

# 4 Convent Avenue, Yonkers

8 Units | 8.5% Cap Rate |  
Upside in Income

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4 Convent Avenue  
Yonkers, NY 10703



# 4 Convent Avenue, Yonkers

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*Exclusively Marketed by:*



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01 Executive Summary  
Investment Summary

## OFFERING SUMMARY

ADDRESS	4 Convent Avenue Yonkers NY 10703
COUNTY	Westchester
MARKET	Westchester
SUBMARKET	Southwest
BUILDING SF	11,550 SF
LAND SF	2,614 SF
NUMBER OF UNITS	7
YEAR BUILT	1920
NO. OF STORAGE	1
APN	1800-002-000-02440-000-0037
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

PRICE	\$1,800,000
PRICE PSF	\$155.84
PRICE PER UNIT	\$257,143

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	48,529	207,555	604,825
2026 Median HH Income	\$64,701	\$84,624	\$86,815
2026 Average HH Income	\$94,783	\$122,488	\$136,131

 [PROPERTY VIDEO](#)



- NuRealty Advisors is pleased to present 4 Convent Avenue in Yonkers, NY, offered at \$1,800,000. The property features seven residential apartments (one 2-bedroom and six 3-bedrooms) and a storage unit. The property is located in a prime residential area in Yonkers.
- The property is a rent stabilized building offering a higher legal rent roll vs. actual rent roll, allowing a new owner to capture significant rental upside. Actual gross income of \$201K is well below the legal rent of \$216K; representing nearly \$15K of upside.
- - Asking Price: \$1,800,000 | Current NOI: \$152K | Going-In Cap Rate: 8.5%

For more information, please email [Team@NuRealtyAdvisors.com](mailto:Team@NuRealtyAdvisors.com)





02

## Property Description

Property Features

Property Images

## PROPERTY FEATURES

NUMBER OF UNITS	7
BUILDING SF	11,550
LAND SF	2,614
YEAR BUILT	1920
NO. OF STORAGE	1
NO. OF 2BRS	1
NO. OF 3BRS	6
BUILDING CLASS	C
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	1
SECTION / BLOCK / LOT	1 / 2440 / 37

## UTILITIES / RESPONSIBLE PARTY

WATER	Owner (Municipal)
TRASH	Owner (Municipal)
COOKING GAS	Tenant
APARTMENT ELECTRIC	Tenant

## CONSTRUCTION

FOUNDATION	Block
EXTERIOR	Siding









THIS PROPERTY IS AVAILABLE  
MARKED REALTY  
914 299-1500  
A WALKER GROUP COMPANY



















To the  
WORLD  
you may  
BE ONE  
PERSON  
But  
to ONE PERSON  
you may be  
THE WORLD









03 Financial Analysis

Financial Analysis

Portfolio Description & Summary

**PROPERTY ADDRESS**

1 4 Convent Avenue, Yonkers, NY 10703

**PROPERTY INFORMATION**

Building SF	11,550
Lot SF	2,614
Class	Apartments
Number of Residential Units	7
Storage	1
DHCR Registration No.	2025
Stories	651346
Year Built	3
Heat Type	1920
APN	Oil
Sec / Block / Lot	1800-002-000-02440-000-0037 1 / 2440 / 37

**UTILITIES / RESPONSIBLE PARTY**

Electric	Tenant
Cooking Gas	Tenant
Heat	Landlord
Hot Water	Landlord

**UNIT MIX**

Storage	1
2 Bedroom	1
3 Bedroom	6
4 Bedroom	-
Total Number of Units	8

**ACQUISITION STRUCTURE**

Purchase Price	\$	1,800,000	A		
Initial Equity Investment	\$	539,600		30.00%	Equity Percentage
Loan Amount	\$	1,260,400		70.00%	Loan-to-Value (LTV) Percentage

**ACQUISITION MATRIX**

Number of Units		8.00
Price Per Unit	\$	225,000
Gross Rent Multiple (GRM)		8.94
Capitalization Rate		8.46%
Net Operating Income (NOI)	\$	152,345

### PROPOSED DEBT STRUCTURE

Interest Rate	5.75%
Fixed Rate Period	5 Years
Equity Percentage	30.00%
Loan-to-Value (LTV) Percentage	70.00%
Interest Only Period	1 Years
Amortization Period	4 Years
Loan Term	30 Year

### PROPOSED ANNUAL INFLATION RATE

Residential Income	3.00%
Operating Expenditures	1.50%

### INCOME / EXPENDITURE MODEL

Category	Percent (%)	\$ Per Unit	Total Value	\$ Per SF
Vacancy Rate	3.00%		\$ (6,039)	(0.52)
Property Tax		\$ 1,944	\$ 15,555	\$ 1.35
Water & Sewer		\$ 313	\$ 2,500	\$ 0.22
Electric		\$ 188	\$ 1,500	\$ 0.13
Insurance		\$ 813	\$ 6,500	\$ 0.56
Heat		\$ 938	\$ 7,500	\$ 0.65
Repairs & Maintenance		\$ 438	\$ 3,500	\$ 0.30
Management Fee	3.00%		\$ 5,858	\$ 0.51

### RETURN ON INVESTMENT (ROI) SUMMARY FOR HOLD PERIOD

Period	CFADS	Cash-On-Cash %	Cap Rate %	GRM
Year 1	\$ 79,872	14.80%	8.46%	8.94
Year 2	\$ 67,196	12.45%	8.64%	8.68
Year 3	\$ 72,424	13.42%	8.93%	8.43
Year 4	\$ 77,817	14.42%	9.23%	8.18
Year 5	\$ 83,381	15.45%	9.54%	7.94
<b>Total CFADS Earned During Loan Term</b>	<b>\$ 380,691 B</b>	<b>14.11%</b>	<b>8.96%</b>	<b>8.44</b>

### DISPOSITION SCENARIO AT YEAR 5





Net Operating Income at Year 5	\$ 171,645
Price Per Unit	\$ 306,509
Disposition Capitalization Rate at Year 5	7.00%
Property Valuation at Year 5	\$ 2,452,076 C
Less: Purchase Price	\$ 1,800,000 A
<b>Gross Excess Equity Earned at Year 5</b>	<b>\$ 652,076 D (C - A)</b>
<b>Add: Total CFADS Earned During Hold Period / Loan Term</b>	<b>\$ 380,691 B</b>
<b>Total Excess Equity and CFADS Recognized at Year 5</b>	<b>\$ 1,032,767 (D + B)</b>

### REFINANCE SCENARIO AT YEAR 5

Property Valuation at Year 5	\$ 2,452,076 C
Loan-to-Value Percentage	75%
Principal Loan Amount for Refinance	\$ 1,839,057
Repayment of Principal Balance of Initial Loan due at Year 5	\$ (1,189,570)
<b>Refinance - Cash Out</b>	<b>\$ 649,486</b>

**New Buying Power with New Cash Out Proceeds (25% Equity) \$ 2,597,945**

### SUMMARY OF TRANSACTION

	At Year 5, the property would have collected a total Cash Flow After Debt Service (CFADS) of:	\$ 380,691
	At Year 5, all of the Initial Equity has been recovered and the valuation of the property has increased by:	\$ 652,076
	At Year 5, you will be able to refinance the property up to a 75% Loan-to-Value (LTV) for a Cash Out of:	\$ 649,486
	At Year 5, you will be able to purchase a New Property using the Cash Out Proceeds and Income of up to:	\$ 2,597,945

## Consolidated Cash Flow Analysis

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Gross Potential Income (GPI)	\$ 216,194	\$ 222,680	\$ 229,360	\$ 236,241	\$ 243,328
<i>Loss to Lease</i>	\$ (14,897)	\$ (15,344)	\$ (15,804)	\$ (16,278)	\$ (16,767)
Actual Gross Income (AGI)	\$ 201,297	\$ 207,336	\$ 213,556	\$ 219,963	\$ 226,562
<i>Vacancy / Reserves</i>	\$ (6,039)	\$ (6,220)	\$ (6,407)	\$ (6,599)	\$ (6,797)
Effective Gross Income (EGI)	\$ 195,258	\$ 201,116	\$ 207,149	\$ 213,364	\$ 219,765
Real Estate Taxes	15,555	15,788	16,025	16,266	16,510
Water & Sewage	2,500	2,538	2,576	2,614	2,653
Electric	1,500	1,523	1,545	1,569	1,592
Insurance	6,500	6,598	6,696	6,797	6,899
Heat (Gas)	7,500	7,613	7,727	7,843	7,960
Repairs & Maintenance	3,500	3,553	3,606	3,660	3,715
Management & Administration	5,858	8,045	8,286	8,535	8,791
Total Expenditures	42,913	45,655	46,461	47,282	48,119
<b>Net Operating Income (NOI)</b>	<b>152,345</b>	<b>155,460</b>	<b>160,688</b>	<b>166,082</b>	<b>171,645</b>
Equity	539,600	539,600	539,600	539,600	539,600
Principal	1,260,400	1,244,186	1,227,014	1,208,829	1,189,570
<i>Annual Debt Service</i>	(72,473)	(88,264)	(88,264)	(88,264)	(88,264)
<b>Cash Flow After Debt Service (CFADS)</b>	<b>79,872</b>	<b>67,196</b>	<b>72,424</b>	<b>77,817</b>	<b>83,381</b>

Number of Units	8	8	8	8	8
Price per SF	\$ 156	\$ 156	\$ 156	\$ 156	\$ 156
Price per Unit	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000
Gross Rent Multiple	8.94	8.68	8.43	8.18	7.94
Capitalization Rate	8.46%	8.64%	8.93%	9.23%	9.54%
<b>Cash-On-Cash Return</b>	<b>14.80%</b>	<b>12.45%</b>	<b>13.42%</b>	<b>14.42%</b>	<b>15.45%</b>
Recovery of Equity (Years)	6.76	8.03	7.45	6.93	6.47
Operating Expenditure Ratio (OER)	22%	23%	22%	22%	22%
Debt Service Coverage Ratio (DSCR)	2.10	2.17	2.28	1.96	2.06
Maximum Annual DSCR (Utilizing 1.40)	\$ 108,818	\$ 111,043	\$ 114,777	\$ 118,630	\$ 122,604
Free & Clear Rate of Return	8.46%	8.64%	8.93%	9.23%	9.54%
Constant Percentage Rate a/k/a Mortgage Capitalization	5.75%	5.75%	5.75%	5.75%	5.75%
+ Positive / - Negative Leverage	2.71%	2.89%	3.18%	3.48%	3.79%

## Rent Roll

#	Apt	Bldg	Unit Type	Status	DHCR Rent Roll	Actual Rent	Loss to Lease
1	BR	4 Convent Ave	2BR	RS	\$2,223	\$2,500	\$277
2	1L	4 Convent Ave	3BR	RS	\$2,500	\$1,449	(\$1,051)
3	1R	4 Convent Ave	3BR	RS	\$2,665	\$2,718	\$53
4	2L	4 Convent Ave	3BR	RS	\$2,393	\$2,195	(\$198)
5	2R	4 Convent Ave	3BR	RS	\$2,588	\$2,174	(\$414)
6	3L	4 Convent Ave	3BR	RS	\$2,408	\$2,900	\$492
7	3R	4 Convent Ave	3BR	RS	\$2,239	\$2,239	\$0
8	Storage	4 Convent Ave	1BR	FM	\$1,000	\$600	(\$400)
Total Monthly Income					\$18,016	\$16,775	(\$1,241)
Total Annual Income					\$216,194	\$201,297	(\$14,897)

# Amortization Schedule

Loan Terms	
Loan Start Date	11/1/2026
Loan Amount	1,260,400
Interest Rate	5.750%
Term of Loan (Years)	30

Output	Monthly Payment	Annual Payment
Year 1	(\$6,039)	(\$72,473)
Year 2-5	(\$7,355)	(\$88,264)

Principal Balance	
5 Years	1,189,570

Date	No.	Payment Date	Beginning Balance	Interest	Principal Repayments	Ending Balance	Cumulative Interest	Additional Principal	Ending Balance
11/1/2026	1		1,260,400	6,039	-	1,260,400	6,039	-	1,260,400
12/1/2026	2		1,260,400	6,039	-	1,260,400	12,079	-	1,260,400
1/1/2027	3		1,260,400	6,039	-	1,260,400	18,118	-	1,260,400
2/1/2027	4		1,260,400	6,039	-	1,260,400	24,158	-	1,260,400
3/1/2027	5		1,260,400	6,039	-	1,260,400	30,197	-	1,260,400
4/1/2027	6		1,260,400	6,039	-	1,260,400	36,237	-	1,260,400
5/1/2027	7		1,260,400	6,039	-	1,260,400	42,276	-	1,260,400
6/1/2027	8		1,260,400	6,039	-	1,260,400	48,315	-	1,260,400
7/1/2027	9		1,260,400	6,039	-	1,260,400	54,355	-	1,260,400
8/1/2027	10		1,260,400	6,039	-	1,260,400	60,394	-	1,260,400
9/1/2027	11		1,260,400	6,039	-	1,260,400	66,434	-	1,260,400
10/1/2027	12		1,260,400	6,039	-	1,260,400	72,473	-	1,260,400
11/1/2027	13		1,260,400	6,039	(1,316)	1,259,084	78,512	-	1,259,084
12/1/2027	14		1,259,084	6,033	(1,322)	1,257,762	84,546	-	1,257,762
1/1/2028	15		1,257,762	6,027	(1,329)	1,256,433	90,572	-	1,256,433
2/1/2028	16		1,256,433	6,020	(1,335)	1,255,098	96,593	-	1,255,098
3/1/2028	17		1,255,098	6,014	(1,341)	1,253,757	102,607	-	1,253,757
4/1/2028	18		1,253,757	6,008	(1,348)	1,252,409	108,614	-	1,252,409
5/1/2028	19		1,252,409	6,001	(1,354)	1,251,055	114,615	-	1,251,055
6/1/2028	20		1,251,055	5,995	(1,361)	1,249,694	120,610	-	1,249,694
7/1/2028	21		1,249,694	5,988	(1,367)	1,248,327	126,598	-	1,248,327
8/1/2028	22		1,248,327	5,982	(1,374)	1,246,953	132,580	-	1,246,953
9/1/2028	23		1,246,953	5,975	(1,380)	1,245,573	138,555	-	1,245,573
10/1/2028	24		1,245,573	5,968	(1,387)	1,244,186	144,523	-	1,244,186
11/1/2028	25		1,244,186	5,962	(1,394)	1,242,792	150,485	-	1,242,792
12/1/2028	26		1,242,792	5,955	(1,400)	1,241,392	156,440	-	1,241,392
1/1/2029	27		1,241,392	5,948	(1,407)	1,239,985	162,388	-	1,239,985
2/1/2029	28		1,239,985	5,942	(1,414)	1,238,571	168,330	-	1,238,571
3/1/2029	29		1,238,571	5,935	(1,421)	1,237,151	174,265	-	1,237,151
4/1/2029	30		1,237,151	5,928	(1,427)	1,235,723	180,193	-	1,235,723
5/1/2029	31		1,235,723	5,921	(1,434)	1,234,289	186,114	-	1,234,289
6/1/2029	32		1,234,289	5,914	(1,441)	1,232,848	192,028	-	1,232,848
7/1/2029	33		1,232,848	5,907	(1,448)	1,231,400	197,936	-	1,231,400
8/1/2029	34		1,231,400	5,900	(1,455)	1,229,945	203,836	-	1,229,945
9/1/2029	35		1,229,945	5,893	(1,462)	1,228,483	209,729	-	1,228,483
10/1/2029	36		1,228,483	5,886	(1,469)	1,227,014	215,616	-	1,227,014
11/1/2029	37		1,227,014	5,879	(1,476)	1,225,539	221,495	-	1,225,539
12/1/2029	38		1,225,539	5,872	(1,483)	1,224,056	227,368	-	1,224,056
1/1/2030	39		1,224,056	5,865	(1,490)	1,222,566	233,233	-	1,222,566
2/1/2030	40		1,222,566	5,858	(1,497)	1,221,068	239,091	-	1,221,068
3/1/2030	41		1,221,068	5,851	(1,504)	1,219,564	244,942	-	1,219,564

# Amortization Schedule

Loan Terms	
Loan Start Date	11/1/2026
Loan Amount	1,260,400
Interest Rate	5.750%
Term of Loan (Years)	30

Output	Monthly Payment	Annual Payment
Year 1	(\$6,039)	(\$72,473)
Year 2-5	(\$7,355)	(\$88,264)

Principal Balance	
5 Years	1,189,570

Date	No.	Payment Date	Beginning Balance	Interest	Principal Repayments	Ending Balance	Cumulative Interest	Additional Principal	Ending Balance
4/1/2030	42		1,219,564	5,844	(1,512)	1,218,052	250,786	-	1,218,052
5/1/2030	43		1,218,052	5,837	(1,519)	1,216,533	256,622	-	1,216,533
6/1/2030	44		1,216,533	5,829	(1,526)	1,215,007	262,452	-	1,215,007
7/1/2030	45		1,215,007	5,822	(1,533)	1,213,474	268,273	-	1,213,474
8/1/2030	46		1,213,474	5,815	(1,541)	1,211,933	274,088	-	1,211,933
9/1/2030	47		1,211,933	5,807	(1,548)	1,210,385	279,895	-	1,210,385
10/1/2030	48		1,210,385	5,800	(1,556)	1,208,829	285,695	-	1,208,829
11/1/2030	49		1,208,829	5,792	(1,563)	1,207,266	291,487	-	1,207,266
12/1/2030	50		1,207,266	5,785	(1,571)	1,205,696	297,272	-	1,205,696
1/1/2031	51		1,205,696	5,777	(1,578)	1,204,118	303,049	-	1,204,118
2/1/2031	52		1,204,118	5,770	(1,586)	1,202,532	308,819	-	1,202,532
3/1/2031	53		1,202,532	5,762	(1,593)	1,200,939	314,581	-	1,200,939
4/1/2031	54		1,200,939	5,754	(1,601)	1,199,338	320,336	-	1,199,338
5/1/2031	55		1,199,338	5,747	(1,609)	1,197,729	326,083	-	1,197,729
6/1/2031	56		1,197,729	5,739	(1,616)	1,196,113	331,822	-	1,196,113
7/1/2031	57		1,196,113	5,731	(1,624)	1,194,489	337,553	-	1,194,489
8/1/2031	58		1,194,489	5,724	(1,632)	1,192,857	343,277	-	1,192,857
9/1/2031	59		1,192,857	5,716	(1,640)	1,191,218	348,992	-	1,191,218
10/1/2031	60		1,191,218	5,708	(1,647)	1,189,570	354,700	-	1,189,570



04

Location

Location Summary

Local Map

## 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.

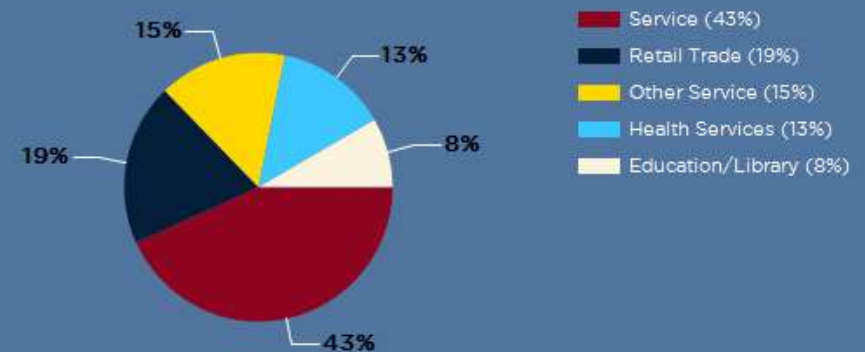
## Livable

- 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.

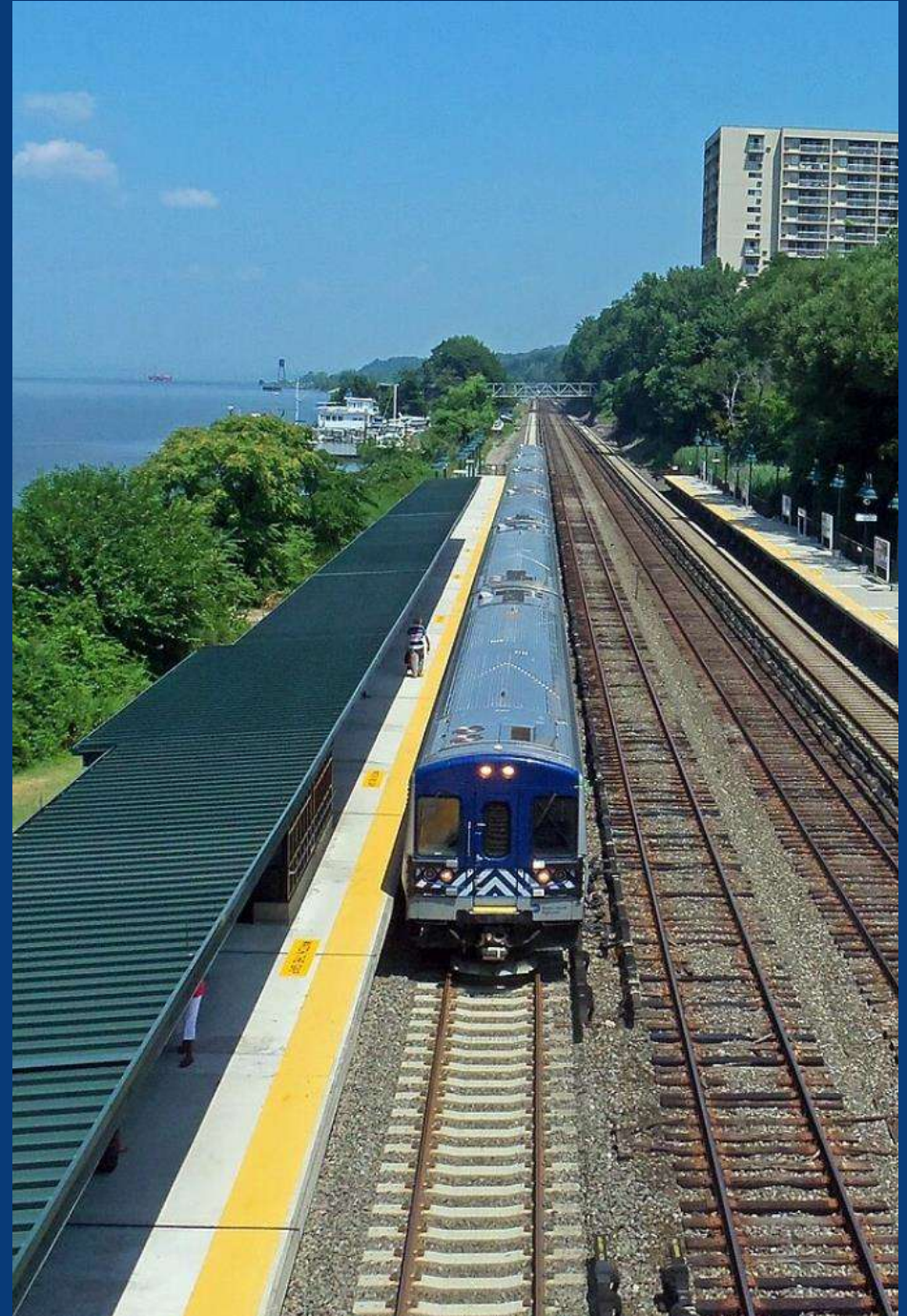
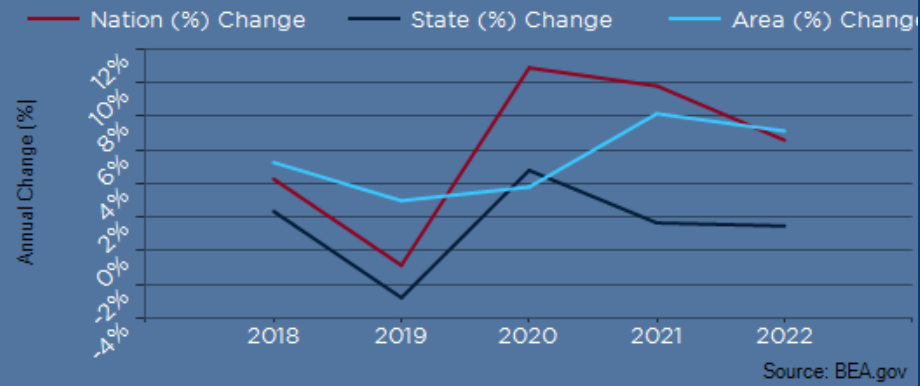
### Major Industries by Employee Count



## Largest Employers

Pop Displays Inc	500 to 1,000
R&L Construction, Inc.	35
Walsh Glass & Metal Inc	0-25
Kircartam Corp	15
T & P Shade & Glass	1 to 5
M.Carbillano Inc	11
Scene Not Herd, Inc	8
Fast Linen Service, Inc.	8

## Westchester County GDP Trend





[Report a map error](#)

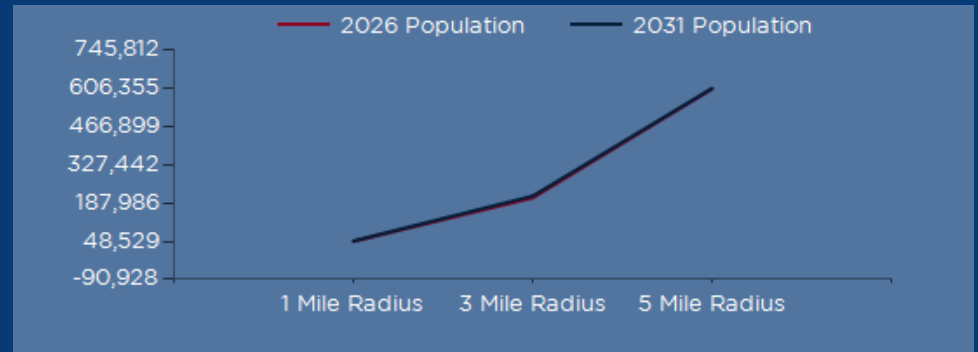


05 Demographics

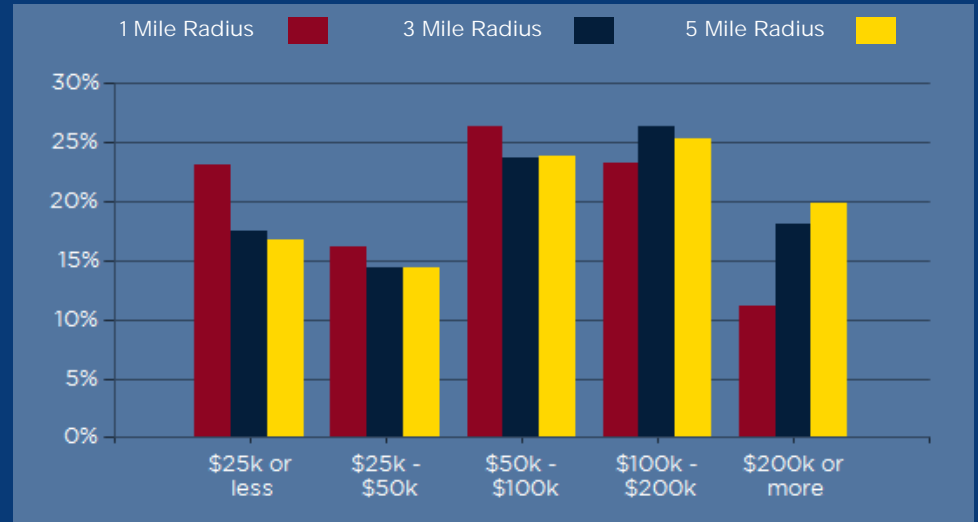
- General Demographics
- Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	44,443	192,825	567,342
2010 Population	43,234	192,634	568,243
2026 Population	48,529	207,555	604,825
2031 Population	49,892	213,873	606,355
2026 African American	13,046	37,710	164,010
2026 American Indian	662	2,608	5,145
2026 Asian	2,245	13,532	48,414
2026 Hispanic	23,939	89,148	192,861
2026 Other Race	14,025	52,078	110,035
2026 White	11,466	74,375	208,155
2026 Multiracial	7,061	27,161	68,724
2026-2031: Population: Growth Rate	2.80%	3.00%	0.25%

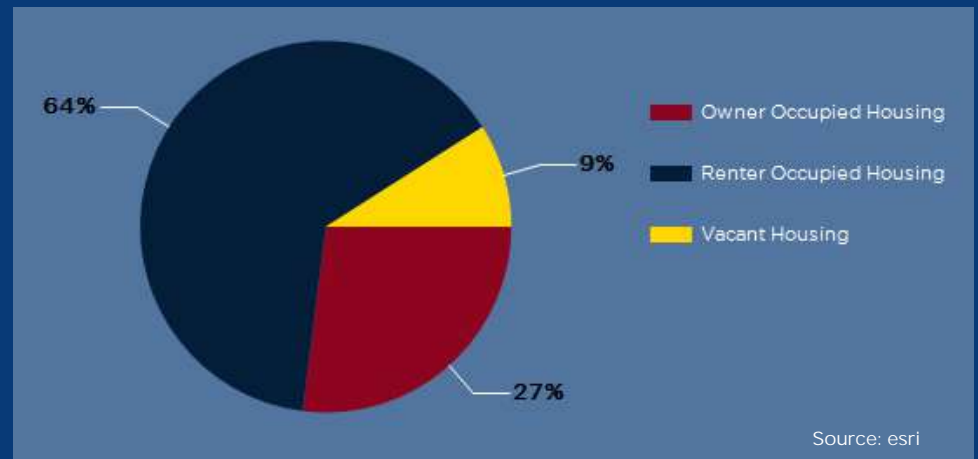
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,655	8,754	24,364
\$15,000-\$24,999	1,560	4,974	13,819
\$25,000-\$34,999	1,126	4,228	12,640
\$35,000-\$49,999	1,822	7,135	20,077
\$50,000-\$74,999	2,901	10,638	30,464
\$75,000-\$99,999	1,888	7,998	23,760
\$100,000-\$149,999	2,874	13,204	35,371
\$150,000-\$199,999	1,353	7,444	22,424
\$200,000 or greater	2,040	14,199	45,203
Median HH Income	\$64,701	\$84,624	\$86,815
Average HH Income	\$94,783	\$122,488	\$136,131



### 2026 Household Income



### 2026 Own vs. Rent - 1 Mile Radius

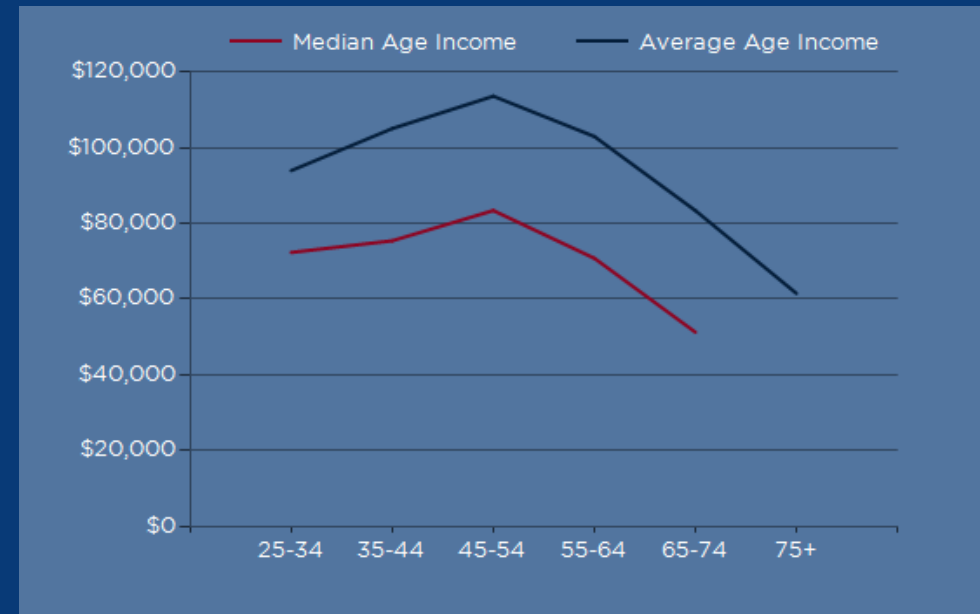
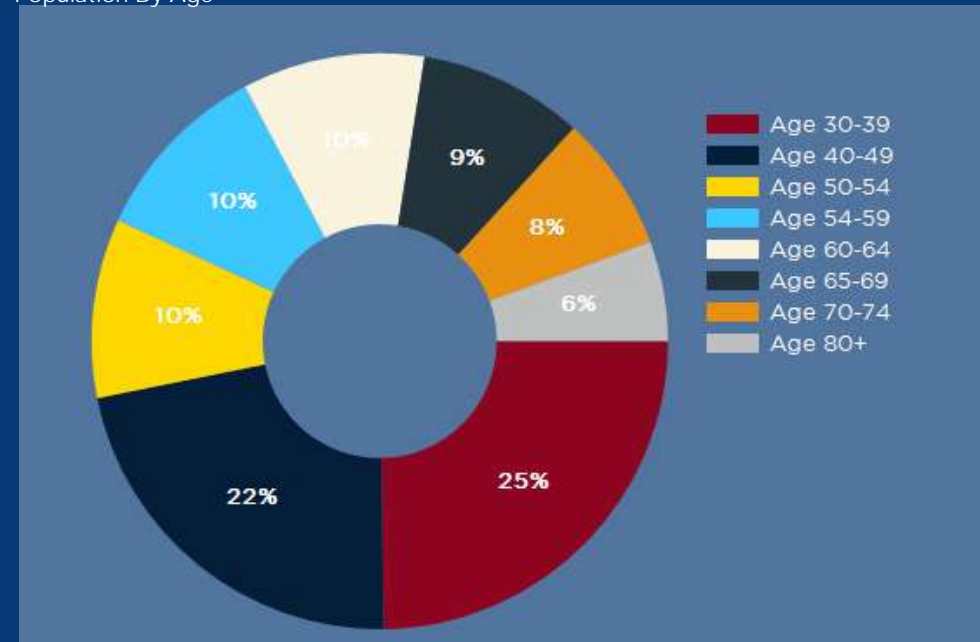


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	3,491	14,357	40,412
2026 Population Age 35-39	3,393	14,072	39,615
2026 Population Age 40-44	3,187	13,832	40,102
2026 Population Age 45-49	2,936	13,057	39,082
2026 Population Age 50-54	2,799	12,807	38,767
2026 Population Age 55-59	2,876	12,838	38,985
2026 Population Age 60-64	2,840	12,742	38,457
2026 Population Age 65-69	2,571	11,454	34,085
2026 Population Age 70-74	2,124	9,550	27,726
2026 Population Age 75-79	1,558	7,591	21,338
2026 Population Age 80-84	1,052	5,015	14,233
2026 Population Age 85+	911	4,989	14,800
2026 Population Age 18+	37,742	165,046	478,572
2026 Median Age	38	40	41
2031 Median Age	39	41	42

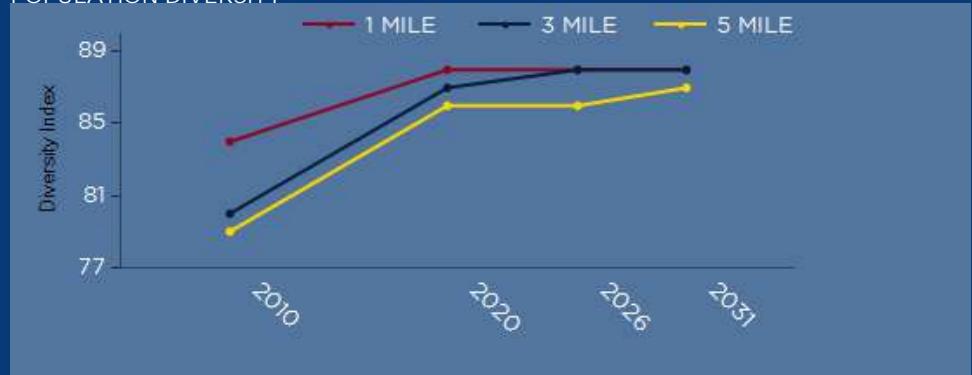
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$72,356	\$88,794	\$87,856
Average Household Income 25-34	\$93,975	\$116,149	\$123,632
Median Household Income 35-44	\$75,431	\$100,223	\$101,223
Average Household Income 35-44	\$105,099	\$134,831	\$147,327
Median Household Income 45-54	\$83,417	\$108,249	\$115,183
Average Household Income 45-54	\$113,654	\$147,446	\$171,901
Median Household Income 55-64	\$70,812	\$102,110	\$103,157
Average Household Income 55-64	\$103,009	\$139,806	\$154,848
Median Household Income 65-74	\$51,269	\$66,939	\$68,150
Average Household Income 65-74	\$83,408	\$107,276	\$115,332
Average Household Income 75+	\$61,523	\$81,443	\$88,454

Population By Age

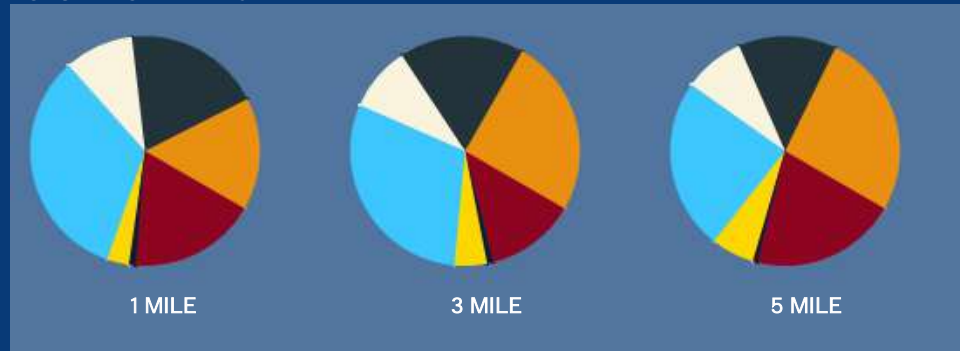


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	88	88	87
Diversity Index (current year)	88	88	86
Diversity Index (2020)	88	87	86
Diversity Index (2010)	84	80	79

### POPULATION DIVERSITY



### POPULATION BY RACE

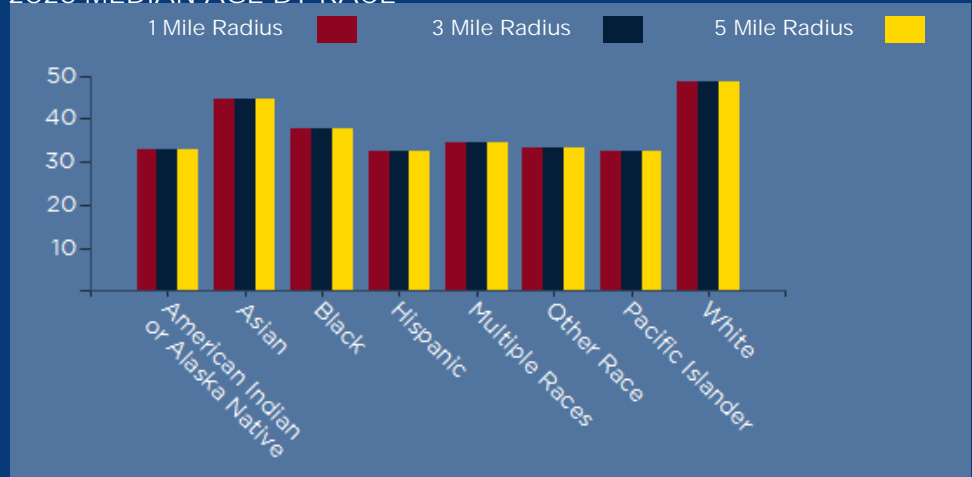


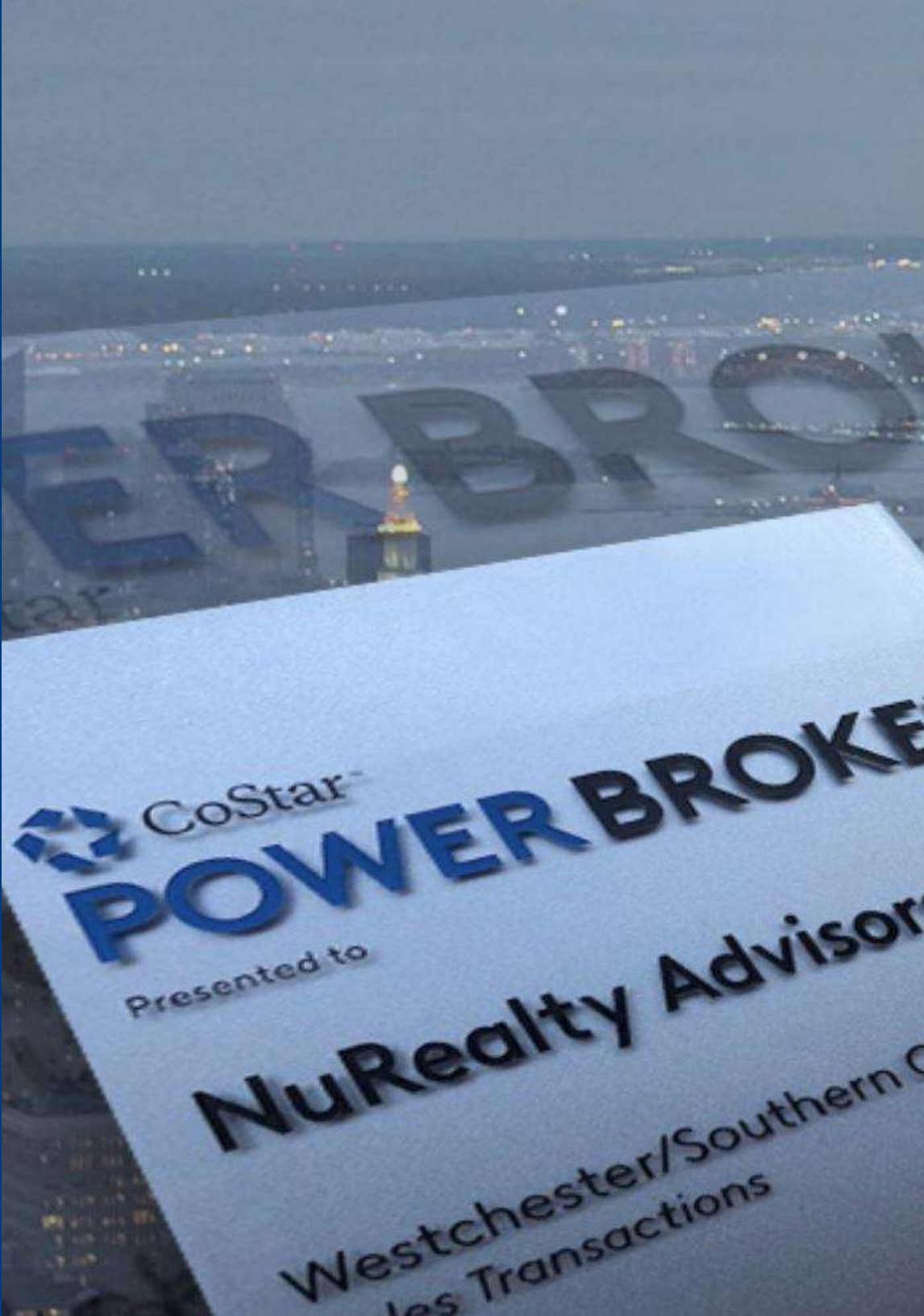
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	18%	13%	21%
American Indian	1%	1%	1%
Asian	3%	5%	6%
Hispanic	33%	30%	24%
Multiracial	10%	9%	9%
Other Race	19%	18%	14%
White	16%	25%	26%

### 2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	33	33	34
Median Asian Age	45	43	42
Median Black Age	38	38	39
Median Hispanic Age	32	33	34
Median Multiple Races Age	35	35	35
Median Other Race Age	33	33	34
Median Pacific Islander Age	33	39	36
Median White Age	49	50	49

### 2026 MEDIAN AGE BY RACE





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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**  
President



**Lukasz Przybylek**  
Executive Vice President



**George Nukho**  
Director of Investment Sales



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.

# 4 Convent Avenue, Yonkers

## 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.

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*Exclusively Marketed by:*



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