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SIX-FAMILY INVESTMENT OPPORTUNITY

14 E. SANDFORD BLVD.
MOUNT VERNON, NY 10550

A free-market, all 3-bedroom / 2-bathroom apartment building offering significant value-add upside in one of southern Westchester's busiest commercial and transit corridors.

6 UNITS ALL 3BR / 2BA	**$1,650,000** ASKING PRICE	**6.65%** CURRENT CAP RATE	**11.47%** PRO FORMA CAP RATE

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ABOUT US

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WHO WE ARE

Link NY Realty is a full-service real estate brokerage specializing in connecting motivated sellers with active investors across New York's dynamic real estate market. With access to over 200,000 properties and a network of more than 50,000 investors—including individuals, syndicates, and institutional groups—we help clients close deals quickly and strategically.

Our team represents a diverse portfolio of property types, from co-ops and condominiums to multifamily buildings, commercial assets, development sites, and mixed-use properties. We are proud to offer an extensive selection of on-market and off-market opportunities, giving our clients a genuine competitive edge.

Whether you are buying, selling, or investing, our mission is simple: deliver value, maximize opportunity, and get results—through experience, discretion, and deep local market knowledge. We are not just a brokerage; we are your partner in financial success.

LINKNYREALTY.COM

20+
Years of Operations

$65M+
Closed Sale Volume in the Past 12 Months

$1B+
Closed Sales Volume Overtime

100%
Listings Sold = Happy Clients

PROPERTY SPECIFICATIONS

BUILDING OVERVIEW & FEATURES

14 E. Sandford Blvd. is a free-market six-family building consisting entirely of spacious 3-bedroom, 2-bathroom apartments — a unit mix rarely available at this scale in Mount Vernon. The property is fully occupied with long-tenured tenants, each paying their own heat and hot water, and offers on-site laundry, exterior parking, and private basement storage for every unit. With current rents well below market, the building presents a straightforward, low-execution-risk path to substantially higher income as leases turn over.

- Free-market building — not subject to ETPA
- Tenants pay their own heat and hot water
- Exterior parking on-site
- On-site laundry room
- Six spacious 3-bedroom, 2-bathroom apartments
- Central air conditioning
- Private basement storage area for each apartment
- Strong value-add opportunity with significant rental upside

6	3 / 2	100%	MONTHLY
UNITS	BED / BATH (ALL UNITS)	OCCUPIED	RENT CYCLE

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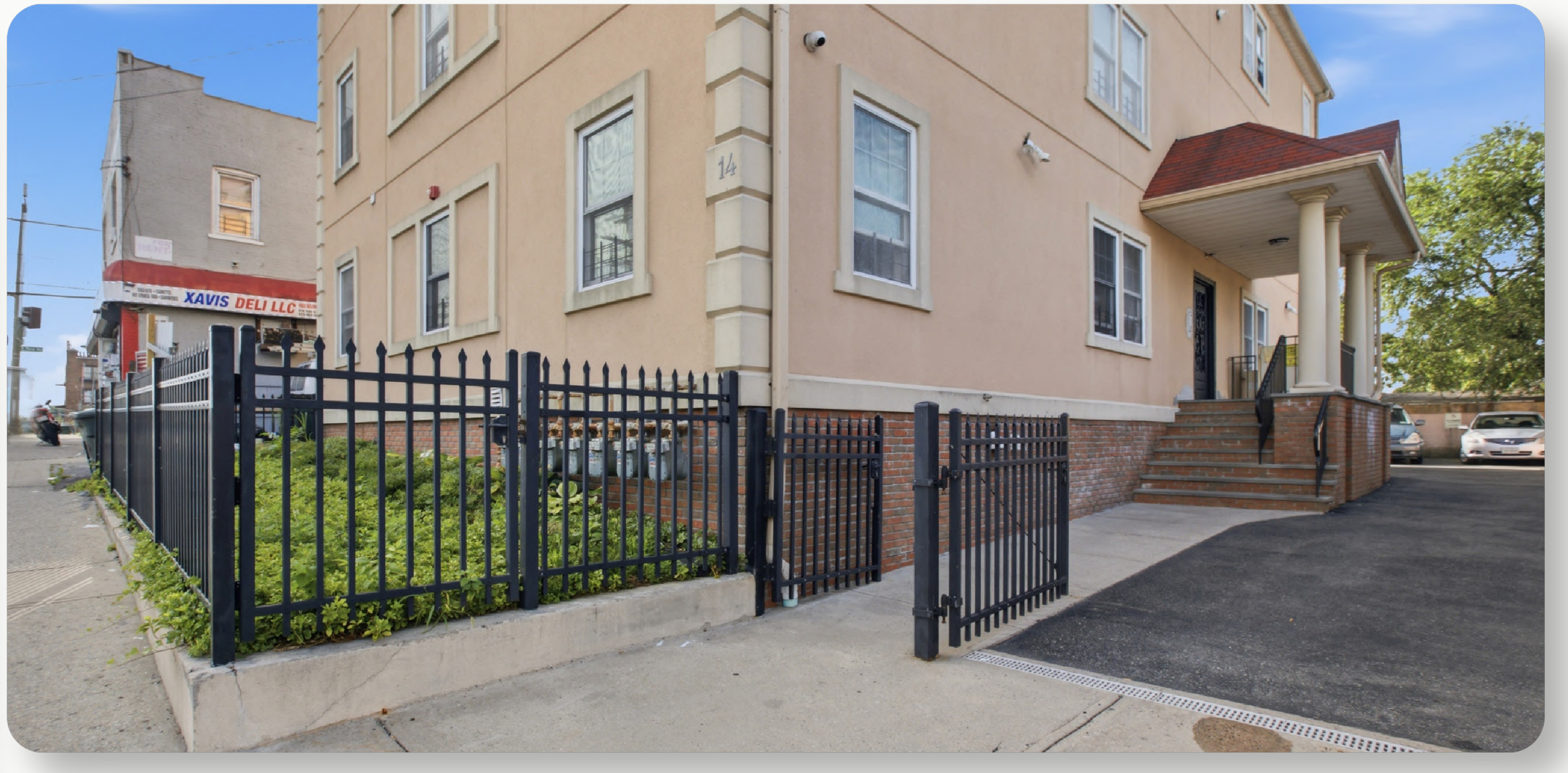
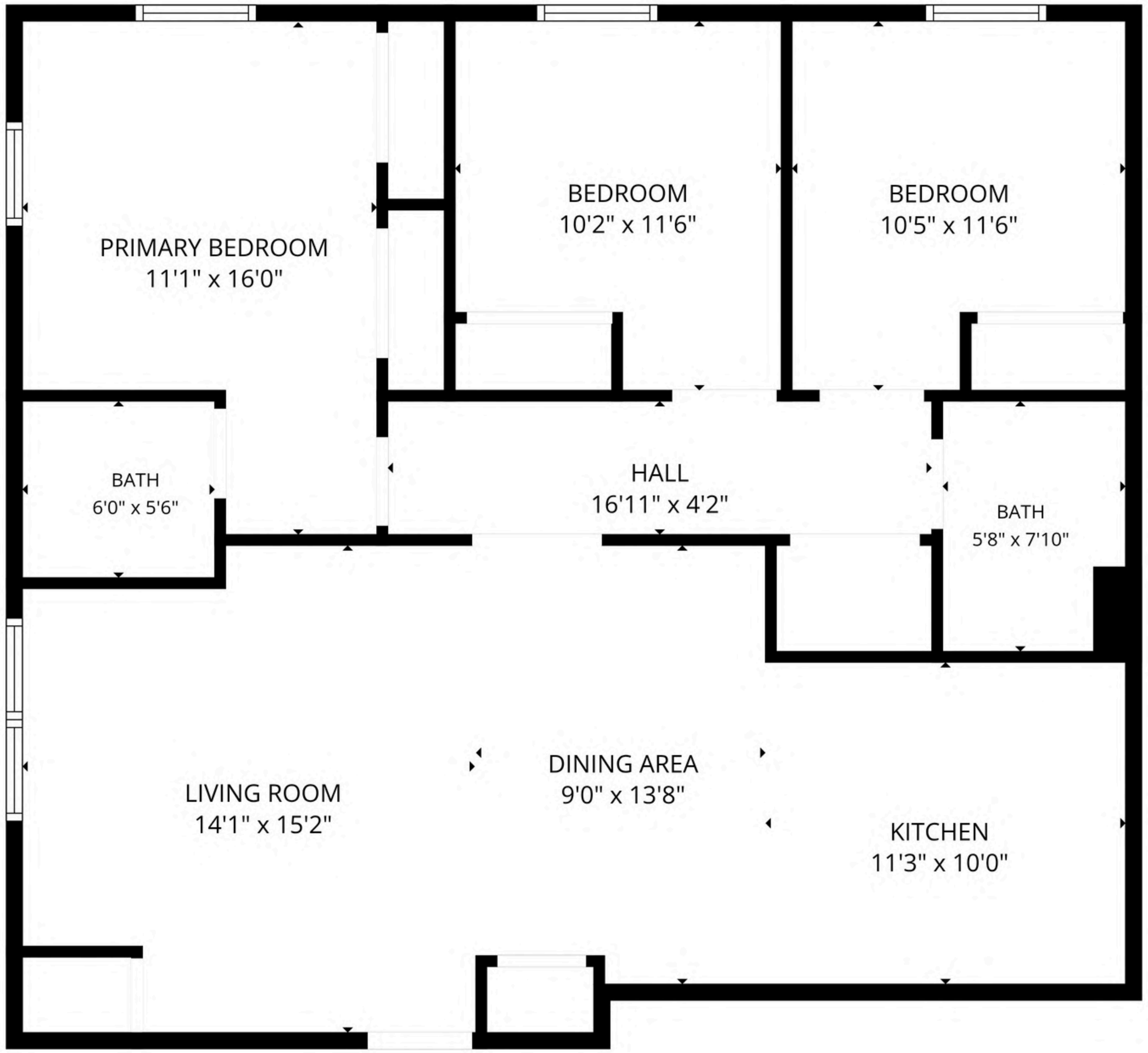
PROPERTY PHOTOS



PROPERTY PHOTOS

FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

RENT ROLL

UNIT	LEASE START	LEASE END	BED / BATH	RENT CYCLE	RENT START	MONTHLY RENT
1B	7/1/2016	5/31/2027	3 Bed / 2 Bath	Monthly	6/1/2026	$2,500.00
1F	7/1/2013	6/30/2027	3 Bed / 2 Bath	Monthly	7/1/2026	$2,350.00
2B	5/6/2015	6/30/2027	3 Bed / 2 Bath	Monthly	7/1/2026	$2,500.00
2F	5/1/2015	6/30/2027	3 Bed / 2 Bath	Monthly	7/1/2026	$2,300.00
3B	5/1/2019	5/31/2027	3 Bed / 2 Bath	Monthly	6/1/2026	$2,430.00
3F	7/1/2019	6/30/2027	3 Bed / 2 Bath	Monthly	7/1/2026	$2,300.00
TOTAL MONTHLY RENT	**$14,380.00**					

PROPERTY SPECIFICATIONS

CURRENT PERFORMANCE & PRO FORMA

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CURRENT FINANCIALS	ANNUAL
Rental Income	$172,560.00
Laundry Income	$1,424.00
Basement Storage Rental Income	$6,000.00
Total Annual Gross Income	**$179,984.00**
Real Estate Taxes	$31,204.86
Insurance	$13,210.51
Repairs & Maintenance	$9,604.68
Utilities	$16,196.44
Total Annual Operating Expenses	**$70,216.49**

PRO FORMA	$3,500/MO PER UNIT
Rental Income	$252,000.00
Laundry Income	$1,424.00
Basement Storage Rental Income	$6,000.00
Total Annual Gross Income	**$259,424.00**
Net Operating Income (NOI)	$189,207.51
Pro Forma Cap Rate	**11.47%**

All current rents sit well below market. At a projected market rent of $3,500/month per unit, while maintaining existing laundry and storage income, the building generates substantially higher NOI and cap rate.

$109,767.51
CURRENT NOI

6.65%
CURRENT CAP RATE

$1,650,000
ASKING PRICE

LOCATION & TRANSIT ACCESS

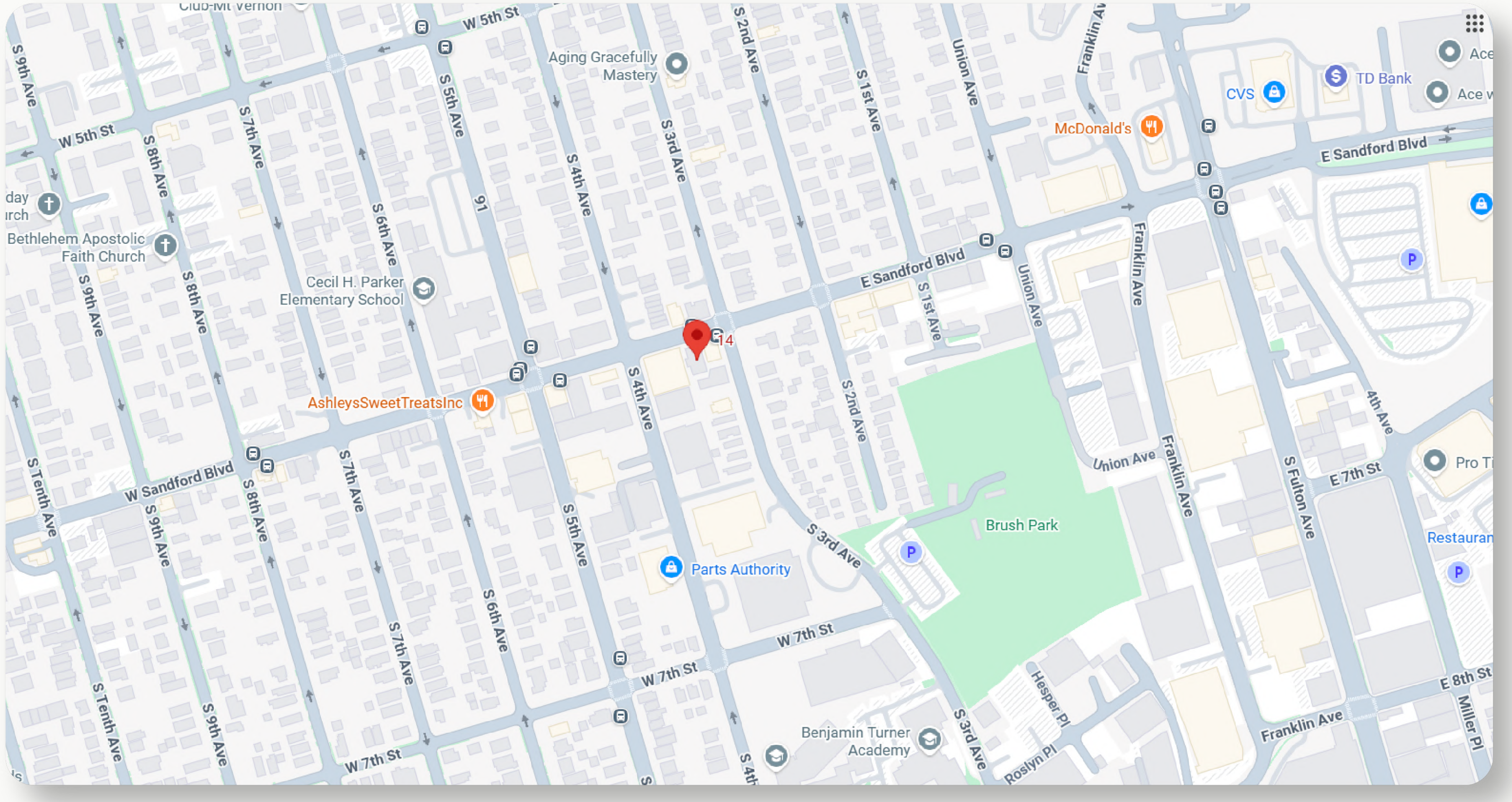
A HIGH-TRAFFIC RETAIL & COMMUTER CORRIDOR

14 E. Sandford Blvd. sits in Mount Vernon's South Side, about 6 miles north of the Bronx and 15 miles north of Manhattan. The property carries a 90/100 Walkability score and a 70/100 Transit score, with direct access to Metro-North, NYC subway, and Bee-Line bus service, plus one of southern Westchester's busiest retail corridors just outside the door.

Rail & Bus Transit

Mount Vernon East Metro-North Station (New Haven Line) is 1.2 miles away — about a 2-minute drive.

- **Pelham Station:** 1.6 mi (4 min drive)
- **Eastchester–Dyre Ave subway (5 train):** 0.9 mi (17 min walk)
- **233rd St / Wakefield subway:** 1.3–1.5 mi (3 min drive)
- **Bee-Line Bus** routes 42, 53, 55, 91 stop along E. Sandford Blvd.



- **Grand Central Terminal:** ~29–31 min via Metro-North from Mount Vernon East
- **Manhattan (driving):** ~15 miles, ~29 min via I-87 / Hutchinson River Pkwy
- **Bronx border:** ~6 miles
- **LaGuardia Airport:** 13.5 mi (24 min drive)

3 shopping centers within 1.0 mile (up to 20 min walk), including national retailers along E. Sandford Blvd.

- **Target & Best Buy**
- **TJ Maxx & Staples**
- **Stop & Shop & CVS**
- **Family Dollar & McDonald's**
- **Montefiore Mt. Vernon Hospital**

AERIAL VIEW

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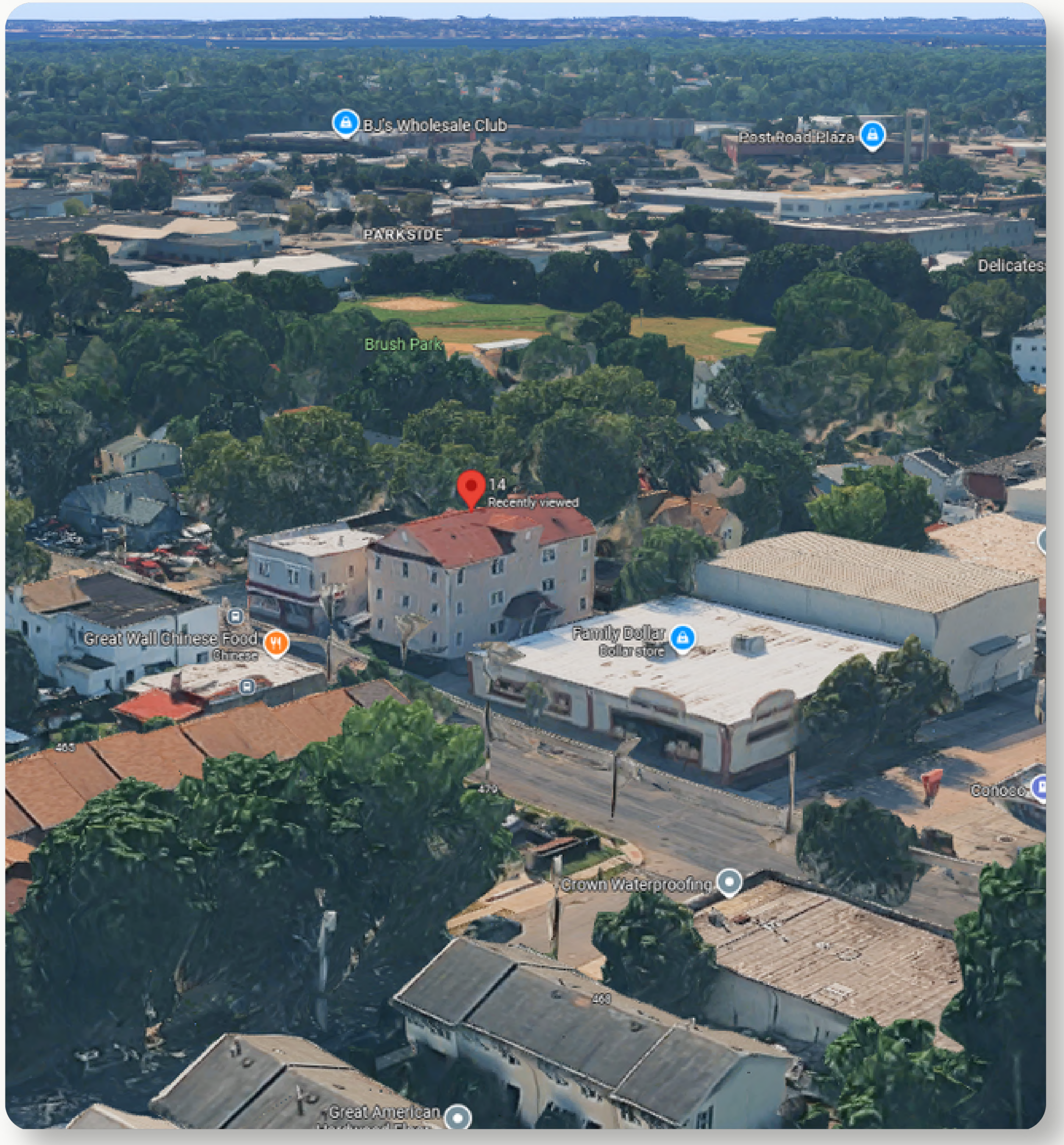

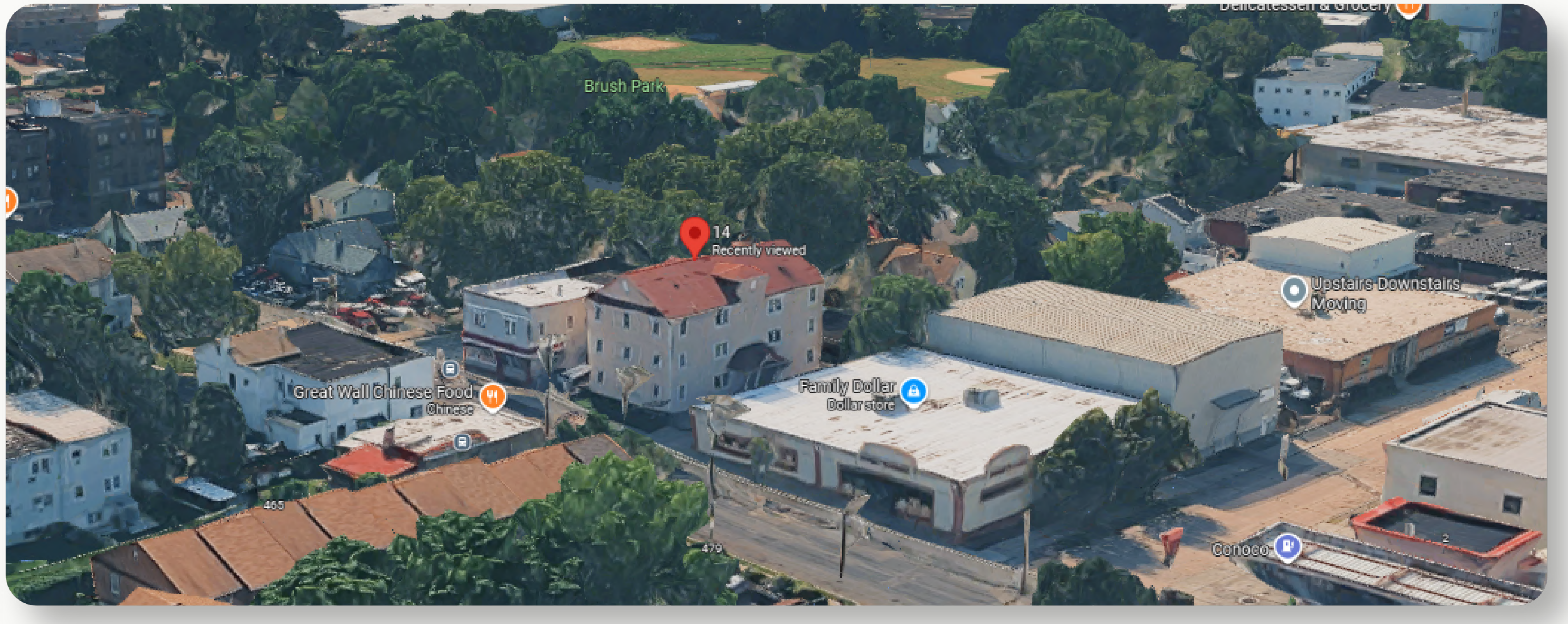

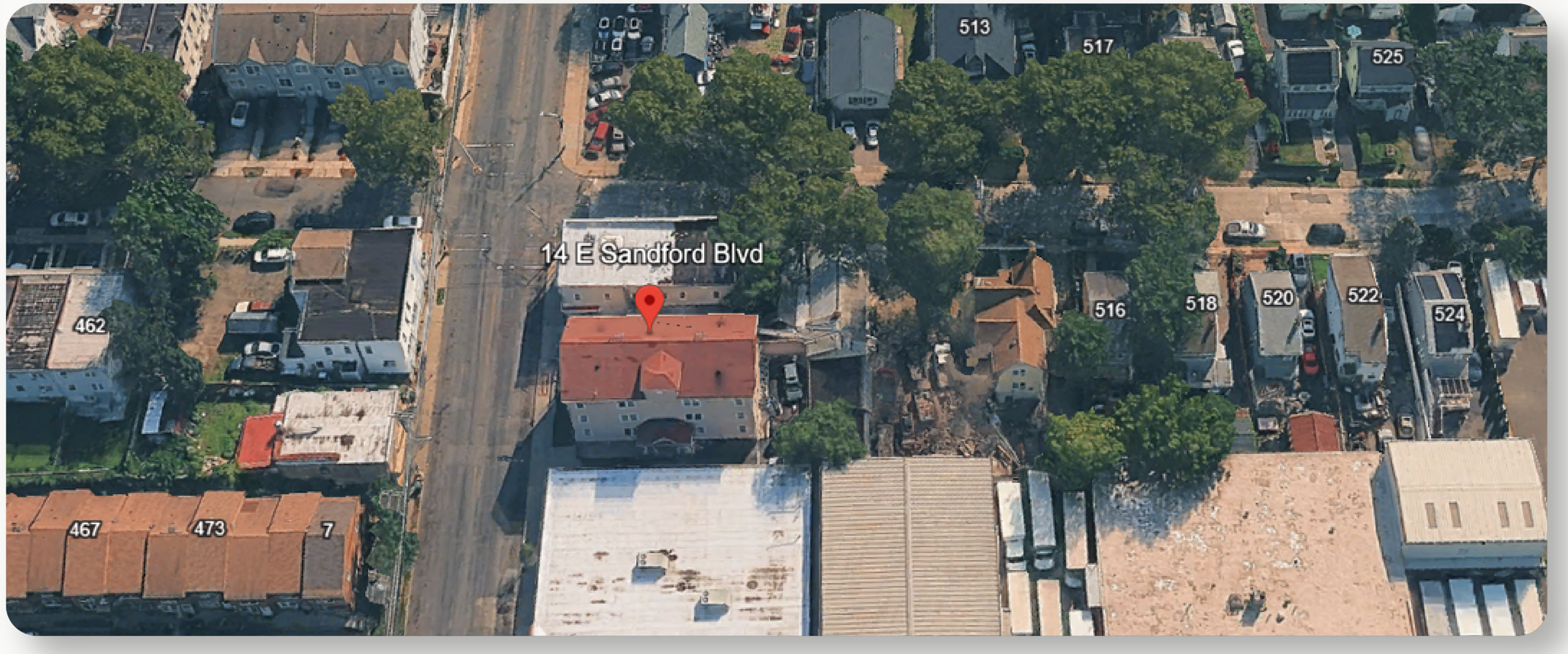

REGIONAL MAP

LET'S TALK ABOUT YOUR INVESTMENT

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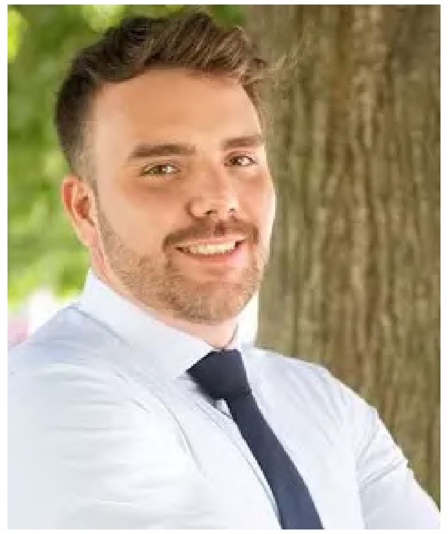

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At Link NY Realty, we have access to exclusive real estate opportunities:

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