

26 Yonkers Avenue, Yonkers, NY



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

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26 Yonkers Avenue
Yonkers, NY 10701



NUREALTY
ADVISORS INC

26 Yonkers Avenue, Yonkers, NY

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Exclusively Marketed by:



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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







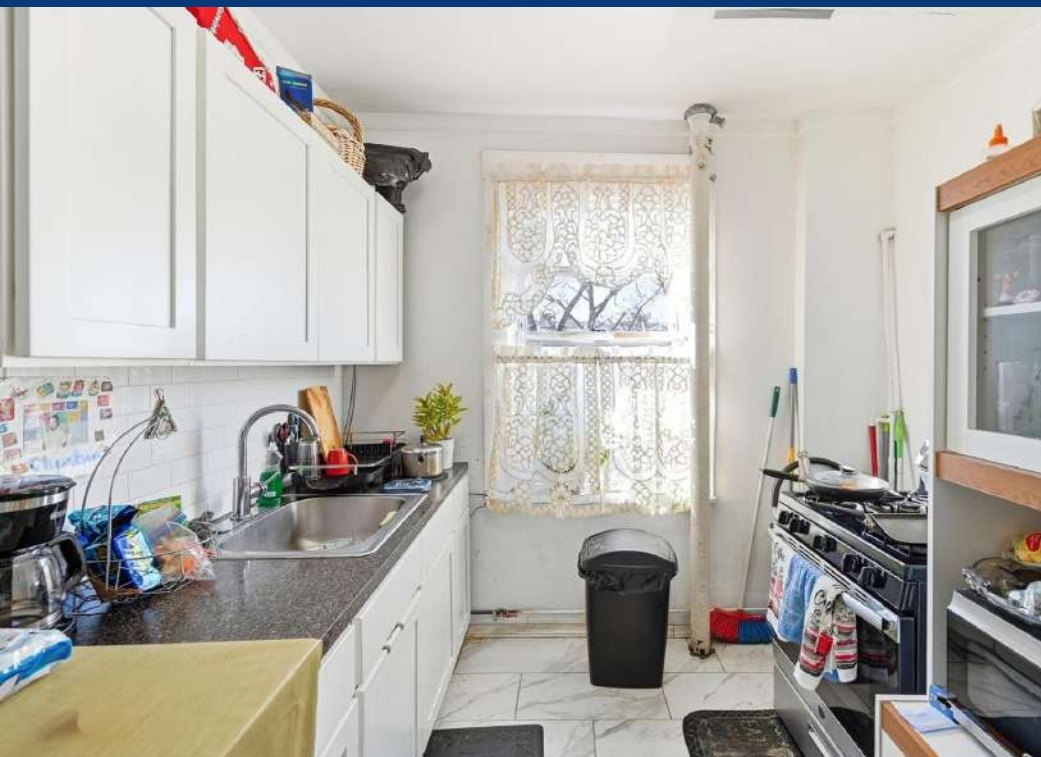


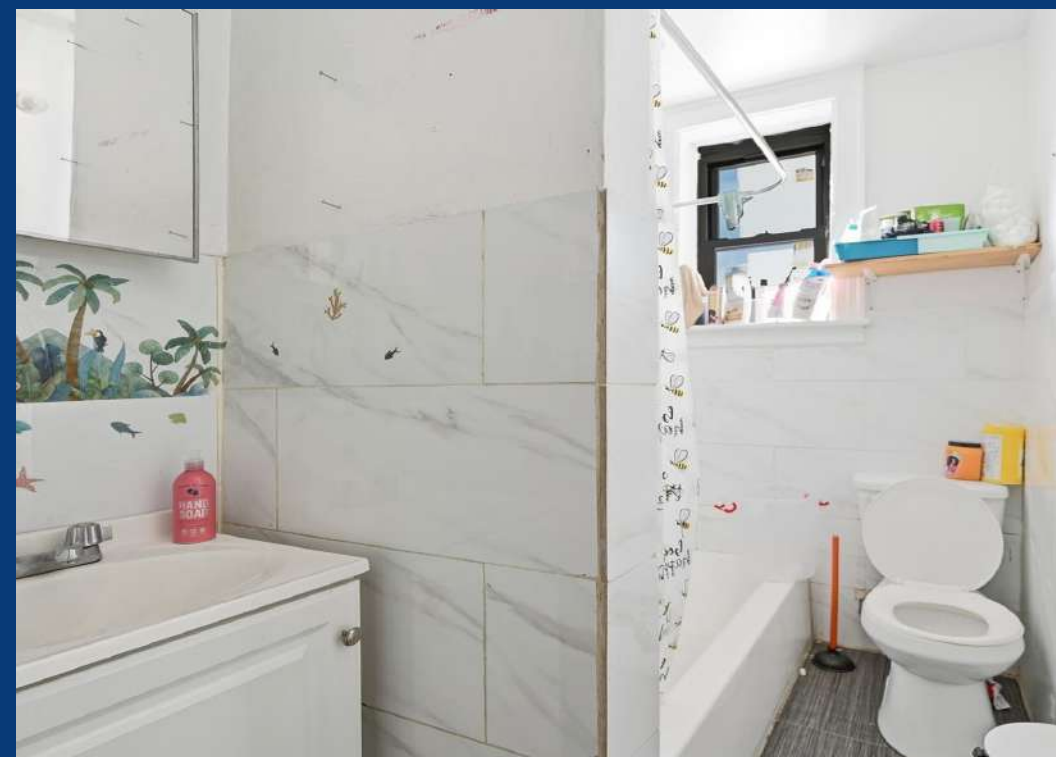
















03 Financial Analysis

Financial Analysis



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%	Equity Percentage
Loan Amount	\$	1,241,000	73.00%	Loan-to-Value (LTV) Percentage

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%		\$ (5,674)	\$ (0.68)
Property Tax		\$ 3,201	\$ 28,806	\$ 3.43
Water & Sewer		\$ 597	\$ 5,370	\$ 0.64
Electric & Gas		\$ 255	\$ 2,294	\$ 0.27
Insurance		\$ 1,417	\$ 12,750	\$ 1.52
Heat		\$ 1,150	\$ 10,350	\$ 1.23
Payroll		\$ 380	\$ 3,420	\$ 0.41
Repairs & Maintenance		\$ 400	\$ 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

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
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Total Annual Income	\$189,147
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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
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.

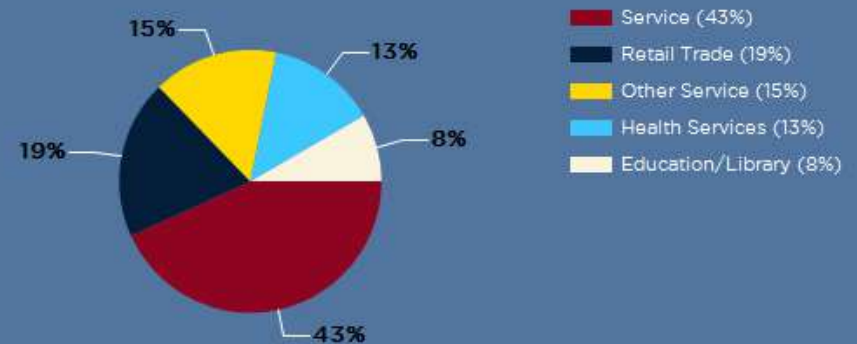
Livable

- 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.

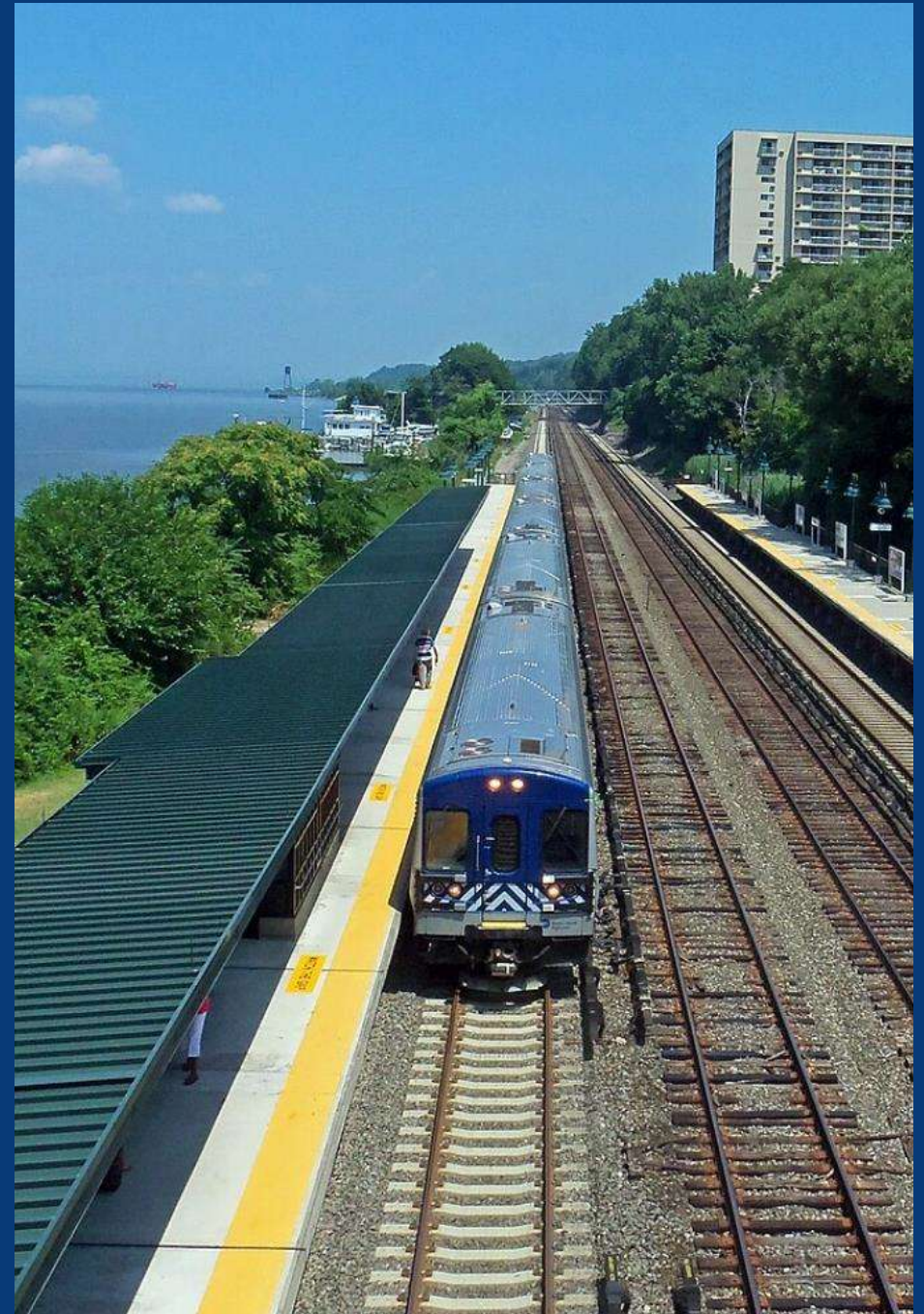
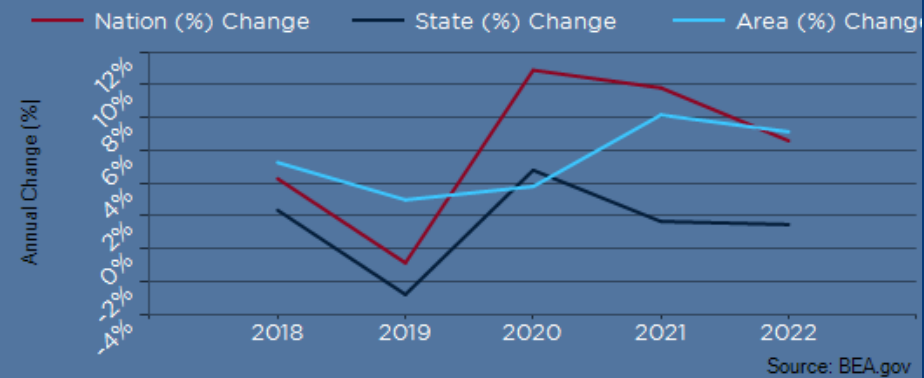
Major Industries by Employee Count

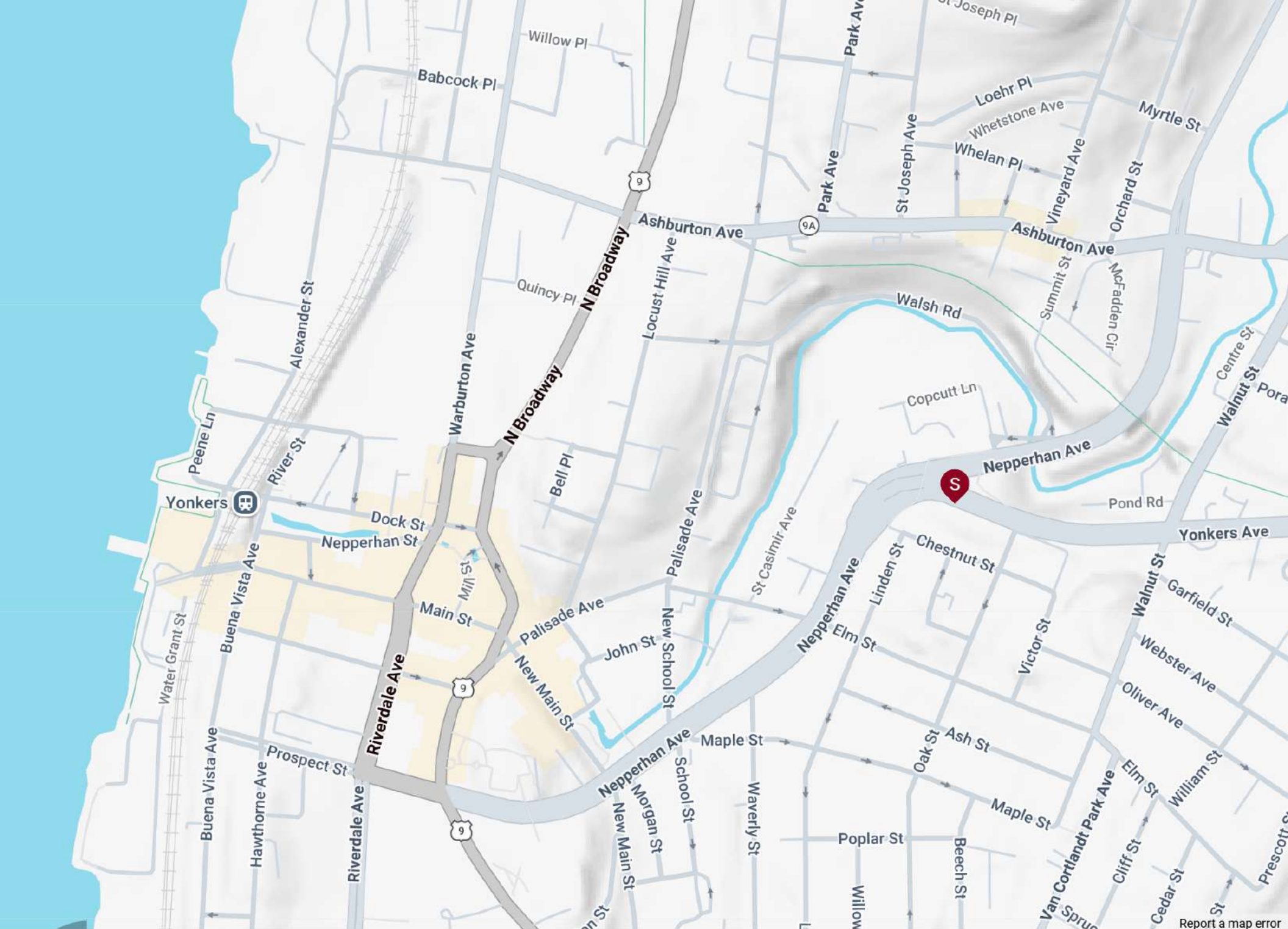


Largest Employers

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

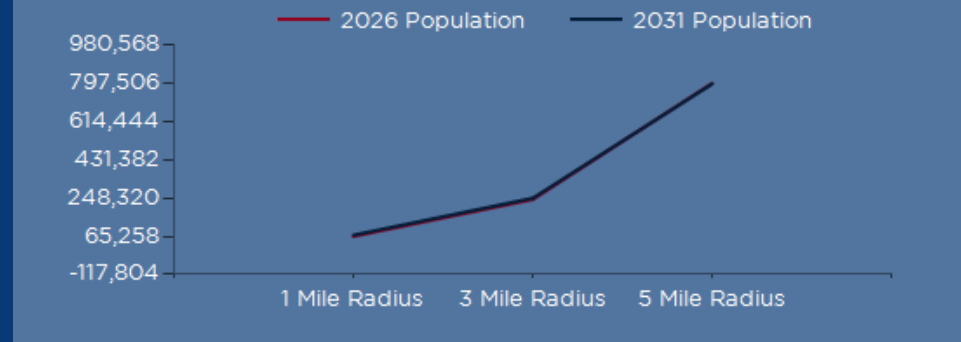
Demographics

General Demographics

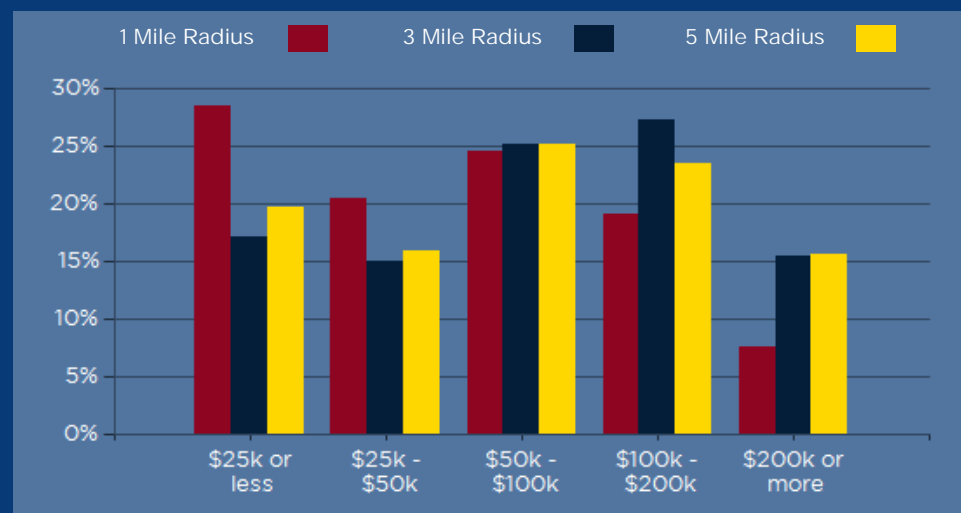
Race Demographics

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%

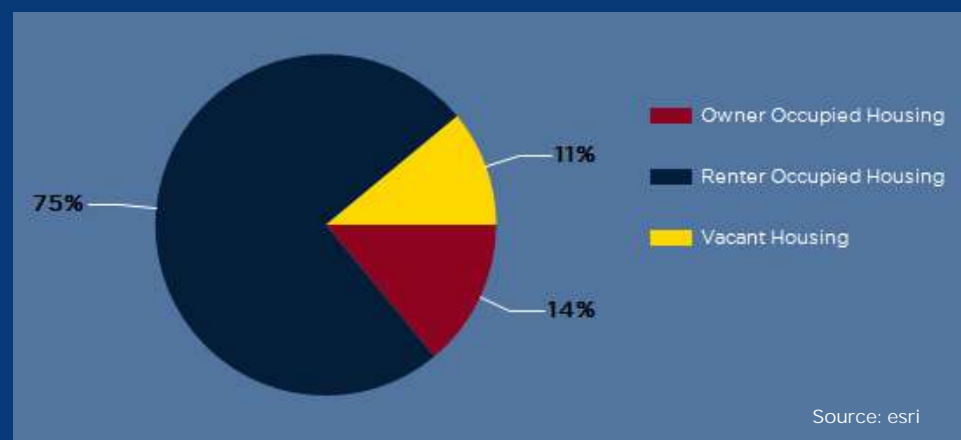
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	4,477	10,288	38,067
\$15,000-\$24,999	2,271	5,775	21,160
\$25,000-\$34,999	1,706	5,386	18,845
\$35,000-\$49,999	3,138	8,707	28,737
\$50,000-\$74,999	3,600	13,494	43,689
\$75,000-\$99,999	2,226	10,113	31,819
\$100,000-\$149,999	3,300	16,265	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



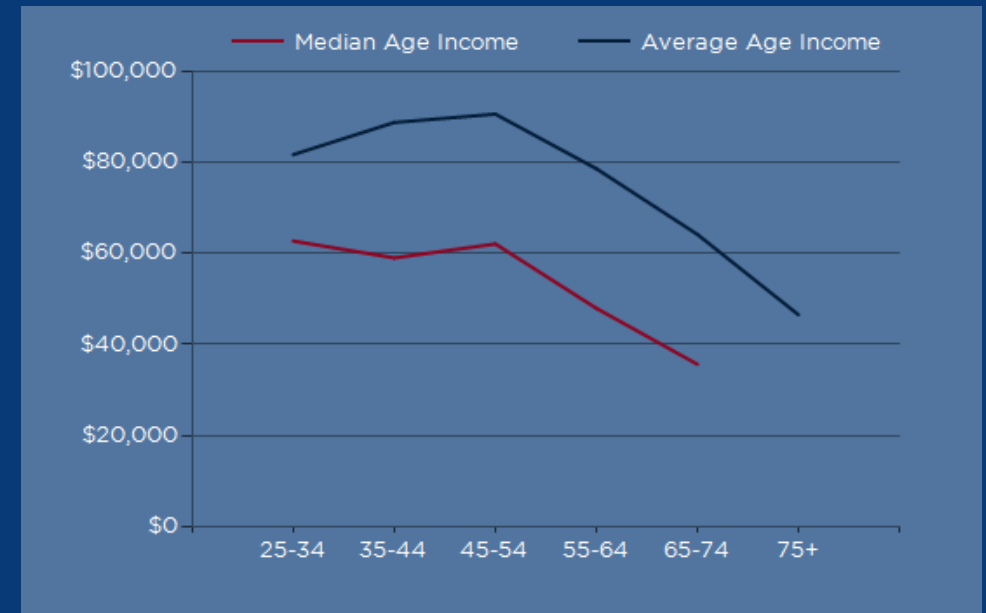
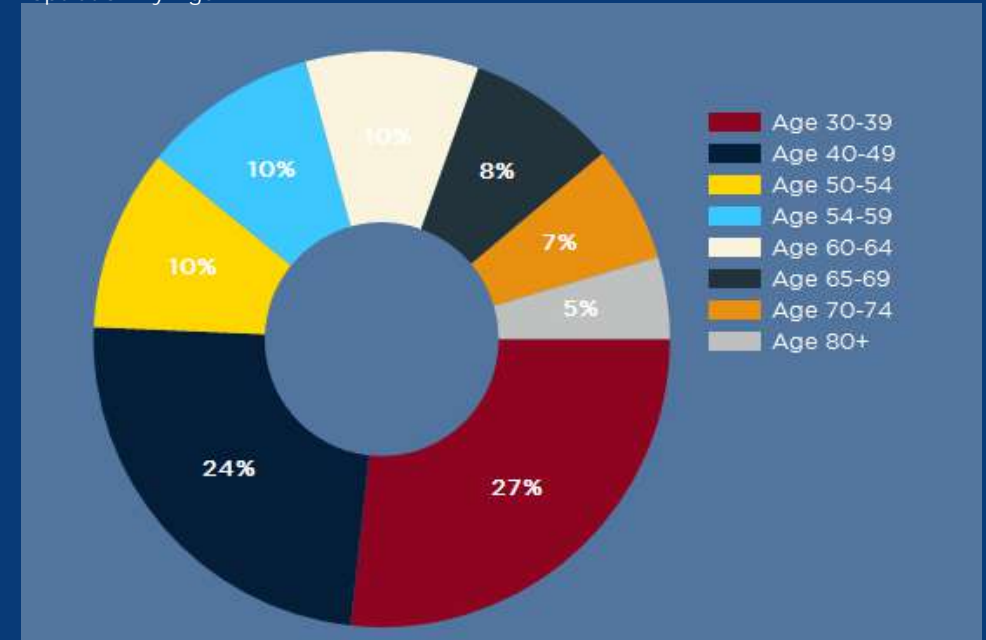
2026 Own vs. Rent - 1 Mile Radius



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

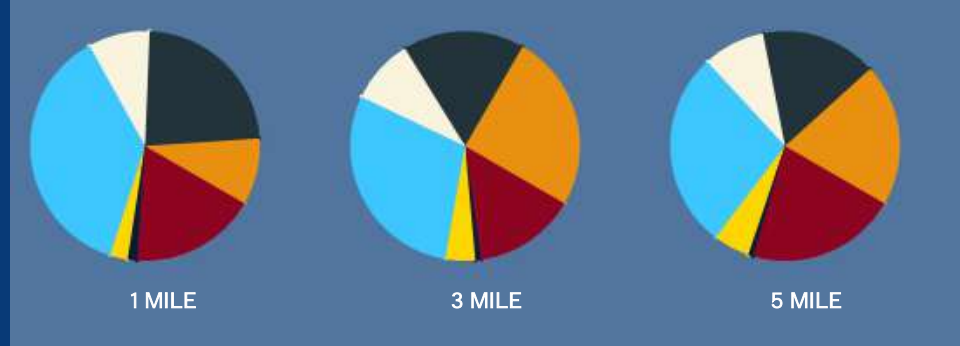
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$62,814	\$87,206	\$78,129
Average Household Income 25-34	\$81,824	\$111,718	\$109,108
Median Household Income 35-44	\$59,082	\$97,294	\$84,190
Average Household Income 35-44	\$88,919	\$128,120	\$127,096
Median Household Income 45-54	\$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



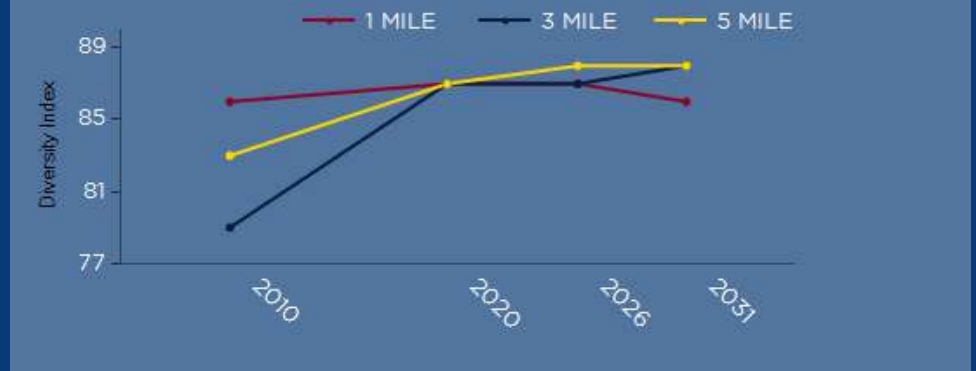
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	87	88	88
Diversity Index (current year)	87	87	88
Diversity Index (2020)	87	87	87
Diversity Index (2010)	86	79	83

POPULATION BY RACE



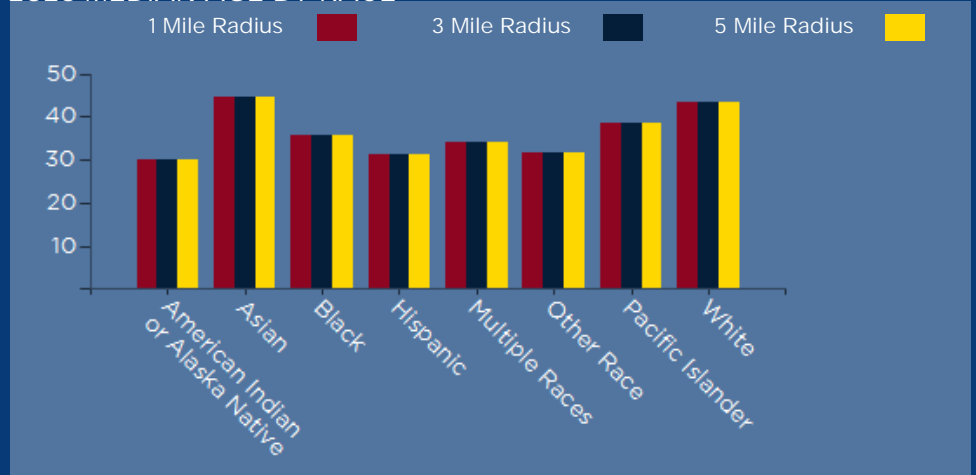
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	18%	14%	21%
American Indian	1%	1%	1%
Asian	2%	4%	5%
Hispanic	37%	29%	28%
Multiracial	9%	9%	9%
Other Race	23%	17%	16%
White	9%	25%	20%

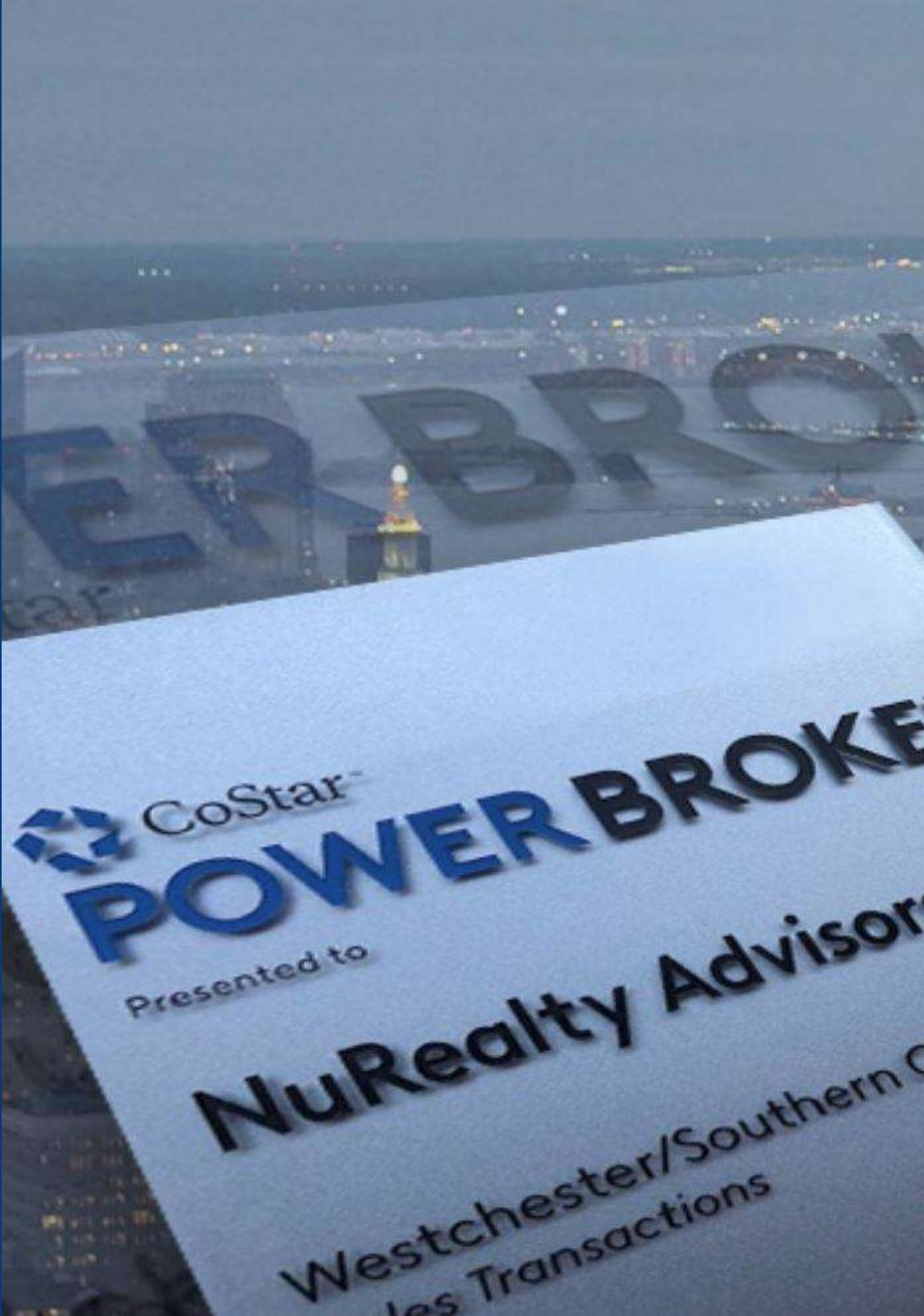
POPULATION DIVERSITY



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





06

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.

26 Yonkers Avenue, Yonkers, 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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