | 1,201,149 | 5,806 | (1,476) | 1,199,673 | 249,099 | - | 1,199,673 |
| 12/1/2029 | 43 | | 1,199,673 | 5,798 | (1,483) | 1,198,189 | 254,897 | - | 1,198,189 |
| 1/1/2030 | 44 | | 1,198,189 | 5,791 | (1,490) | 1,196,699 | 260,688 | - | 1,196,699 |
| 2/1/2030 | 45 | | 1,196,699 | 5,784 | (1,498) | 1,195,202 | 266,472 | - | 1,195,202 |
| 3/1/2030 | 46 | | 1,195,202 | 5,777 | (1,505) | 1,193,697 | 272,249 | - | 1,193,697 |
| 4/1/2030 | 47 | | 1,193,697 | 5,770 | (1,512) | 1,192,185 | 278,019 | - | 1,192,185 |
| 5/1/2030 | 48 | | 1,192,185 | 5,762 | (1,519) | 1,190,665 | 283,781 | - | 1,190,665 |
| 6/1/2030 | 49 | | 1,190,665 | 5,755 | (1,527) | 1,189,139 | 289,536 | - | 1,189,139 |
| 7/1/2030 | 50 | | 1,189,139 | 5,748 | (1,534) | 1,187,604 | 295,283 | - | 1,187,604 |
| 8/1/2030 | 51 | | 1,187,604 | 5,740 | (1,542) | 1,186,063 | 301,024 | - | 1,186,063 |
| 9/1/2030 | 52 | | 1,186,063 | 5,733 | (1,549) | 1,184,514 | 306,756 | - | 1,184,514 |
| 10/1/2030 | 53 | | 1,184,514 | 5,725 | (1,556) | 1,182,957 | 312,481 | - | 1,182,957 |
| 11/1/2030 | 54 | | 1,182,957 | 5,718 | (1,564) | 1,181,394 | 318,199 | - | 1,181,394 |
| 12/1/2030 | 55 | | 1,181,394 | 5,710 | (1,572) | 1,179,822 | 323,909 | - | 1,179,822 |
| 1/1/2031 | 56 | | 1,179,822 | 5,702 | (1,579) | 1,178,243 | 329,611 | - | 1,178,243 |
| 2/1/2031 | 57 | | 1,178,243 | 5,695 | (1,587) | 1,176,656 | 335,306 | - | 1,176,656 |
| 3/1/2031 | 58 | | 1,176,656 | 5,687 | (1,594) | 1,175,062 | 340,993 | - | 1,175,062 |
| 4/1/2031 | 59 | | 1,175,062 | 5,679 | (1,602) | 1,173,460 | 346,673 | - | 1,173,460 |
| 5/1/2031 | 60 | | 1,173,460 | 5,672 | (1,610) | 1,171,850 | 352,345 | - | 1,171,850 |



04

Location

[Location Summary](#)
[Local Map](#)



26 YONKERS AVENUE, YONKERS, NY

About Yonkers

- Yonkers Train Station is located along the Hudson River. Yonkers is New York's third-largest city and the largest city in Westchester County. A city in the center of it all, Yonkers serves as the gateway between New York City and the Hudson Valley.

Yonkers is convenient, affordable, and offers opportunities for almost every residential and commercial investment. It's why some of the biggest projects in the Hudson Valley are happening here, and why you should be part of it.

Accessible

- You can get to Yonkers from almost anywhere, and easily so. Ten Metro North Railroad stations serve Yonkers; five major highways connect Yonkers with the rest of Westchester County, New York City, and beyond; and Yonkers has 4.5 miles of beautiful Hudson River waterfront.

Desirable

- Yonkers' Downtown Waterfront district continues to grow, with hundreds of new luxury high-rise apartments offering stellar views of the Hudson River and Palisades, gourmet restaurants, shops, and parks, just a 25-minute train ride to midtown Manhattan. Businesses - large and small - continue to thrive and grow in Yonkers. The city is home to cultural amenities such as the Hudson River Museum, prestigious colleges such as Sarah Lawrence, shopping centers, the arts, entertainment venues such as Empire City Casino, and beautiful parks.

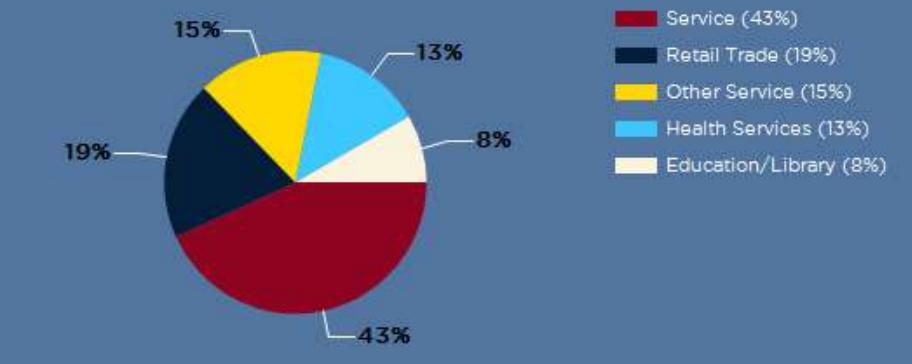
Livable

- Unlike many other comparable cities in New York State and the Northeast, Yonkers is growing. That's because Yonkers has some of the best-rated schools in the region such as PEARLS Hawthorne School and Yonkers Middle High School, and Yonkers is ranked among the safest cities in the country. Yonkers offers dozens of beautiful and historic neighborhoods, luxury waterfront living, and housing for all incomes. It's no wonder Yonkers was ranked as one of the "Top 100 Best Places to Live" by Liveability.com.

Workable

- The range of opportunity in Yonkers is astounding. Yonkers is Westchester's retail center, from the Central Park Avenue corridor, to the newly-renovated Cross County Shopping Center, to the upscale Ridge Hill shopping complex, to local small businesses, to the big box stores, Yonkers has it all. The city has a large inventory of commercial, industrial, medical, and new-economy spaces. Yonkers has one of the area's largest office parks, two hospitals, 40 public schools and several neighborhood shopping districts.

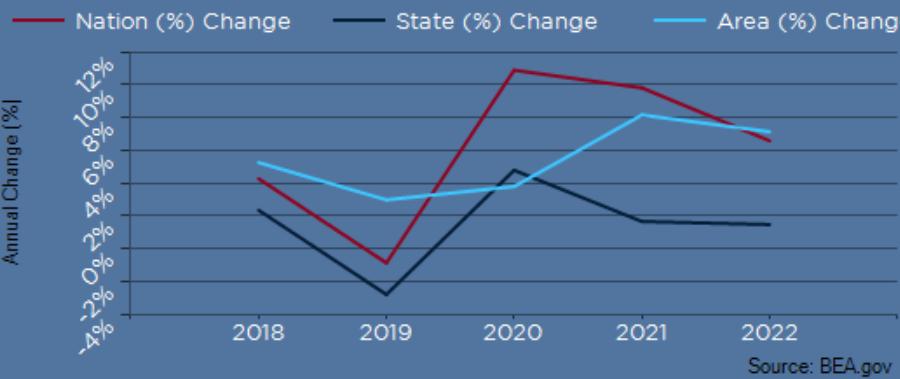
Major Industries by Employee Count

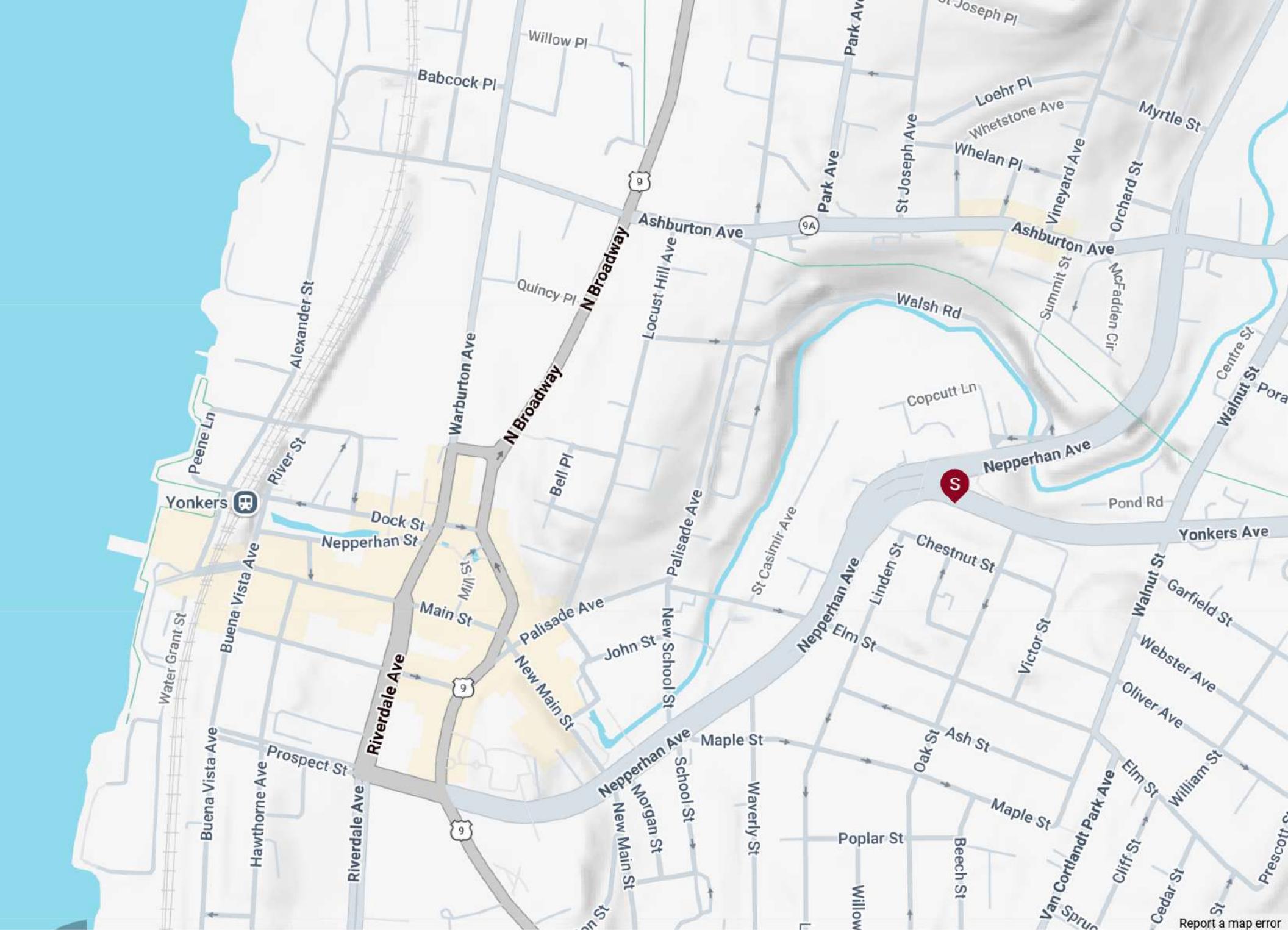


Largest Employers

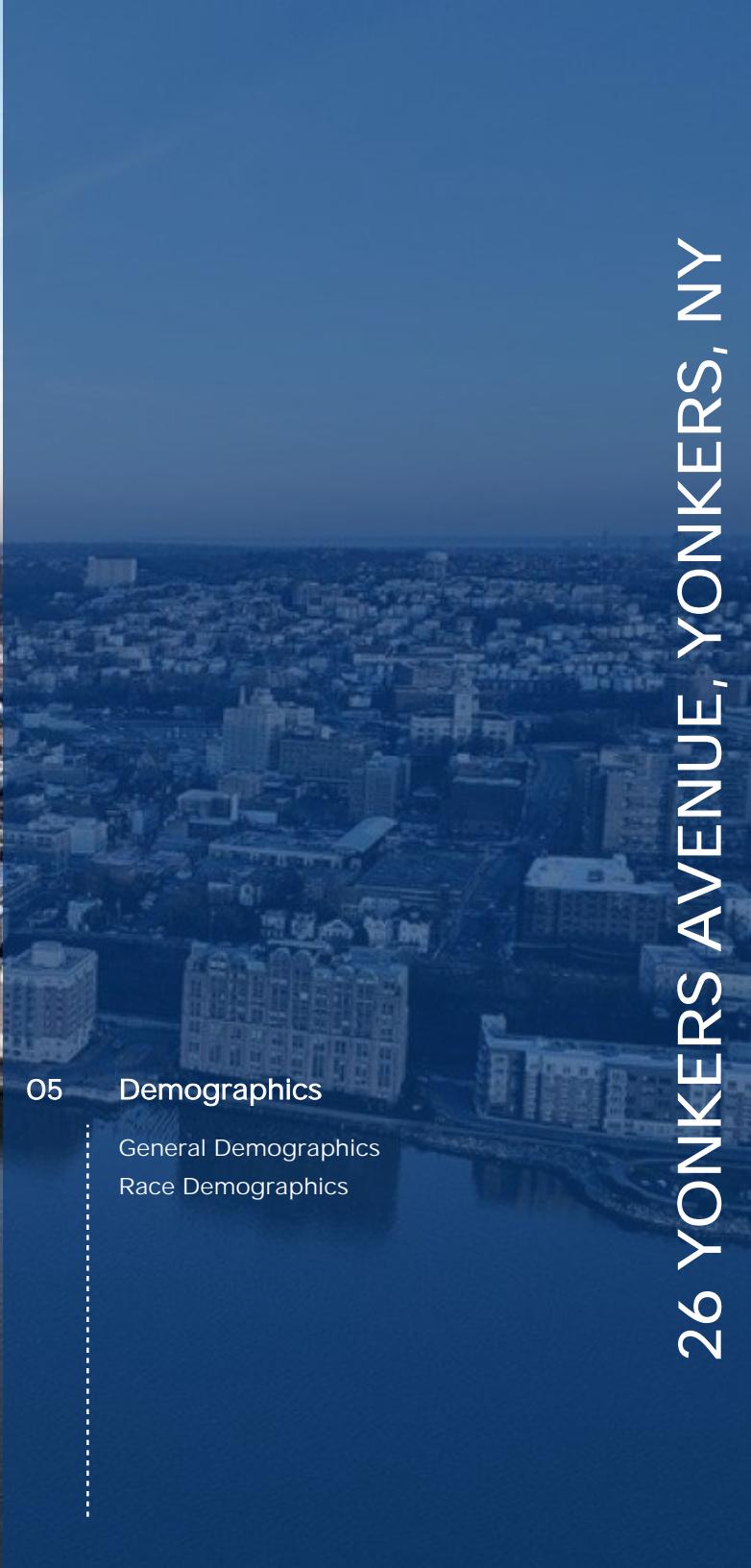
| | |
|-------------------------------|-------|
| St. John's Riverside Hospital | 1,939 |
| St. Joseph's Medical Center | 1,027 |
| Rising | 999 |
| Liberty Lines | 749 |
| Kawasaki Rail | 489 |
| Consumer Reports | 479 |
| American Sugar Refining | 327 |
| Macy's | 316 |

Westchester County GDP Trend





Report a map error



05

Demographics

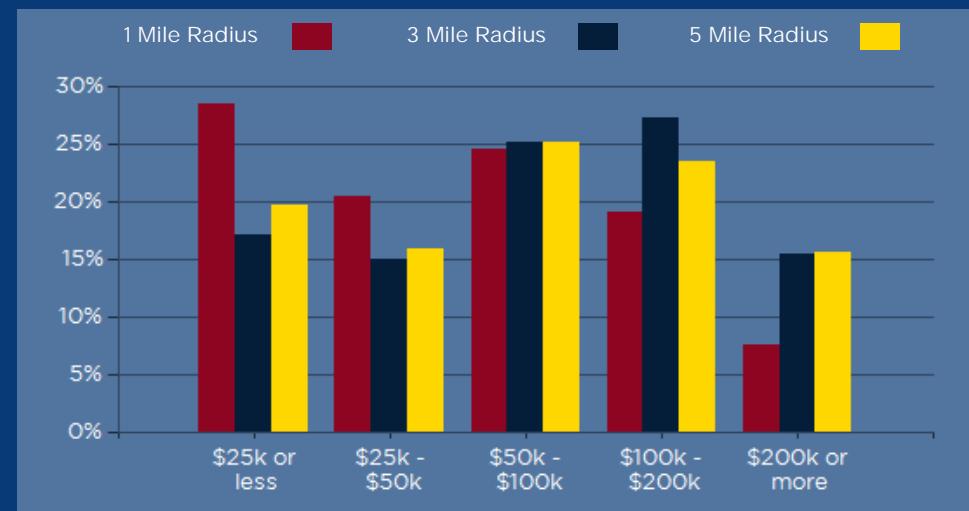
General Demographics
Race Demographics

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|---------|---------|
| 2000 Population | 58,876 | 225,373 | 757,401 |
| 2010 Population | 58,012 | 223,800 | 759,252 |
| 2026 Population | 65,258 | 242,101 | 797,506 |
| 2031 Population | 71,074 | 248,026 | 795,639 |
| 2026 African American | 18,445 | 49,291 | 233,357 |
| 2026 American Indian | 1,351 | 2,889 | 8,125 |
| 2026 Asian | 2,566 | 14,331 | 56,553 |
| 2026 Hispanic | 38,324 | 100,063 | 306,850 |
| 2026 Other Race | 24,154 | 58,681 | 180,834 |
| 2026 White | 9,716 | 85,464 | 221,418 |
| 2026 Multiracial | 8,991 | 31,320 | 96,689 |
| 2026-2031: Population: Growth Rate | 8.60% | 2.40% | -0.25% |

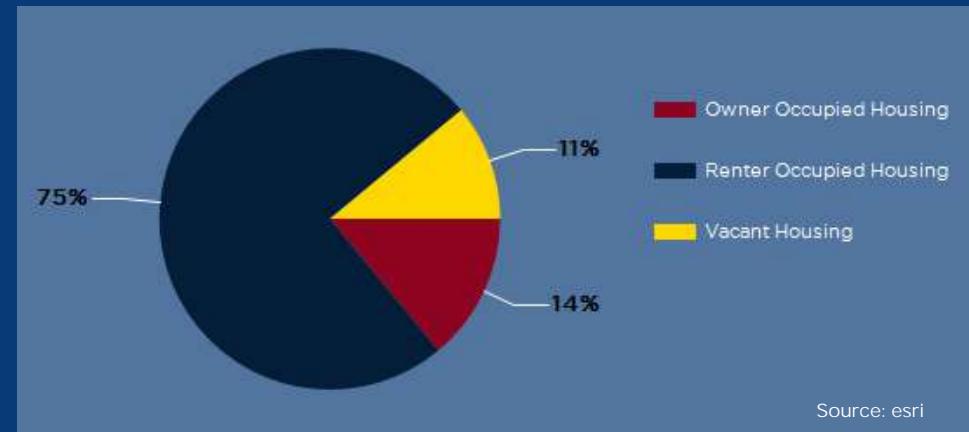
| 2026 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|----------|-----------|-----------|
| less than \$15,000 | 4,477 | 10,288 | 38,067 |
| \$15,000-\$24,999 | 2,271 | 5,775 | 21,160 |
| \$25,000-\$34,999 | 1,706 | 5,386 | 18,845 |
| \$35,000-\$49,999 | 3,138 | 8,707 | 28,737 |
| \$50,000-\$74,999 | 3,600 | 13,494 | 43,689 |
| \$75,000-\$99,999 | 2,226 | 10,113 | 31,819 |
| \$100,000-\$149,999 | 3,300 | 16,265 | 44,323 |
| \$150,000-\$199,999 | 1,224 | 9,330 | 26,262 |
| \$200,000 or greater | 1,774 | 14,566 | 46,947 |
| Median HH Income | \$51,318 | \$81,841 | \$74,602 |
| Average HH Income | \$77,899 | \$114,205 | \$117,775 |



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

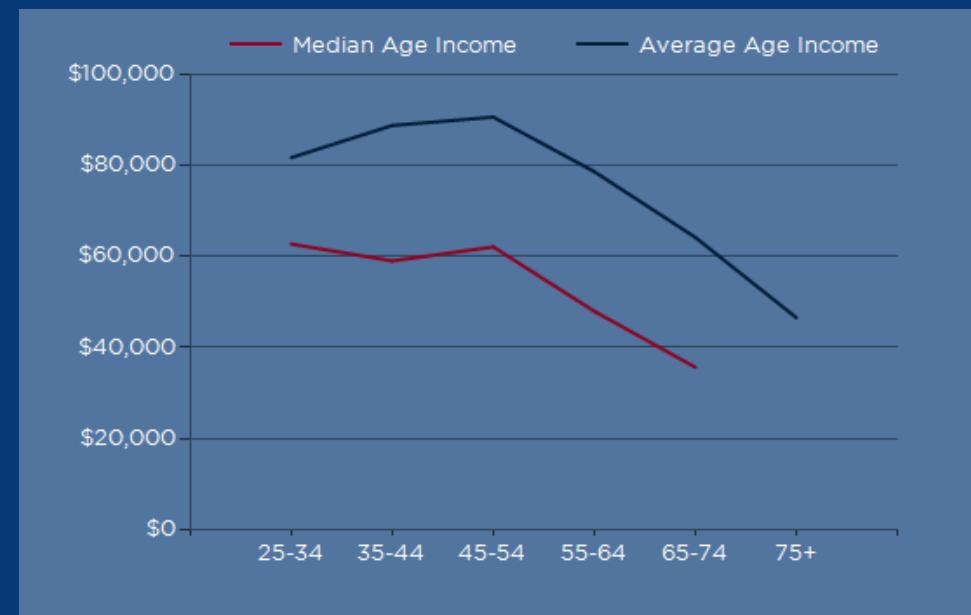
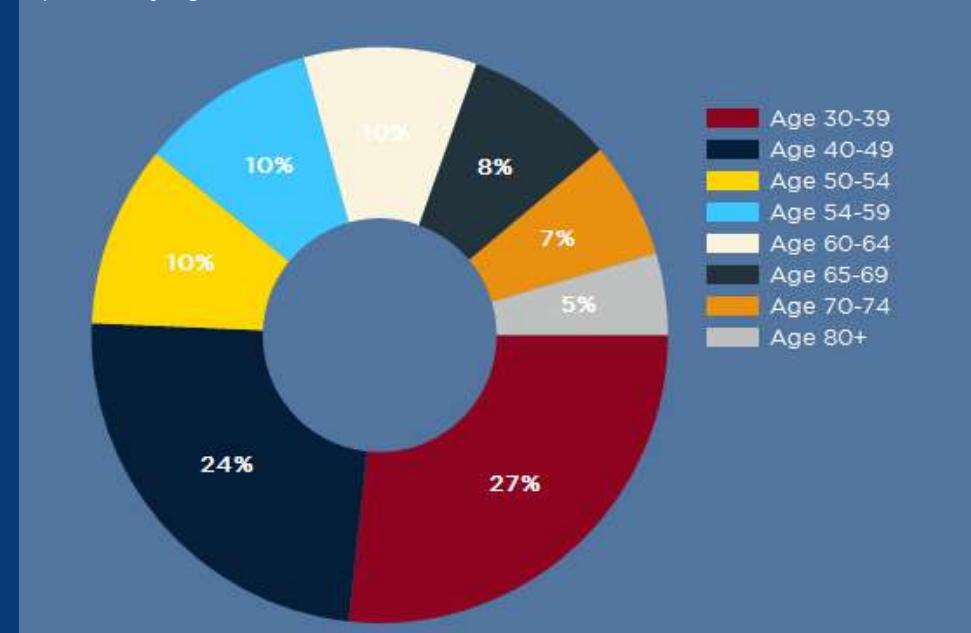


Source: esri

| 2026 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|---------|---------|
| 2026 Population Age 30-34 | 4,855 | 17,169 | 56,005 |
| 2026 Population Age 35-39 | 4,655 | 17,199 | 53,692 |
| 2026 Population Age 40-44 | 4,546 | 16,438 | 53,024 |
| 2026 Population Age 45-49 | 3,969 | 15,327 | 50,871 |
| 2026 Population Age 50-54 | 3,635 | 15,000 | 50,173 |
| 2026 Population Age 55-59 | 3,507 | 14,919 | 50,931 |
| 2026 Population Age 60-64 | 3,453 | 14,676 | 50,365 |
| 2026 Population Age 65-69 | 2,994 | 13,221 | 44,287 |
| 2026 Population Age 70-74 | 2,324 | 11,013 | 35,646 |
| 2026 Population Age 75-79 | 1,637 | 8,593 | 26,542 |
| 2026 Population Age 80-84 | 1,017 | 5,705 | 17,340 |
| 2026 Population Age 85+ | 895 | 5,901 | 17,362 |
| 2026 Population Age 18+ | 49,196 | 193,330 | 629,817 |
| 2026 Median Age | 35 | 40 | 40 |
| 2031 Median Age | 36 | 41 | 41 |

| 2026 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|----------|-----------|-----------|
| Median Household Income 25-34 | \$62,814 | \$87,206 | \$78,129 |
| Average Household Income 25-34 | \$81,824 | \$111,718 | \$109,108 |
| Median Household Income 35-44 | \$59,082 | \$97,294 | \$84,190 |
| Average Household Income 35-44 | \$88,919 | \$128,120 | \$127,096 |
| Median Household Income 45-54 | \$62,167 | \$104,402 | \$96,996 |
| Average Household Income 45-54 | \$90,769 | \$136,092 | \$146,340 |
| Median Household Income 55-64 | \$47,991 | \$94,902 | \$81,997 |
| Average Household Income 55-64 | \$78,743 | \$126,474 | \$131,347 |
| Median Household Income 65-74 | \$35,660 | \$63,458 | \$57,561 |
| Average Household Income 65-74 | \$64,256 | \$99,356 | \$99,662 |
| Average Household Income 75+ | \$46,569 | \$76,367 | \$80,380 |

Population By Age



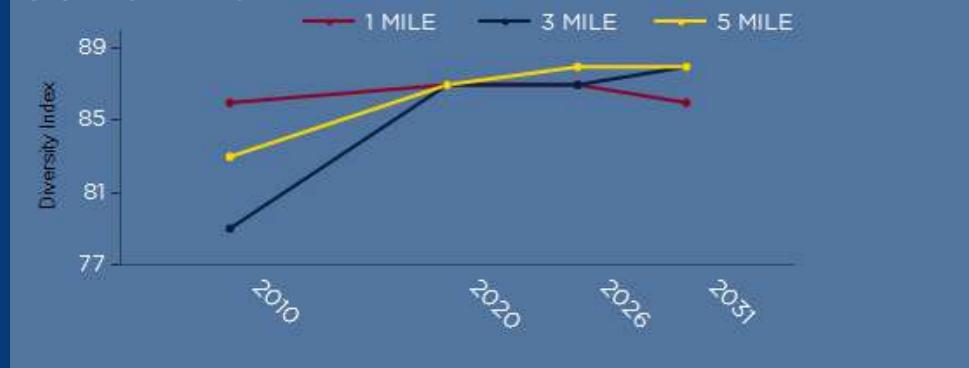
| diversity index | 1 mile | 3 mile | 5 mile |
|--------------------------------|--------|--------|--------|
| Diversity Index (+5 years) | 87 | 88 | 88 |
| Diversity Index (current year) | 87 | 87 | 88 |
| Diversity Index (2020) | 87 | 87 | 87 |
| Diversity Index (2010) | 86 | 79 | 83 |

Population by Race



| 2026 Population by Race | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|--------|--------|--------|
| African American | 18% | 14% | 21% |
| American Indian | 1% | 1% | 1% |
| Asian | 2% | 4% | 5% |
| Hispanic | 37% | 29% | 28% |
| Multiracial | 9% | 9% | 9% |
| Other Race | 23% | 17% | 16% |
| White | 9% | 25% | 20% |

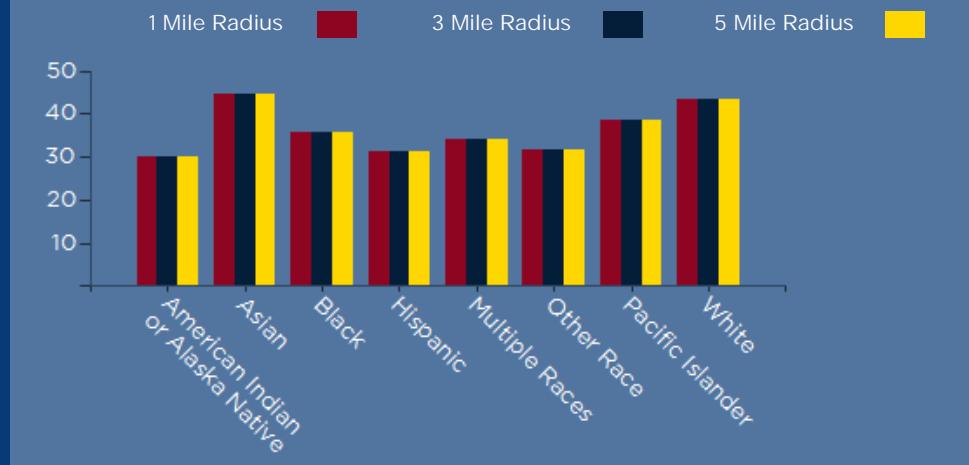
Population Diversity

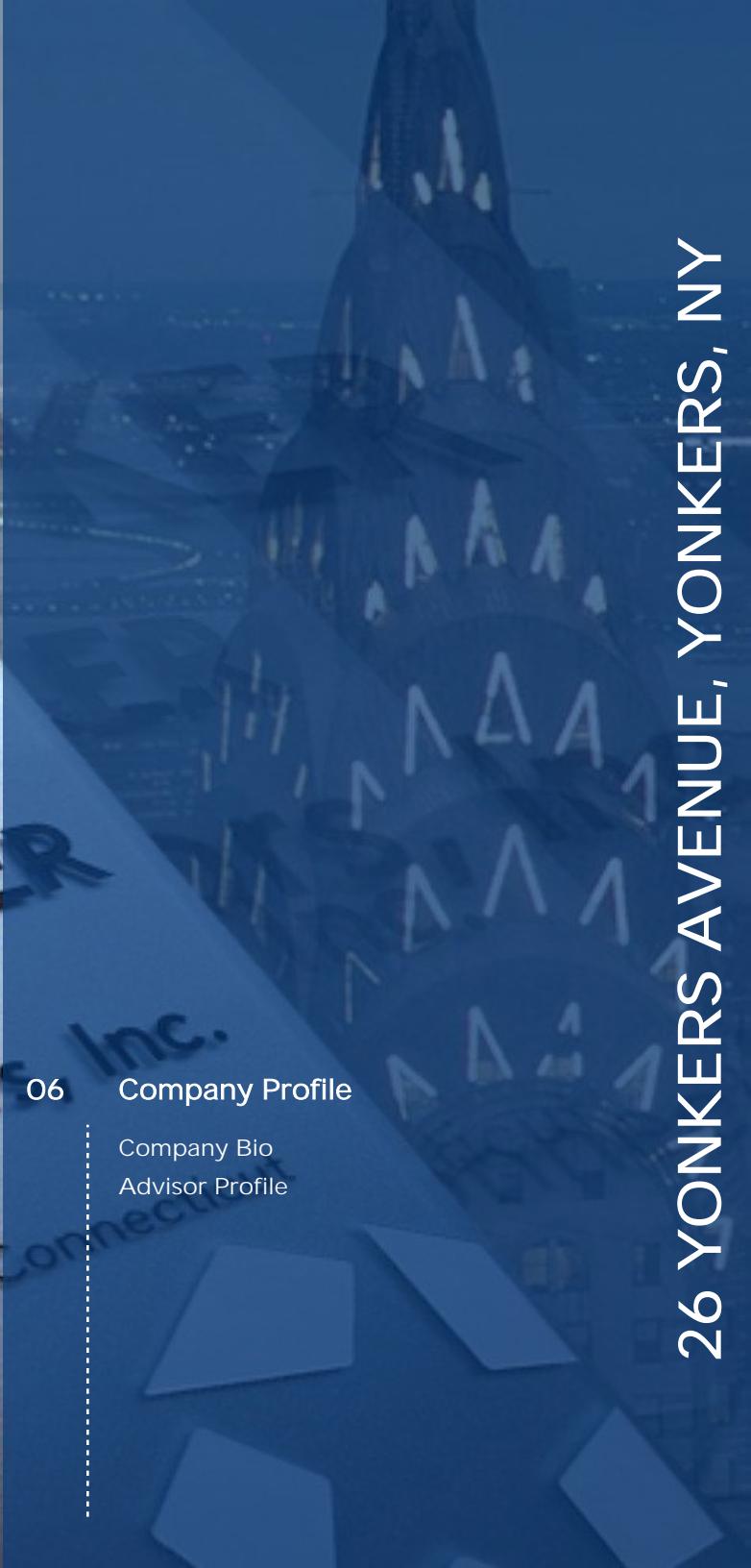
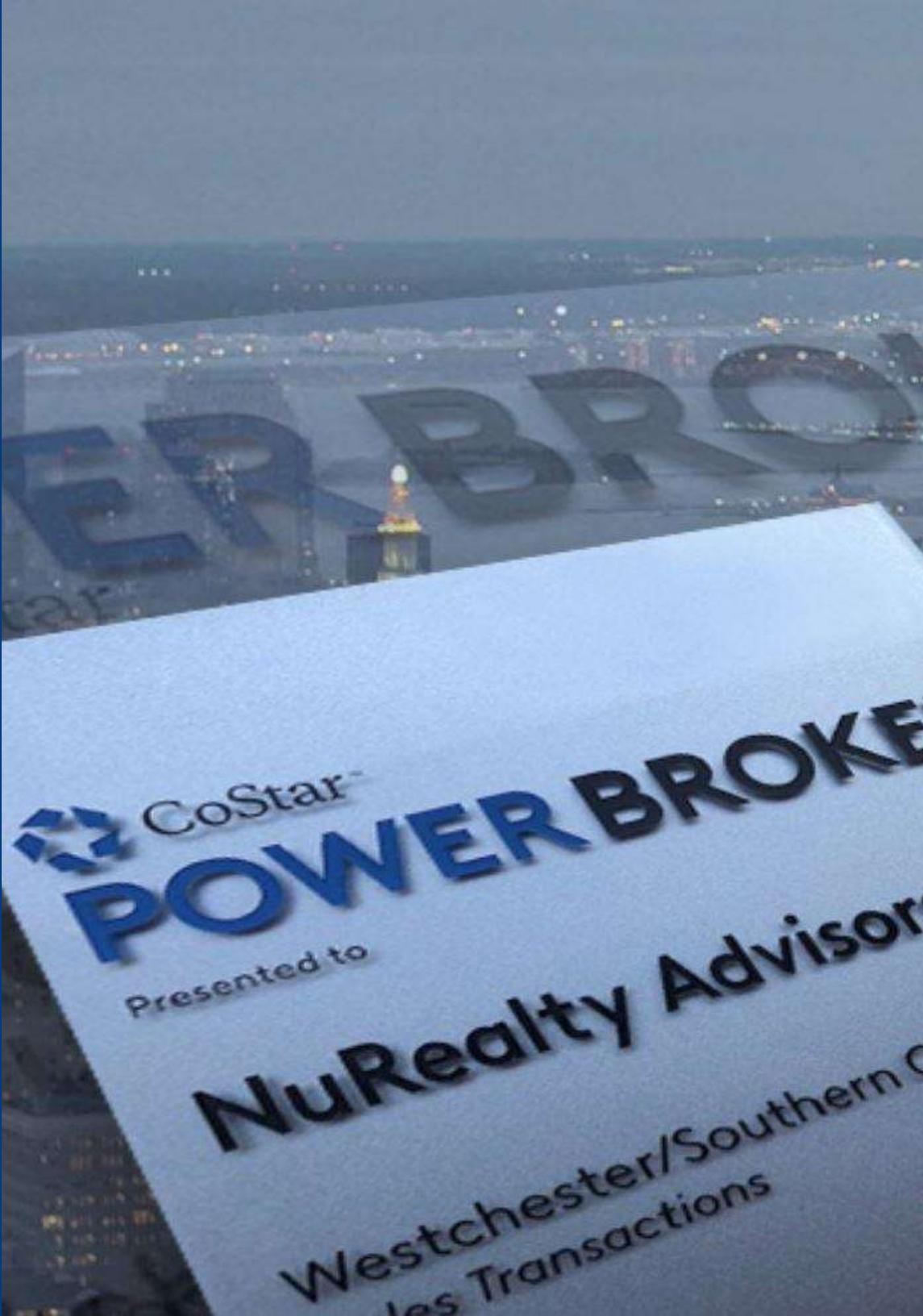


2026 Median Age by Race

| | 1 MILE | 3 MILE | 5 MILE |
|--|--------|--------|--------|
| Median American Indian/Alaska Native Age | 30 | 33 | 34 |
| Median Asian Age | 45 | 43 | 42 |
| Median Black Age | 36 | 38 | 39 |
| Median Hispanic Age | 31 | 33 | 35 |
| Median Multiple Races Age | 34 | 36 | 36 |
| Median Other Race Age | 32 | 34 | 35 |
| Median Pacific Islander Age | 39 | 38 | 36 |
| Median White Age | 43 | 50 | 48 |

2026 Median Age by Race





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.

26 Yonkers Avenue, Yonkers, NY



Exclusively Marketed by:



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



Lukasz Przybylek
NuRealty Advisors Inc.
Executive Vice President
(914) 479-2721
LukaszPrzybylek@gmail.com
1030121062

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.

