

## 97 WAVERLY STREET

YONKERS, NEW YORK 10701

5-UNIT INVESTMENT OPPORTUNITY

ASKING PRICE  
**\$1,500,000**



5  
TOTAL UNITS



±4,928  
SF BUILDING



\$142,800  
ANNUAL INCOME



7.42%  
IN-PLACE CAP RATE

**PROPERTY TYPE:** Residential / Legal 5 Family  
**YEAR BUILT:** 1891  
**BUILDING SIZE:** ±4,928 SF (Public Records)  
**LOT SIZE:** 1,742 SF (0.04 Acres)  
**STORIES:** 3  
**ZONING:** M  
**TAXES (2025):** \$17,825  
**TAX ID:** 1800-001-000-00478-000-0001

### UNIT MIX & RENT ROLL

UNIT	LAYOUT	MONTHLY RENT	LEASE STATUS
Apt 1 – 1st Floor	3 Bed / 2 Bath	\$3,150	LXP 4/30/2026
Apt 2 – 2nd Floor	3 Bed / 2 Bath	\$2,800	LXP 3/30/2027
Apt 3F – 3rd Floor Front	2 Bed / 1 Bath	\$2,300	LXP 3/30/2027
Apt 3R – 3rd Floor Rear	1 Bed / 1 Bath	\$1,850	LXP 4/30/2026
Apt G1 – Ground Floor	1 Bed / 1 Bath	\$1,650 + \$150 Storage	MTM
<b>TOTAL MONTHLY INCOME</b>		<b>\$11,900</b>	
<b>TOTAL ANNUAL INCOME</b>		<b>\$142,800</b>	

Apt 1 paying \$3,150/month total, with separate payments. They are MTM.  
Apt G1 is MTM, pays \$1,650/mo + \$150/mo to use the basement corner for storage.

### INVESTMENT HIGHLIGHTS

- Well-maintained 5-unit building in the Nodine Hill section of Yonkers
- Tenants only pay electricity
- Separate utilities (5 Electric Meters, 1 Gas Meter)
- Updated units with modern kitchens featuring quartz countertops & stainless steel appliances
- Mix of MTM & long-term leases
- Strong in-place income with value-add potential
- Low operating expenses
- Close to shopping, dining, parks, waterfront, public transportation & major roadways
- Minutes to Metro-North and Downtown Yonkers

#### FINANCIAL OVERVIEW

ANNUAL RENTAL INCOME \$142,800  
TOTAL OPERATING EXPENSES \$36,145  
NET OPERATING INCOME (NOI) \$106,655  
IN-PLACE CAP RATE 7.42%

#### ANNUAL EXPENSE BREAKDOWN

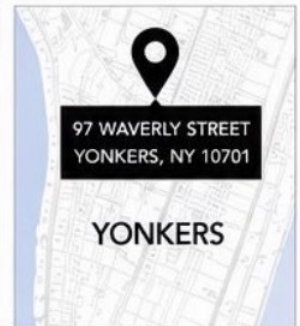
Taxes (2025) \$17,825  
Water / Sewer \$2,500  
Fuel (Expense Billed) \$9,000  
Insurance Expense \$5,500  
Other Expense \$1,320  
TOTAL OPERATING EXPENSES \$36,145

#### UTILITY SUMMARY

Electric Meters: 5  
Gas Meter: 1  
Heat Units: 1  
Tenant Pays: Electricity Only

#### PRIME LOCATION

- Minutes to Metro-North Train Station
- Quick access to I-87, Saw Mill River Pkwy & major highways
- Close to Downtown Yonkers shopping, restaurants & services
- Near waterfront parks, Hudson River Museum & Empire Casino Entertainment Center



PRESENTED BY

#### GENO GEORGE

Associate Broker / Co-Founder  
917.374.2591  
geno.george@compass.com  
COMPASS GREATER NY, LLC  
914-752-8763

#### JOSEPH LUKIC

Real Estate Agent / Co-Founder  
914.334.3805  
joe.lukic@compass.com  
COMPASS GREATER NY, LLC  
914-752-8763



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