



LARCHMONT PROPERTY

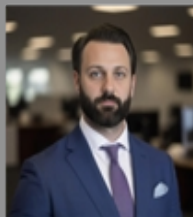
2410 BOSTON POST RD
LARCHMONT , NY 10538



Comres Realty Group

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Larchmont , NY 10538
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PROPERTY SUMMARY

Offering Price	\$1,125,000.00
Building SqFt	3,710 SqFt
Lot Size (acres)	0.08
Levels	2
Year Built	1920
County	Westchester
Parcel ID / APN	553201 6-15-26

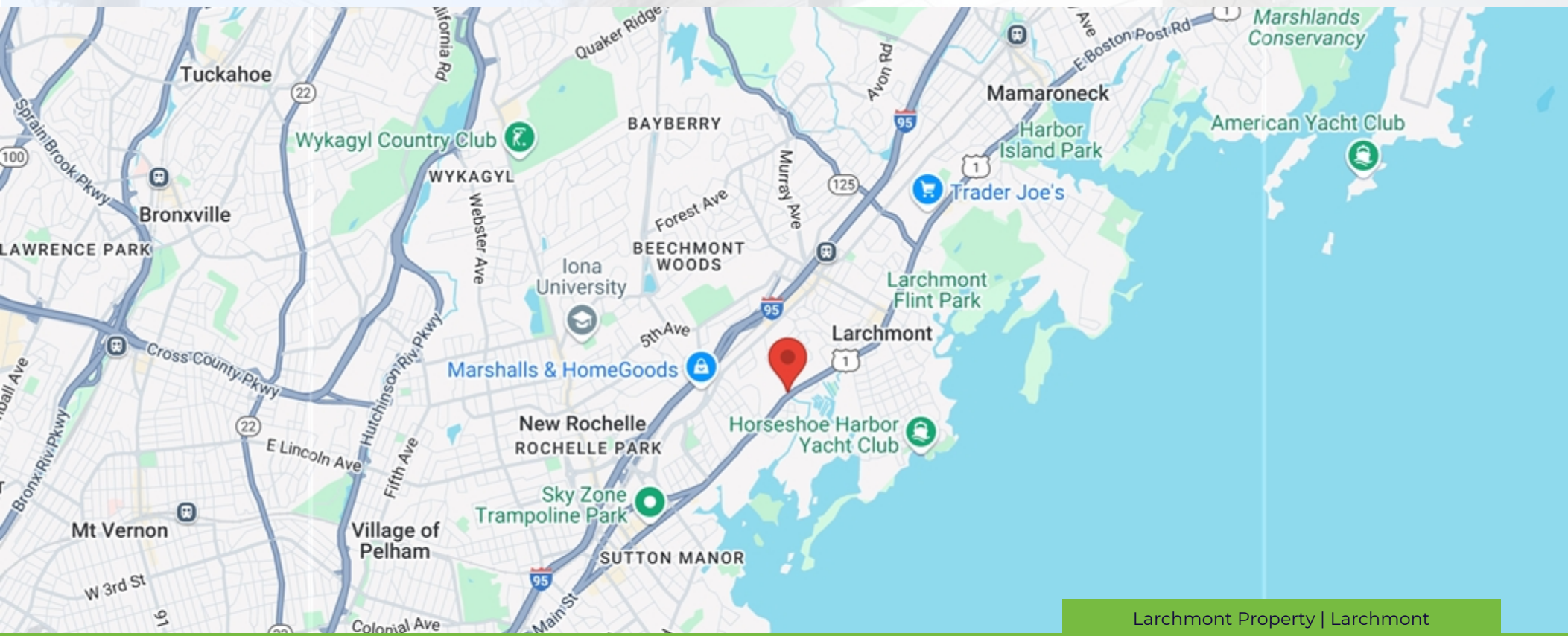
INVESTMENT SUMMARY

Prime Location! Amazing opportunity to buy this mixed use property in the sought after area of Larchmont, NY. 7% Cap. The property offers Two -2 bedroom apartments and 2 commercial spaces. The front 2 bedroom apartment has 2 full baths roughly about 1100 Sqft. The Rear Two bedroom apartment has 1 full bath, about 950 Sqft. Fully renovated. Prime Location, High traffic area of Larchmont. Front office is about 825 Sqft Tennant occupied. The back office is about 975 Sqft with about 825 Sqft finished basement which would be delivered vacant. Property is located on Highly visible retail location over 20k daily traffic car count. Plenty of street parking Call for more info.



INVESTMENT HIGHLIGHTS

- Each unit has a washer/dryer, marble bathrooms, modern kitchen with stainless steel appliances and granite countertops.
- All units feature upgraded interiors that include custom cabinetry, countertops, SS appliances, and modern bathrooms. Select units boast spacious balconies and glass doors.
- Inside the apartments you will find large windows built-in cabinets, walk in closets, gas stoves, and efficient layouts.
- Unit amenities include elegant floors, high ceilings, highly functional kitchens with custom cabinets, electric & gas oven/range and spacious floor plans.
- Priced below appraised value, this property offers great value for the savvy investor looking to scale.
- This trophy property provides investors with the rare opportunity to acquire an asset with tremendous presence, character, and scale in the city's most dynamic location.



LOCATION HIGHLIGHTS

- Centralized Larchmont location is ideal for commuters and work-from-home residents.
- Location is bordered by the largest shopping center in the area and the region's central business district, with easy access to major highways and convenient public transport downtown.
- Tenants are sure to be drawn to the safe and quaint feel of entering a gated community of spacious modern duplexes, a centrally-located oasis close to exquisite shopping, dining and entertaining.
- Sleek architecture and sophisticated design, finishes and fixtures are set amidst a lush ocean backdrop perfect for taking in dramatic sunsets.
- Larchmont 's well-known, high-end communities gives Larchmont the reputation of being a quiet and protected community with a highly-regarded schooling system.
- Larchmont Property offers the welcoming residential atmosphere of a home while being right in the heart of Eveything .
- Highly walkable and accessible location, this building is close to everyday shopping, casual restaurants, fitness and medical centers, and an easy commute to downtown Larchmont , making it attractive to high-income, long-term tenants.
- Larchmont 's well-known, high-end communities Give larchmont the reputation of being a quiet and protected community with a highly-regarded schooling system.



3 MILE RADIUS



POPULATION
127,475



DAYTIME POPULATION
117,099



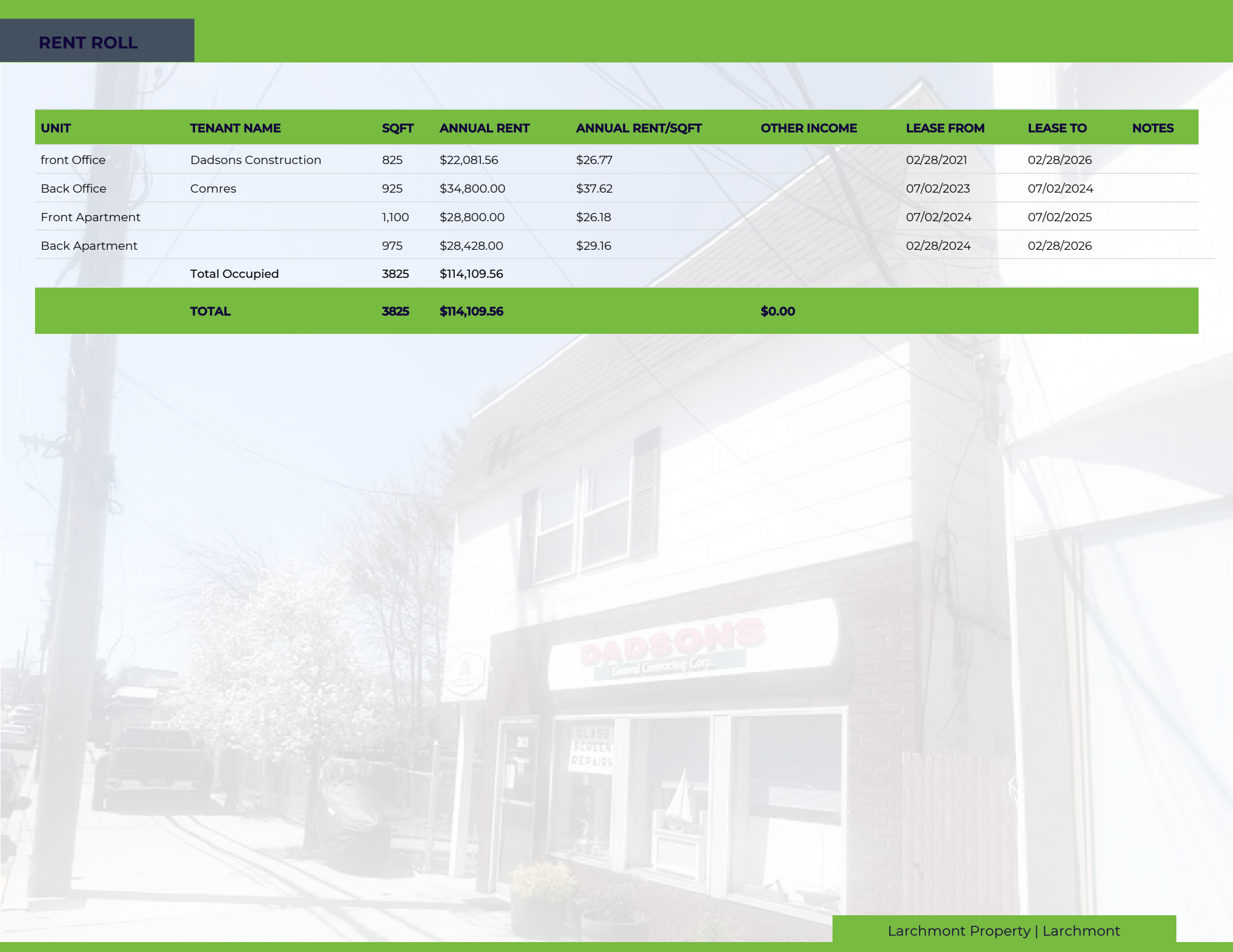
HOUSEHOLDS
46,008



AVG. HOUSEHOLD INCOME
\$ 213,998

RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO	NOTES
front Office	Dadsons Construction	825	\$22,081.56	\$26.77		02/28/2021	02/28/2026	
Back Office	Comres	925	\$34,800.00	\$37.62		07/02/2023	07/02/2024	
Front Apartment		1,100	\$28,800.00	\$26.18		07/02/2024	07/02/2025	
Back Apartment		975	\$28,428.00	\$29.16		02/28/2024	02/28/2026	
	Total Occupied	3825	\$114,109.56					
	TOTAL	3825	\$114,109.56		\$0.00			



OVERVIEW & ASSUMPTIONS

PRICING SUMMARY

PRICING	\$1,125,000.00
PRICE PSF	\$294.12
IN PLACE NOI	\$85,699.56
IN PLACE CAP RATE	7.62%
YEAR 1 NOI	\$87,981.75
YEAR 1 CAP RATE	7.82%
YEAR 1 LEVERAGED CASH / CASH RETURN	7.82%

GENERAL INFORMATION

ANALYSIS PERIOD	1
ANALYSIS START DATE	05/08/2025
INCOME GROWTH RATE	2.00%
MARKET RENT/SF	\$35.00

EXIT

EXIT CAP	8.50%
EXIT YEAR	1
EXIT PRICE	\$1,035,079.41

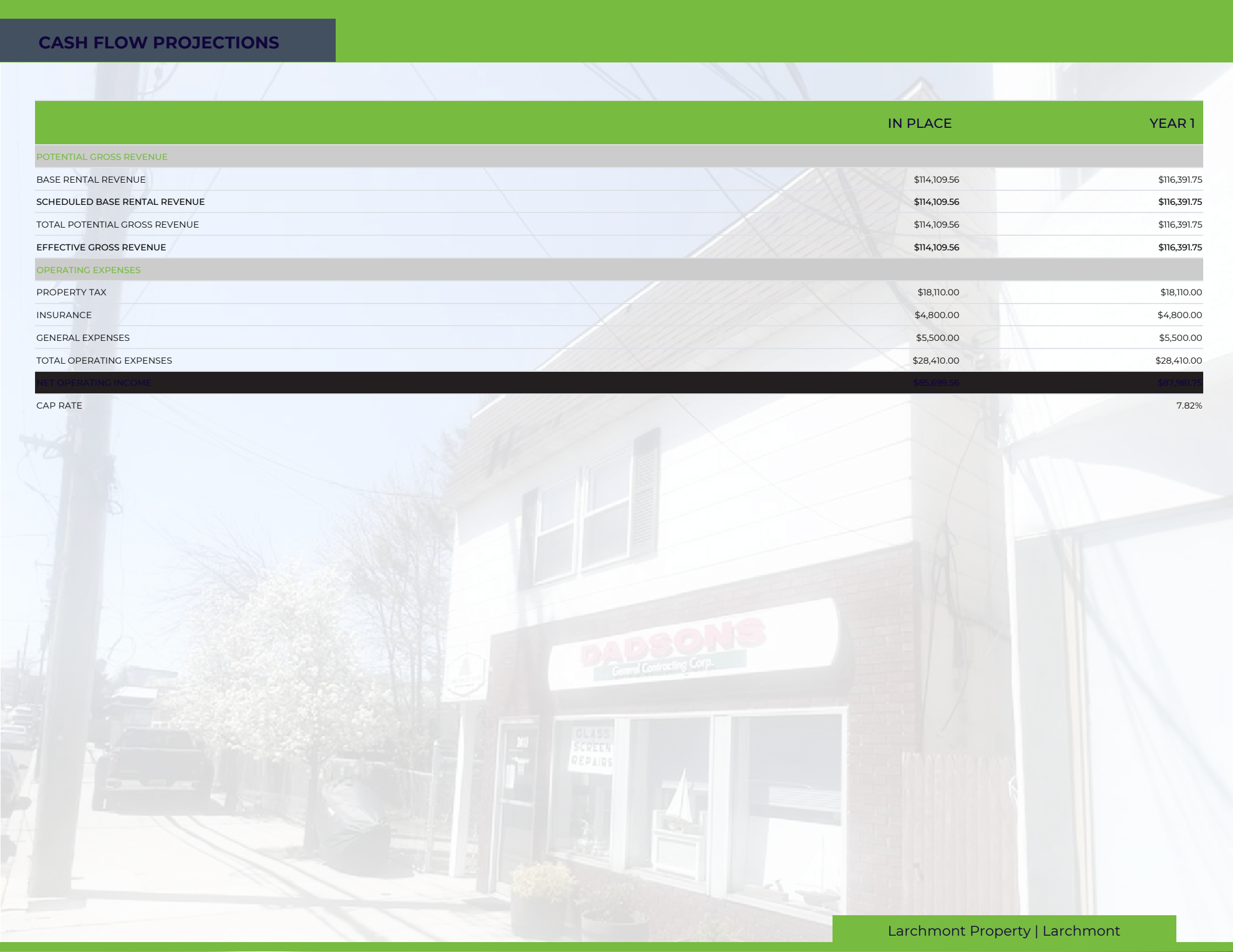
EXPENSE BREAKDOWN

GENERAL EXPENSES	
WATER & SEWER	\$1,500.00
CON EDISON / HEAT	\$4,000.00
TOTAL GENERAL EXPENSES	\$5,500.00
PROPERTY INSURANCE	\$4,800.00
PROPERTY TAX	\$18,110.00
TOTAL EXPENSES	\$28,410.00



CASH FLOW PROJECTIONS

	IN PLACE	YEAR 1
POTENTIAL GROSS REVENUE		
BASE RENTAL REVENUE	\$114,109.56	\$116,391.75
SCHEDULED BASE RENTAL REVENUE	\$114,109.56	\$116,391.75
TOTAL POTENTIAL GROSS REVENUE	\$114,109.56	\$116,391.75
EFFECTIVE GROSS REVENUE	\$114,109.56	\$116,391.75
OPERATING EXPENSES		
PROPERTY TAX	\$18,110.00	\$18,110.00
INSURANCE	\$4,800.00	\$4,800.00
GENERAL EXPENSES	\$5,500.00	\$5,500.00
TOTAL OPERATING EXPENSES	\$28,410.00	\$28,410.00
NET OPERATING INCOME	\$85,699.56	\$87,981.75
CAP RATE		7.82%

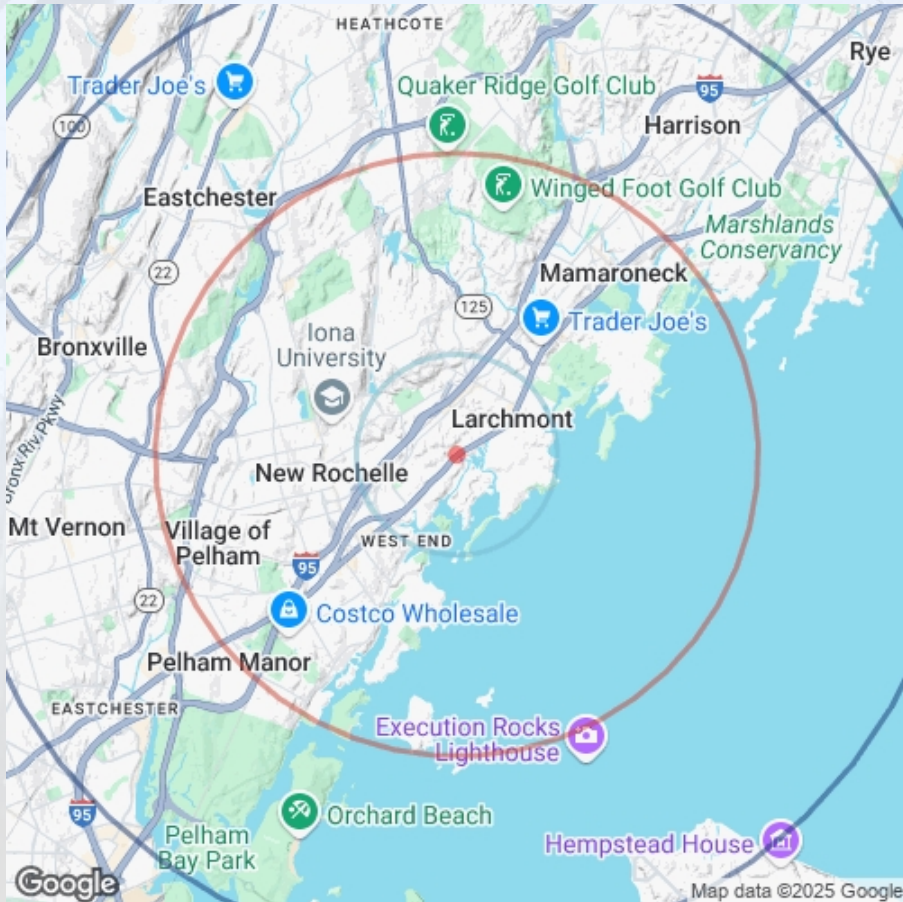




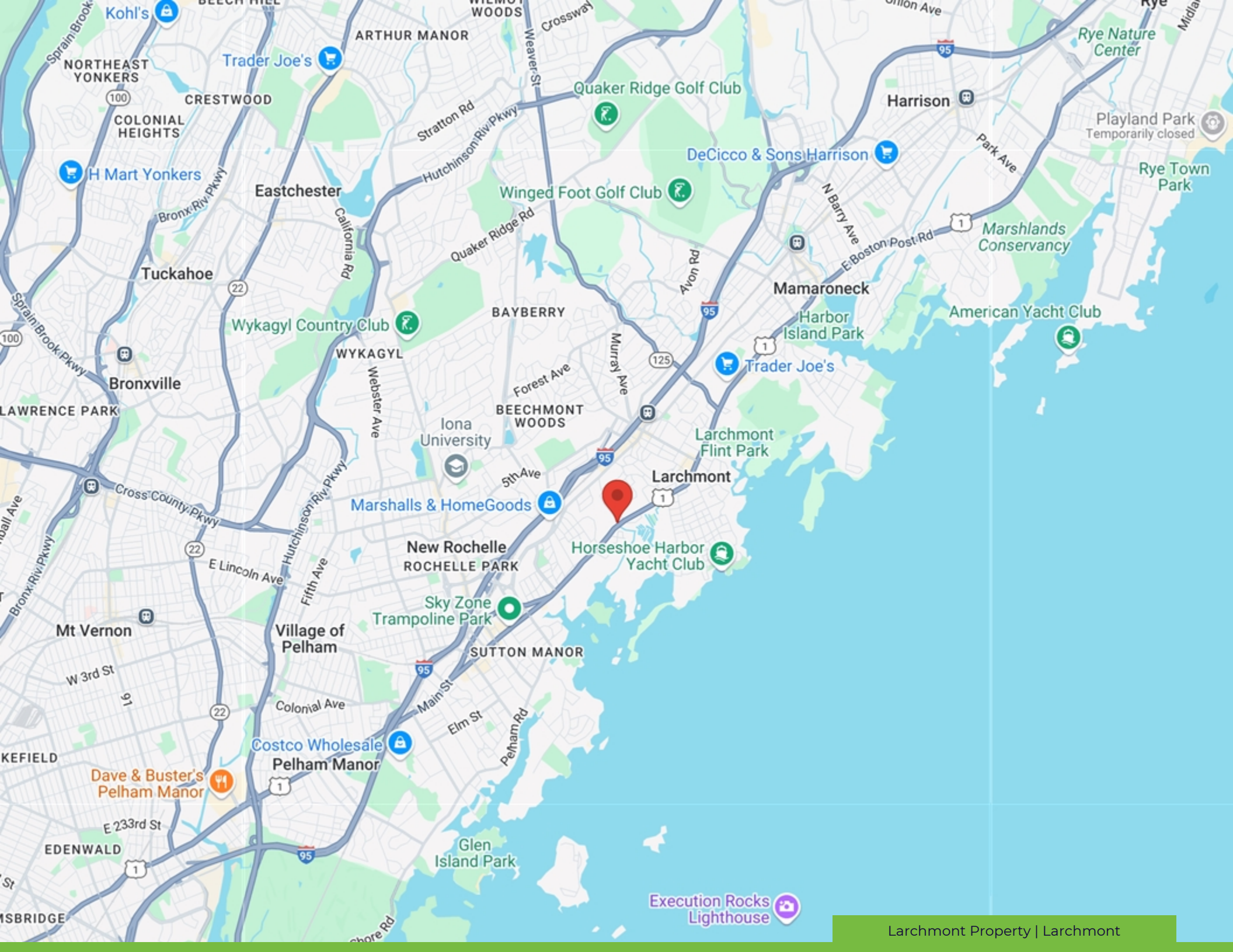
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,719	113,711	356,440
2010 Population	15,671	119,786	363,507
2025 Population	17,137	127,475	382,598
2030 Population	17,383	133,504	386,863
2025-2030 Growth Rate	0.29 %	0.93 %	0.22 %
2025 Daytime Population	17,092	117,099	328,422

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	419	3,330	12,181
\$15000-24999	278	1,943	7,418
\$25000-34999	293	2,019	7,413
\$35000-49999	429	2,997	10,904
\$50000-74999	543	4,430	16,629
\$75000-99999	531	4,140	14,501
\$100000-149999	793	6,862	22,019
\$150000-199999	626	4,612	14,826
\$200000 or greater	2,351	15,675	39,039
Median HH Income	\$ 138,237	\$ 125,718	\$ 105,510
Average HH Income	\$ 223,699	\$ 213,998	\$ 180,620



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,953	41,802	136,067
2010 Total Households	5,938	43,925	139,515
2025 Total Households	6,263	46,008	144,940
2030 Total Households	6,315	48,423	146,715
2025 Average Household Size	2.73	2.68	2.59
2025 Owner Occupied Housing	4,088	25,082	79,386
2030 Owner Occupied Housing	4,155	25,315	80,039
2025 Renter Occupied Housing	2,175	20,926	65,554
2030 Renter Occupied Housing	2,161	23,107	66,676
2025 Vacant Housing	448	4,440	11,031
2025 Total Housing	6,711	50,448	155,971



ABOUT LARCHMONT

Larchmont is a village located within the Town of Mamaroneck in Westchester County, New York. Larchmont is a suburb of New York City, located approximately 18 miles (29 km) northeast of Midtown Manhattan. The population of the village is 6,453 as of the World Population Review.



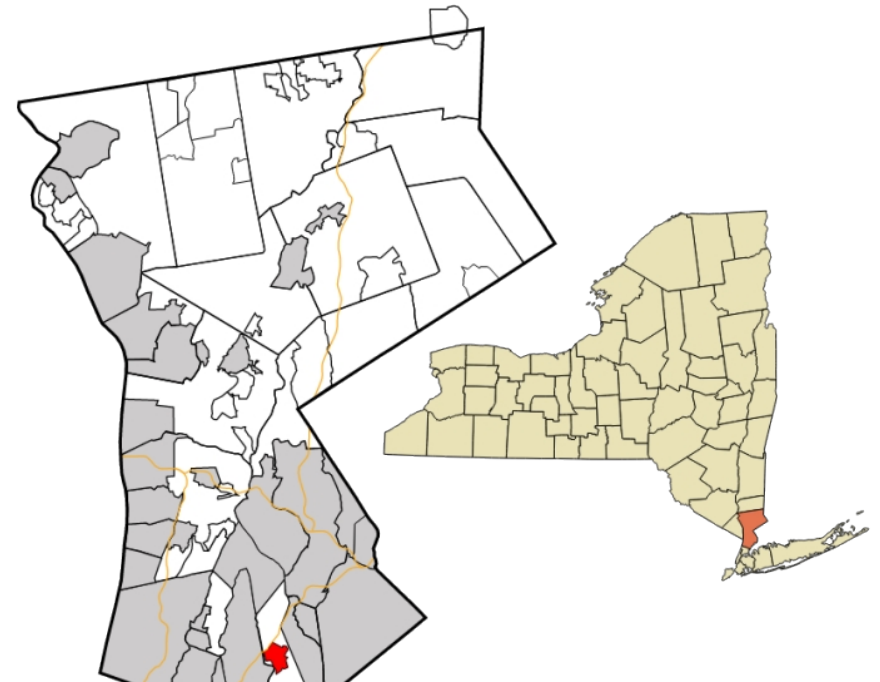
CITY OF LARCHMONT

AREA

CITY 1.1 SQ MI
LAND 1.1 SQ MI
ELEVATION 52 FT

POPULATION

POPULATION 6,630
DENSITY 6,049.27 SQ MI



CONFIDENTIALITY STATEMENT

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 COMRES REALTY GROUP and it should not be made available to any other person or entity without the written consent of COMRES REALTY GROUP .

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 COMRES REALTY GROUP . 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. COMRES REALTY GROUP 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 of 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, COMRES REALTY GROUP has not verified, and will not verify, any of the information contained herein, nor has COMRES REALTY GROUP 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.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE COMRES REALTY GROUP ADVISOR FOR MORE DETAILS.**

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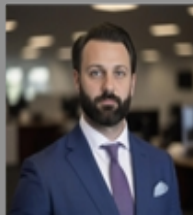
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