



INVESTMENT OPPORTUNITY

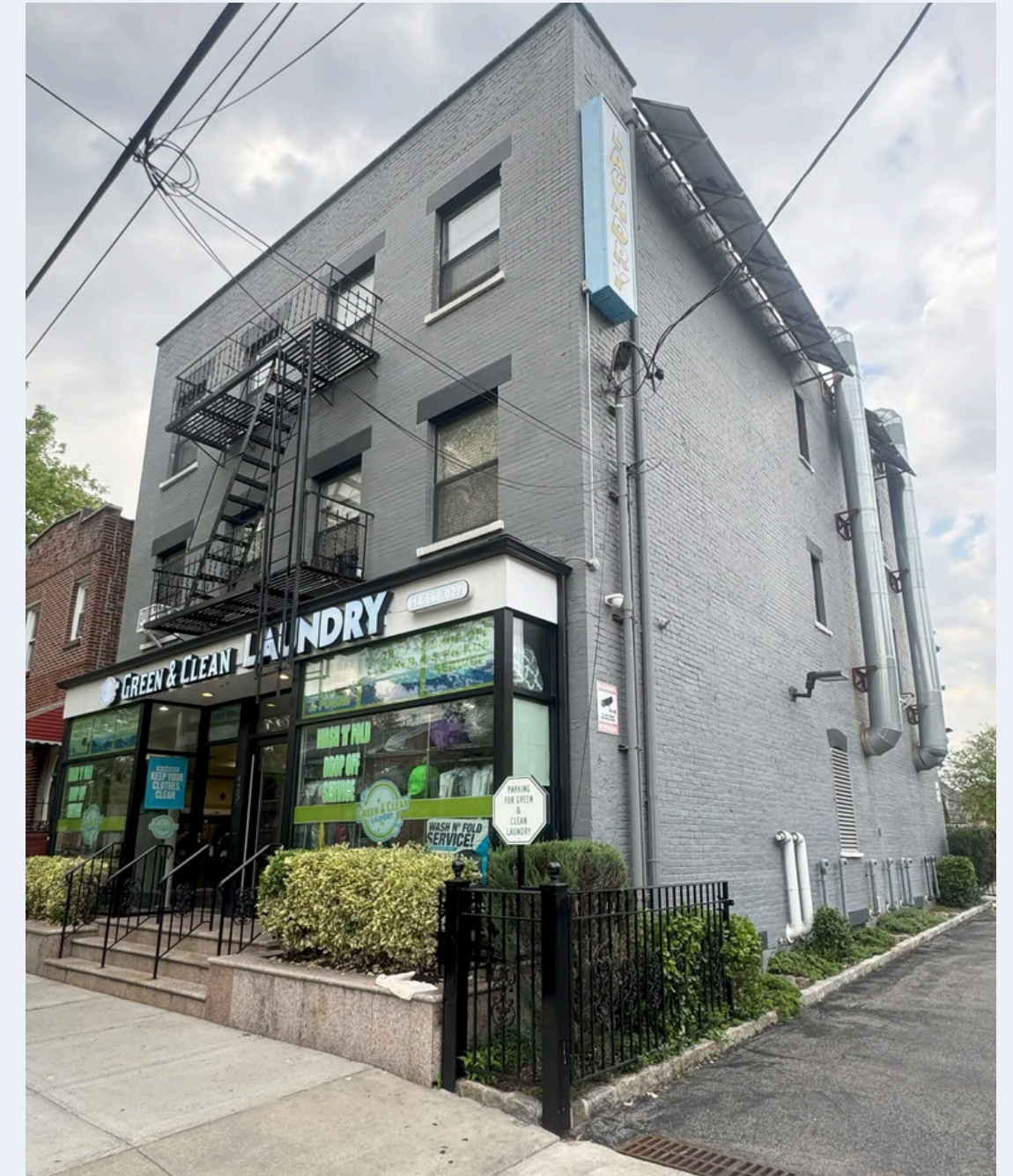
425 S 8TH AVE MOUNT VERNON, NY 10550

ABOUT LINK NY REALTY

We specialize in connecting motivated sellers with active investors across New York's ever-evolving 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 commercial and multifamily buildings to development sites, retail spaces, and mixed-use assets. We're also proud to offer a robust selection of off-market properties, giving our clients a competitive edge in a fast-moving landscape.

Whether you're selling or investing, our mission is simple: deliver value, maximize opportunity, and get results through experience, discretion, and deep market knowledge.



20+

Years of Operations

\$65M+

Closed Sale Volume in
the Past 12 Months

\$1B+

Closed Sales Volume Overtime

100%

Listings Sold
=
Happy Clients

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PROPERTY OVERVIEW

Introducing **425 South 8th Avenue, Mount Vernon, NY** —a prime investment opportunity in the heart of Westchester. This well-maintained property features six income-producing apartments along with a ground-floor laundry facility, providing reliable dual revenue streams.

Each apartment offers comfortable layouts designed to meet strong local rental demand, while the on-site laundry adds both convenience for tenants and consistent additional income for the owner. Situated on a 0.18-acre lot and zoned RMF-6.75 (Three-Family Residence), the property offers long-term stability with potential for future growth.

With its strong rental appeal, established tenant base, and strategic Mount Vernon location, 425 South 8th Avenue is an excellent addition to any investment portfolio.

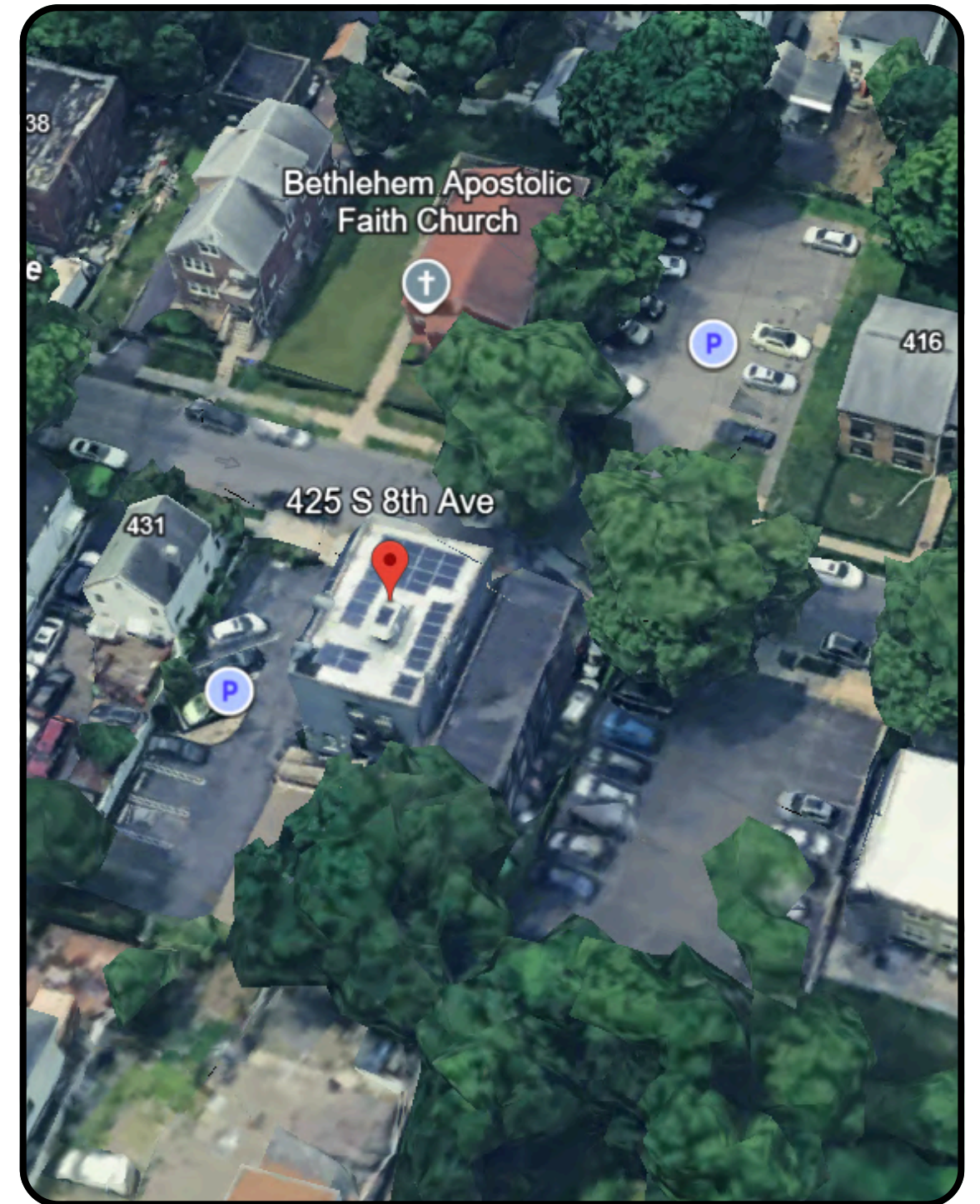
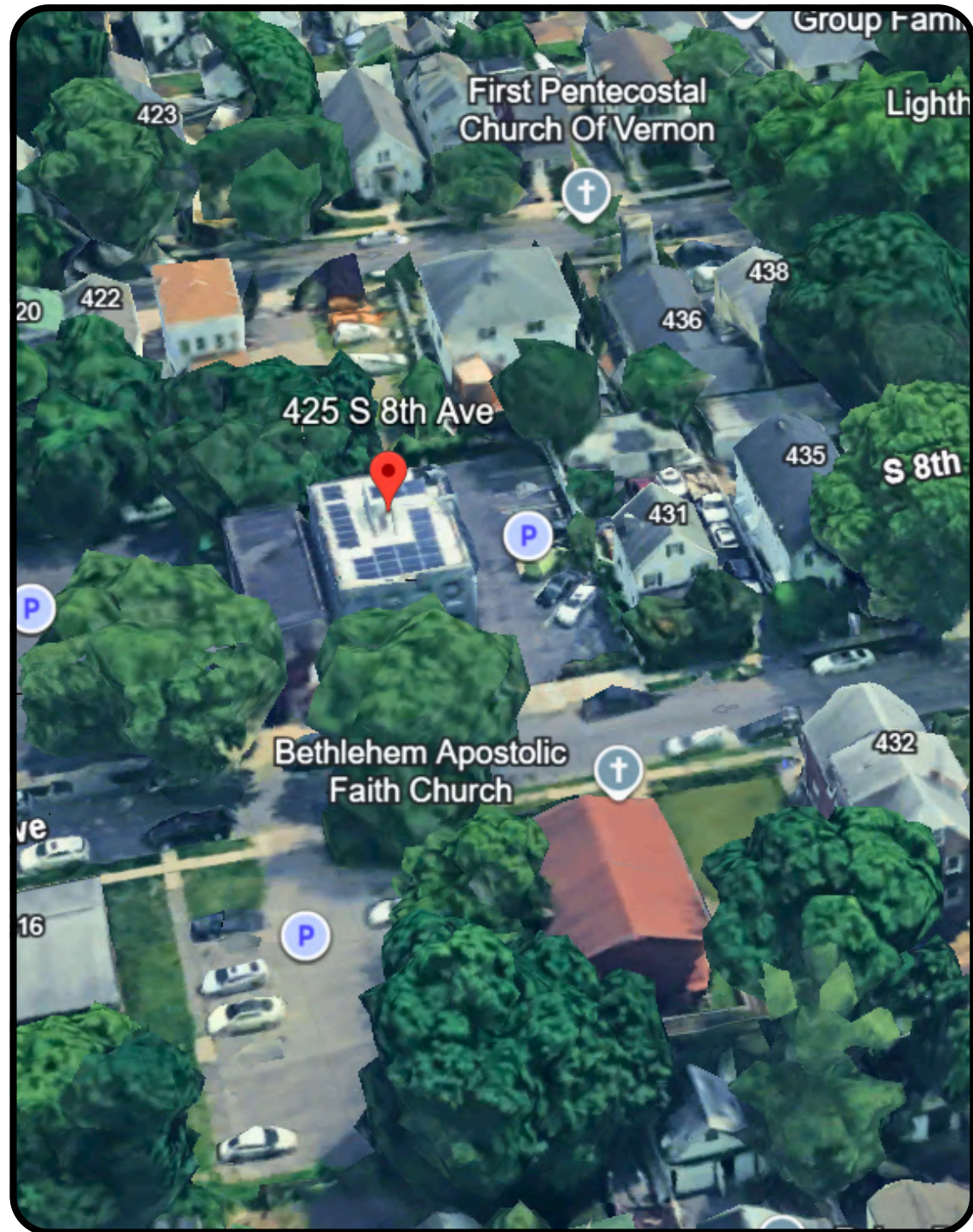
PROPERTY DETAILS

FEATURE	DESCRIPTION
Property Type	6 Apartments with Ground-Floor Laundry
Section, Block & Lot	169.38-3063-36
Property Class	Downtown Row Type (Detached) (482)
Zoning	Three-Family Residence (RMF-6.75)
Lot Size / Acreage	0.18 acres

PROPERTY PHOTOS



AERIAL PHOTOS





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RENTAL INCOME

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RENT ROLL

UNIT	LEASE START	LEASE END	BED/BATH	RENT CYCLE	RENT START	RENT	CHARGES	CREDITS	TOTAL	DEPOSITS HELD	PRE PAYMENTS	BALANCE DUE
1 of 2E	11/1/2023	4/30/2025	1 Bed/1 Bath	Monthly	11/1/2023	1,319.94	1,319.94	0.00	1,319.94	1,287.75	0.00	13.64
2 or 2S	9/1/2020	2/28/2027	1 Bed/1 Bath	Monthly	9/1/2020	1,478.74	1,478.74	0.00	1,478.74	1,389.00	0.00	(3.46)
3 or 2N	10/31/2020	10/31/2026	1 Bed/1 Bath	Monthly	10/31/2020	1,240.66	1,240.66	0.00	1,240.66	1,650.00	0.00	829.39
4 or 3E	10/1/2020	10/31/2026	1 Bed/1 Bath	Monthly	10/1/2020	1,240.66	1,240.66	0.00	1,240.66	1,163.80	0.00	1,225.10
5 or 3S	4/1/2019	10/31/2026	1 Bed/1 Bath	Monthly	4/1/2019	1,364.54	1,364.54	0.00	1,364.54	1,364.54	0.00	0.00
6 or 3N	4/1/2024	3/31/2026	1 Bed/1 Bath	Monthly	4/1/2024	1,365.15	1,365.15	0.00	1,365.15	2,663.70	0.00	0.00
7	11/1/2017	10/31/2029	- / -	Monthly	11/1/2017	2,600.00	2,600.00	0.00	2,600.00	3,600.00	0.00	0.00
TOTAL						\$10,609.69	\$10,609.69	\$0.00	\$10,609.69	\$13,118.79	\$0.00	\$2,064.67

+ GRAND TOTALS

	AMOUNT
Market rent	\$0.00
Rent	\$10,609.69
Recurring Charges	\$10,609.69
Recurring Credits	\$0.00
Deposits Held	\$13,118.79
Balance Due	\$2,064.67

+ SUMMARY BY BED/BATH

BED/BATH	NO. OF UNITS	VACANT	OCCUPIED	% OCCUPIED
1 BED/1 BATH	6	0	6	100.00%
- / -	1	0	1	100.00%
TOTAL AND AVERAGE	7	0	7	100.00%

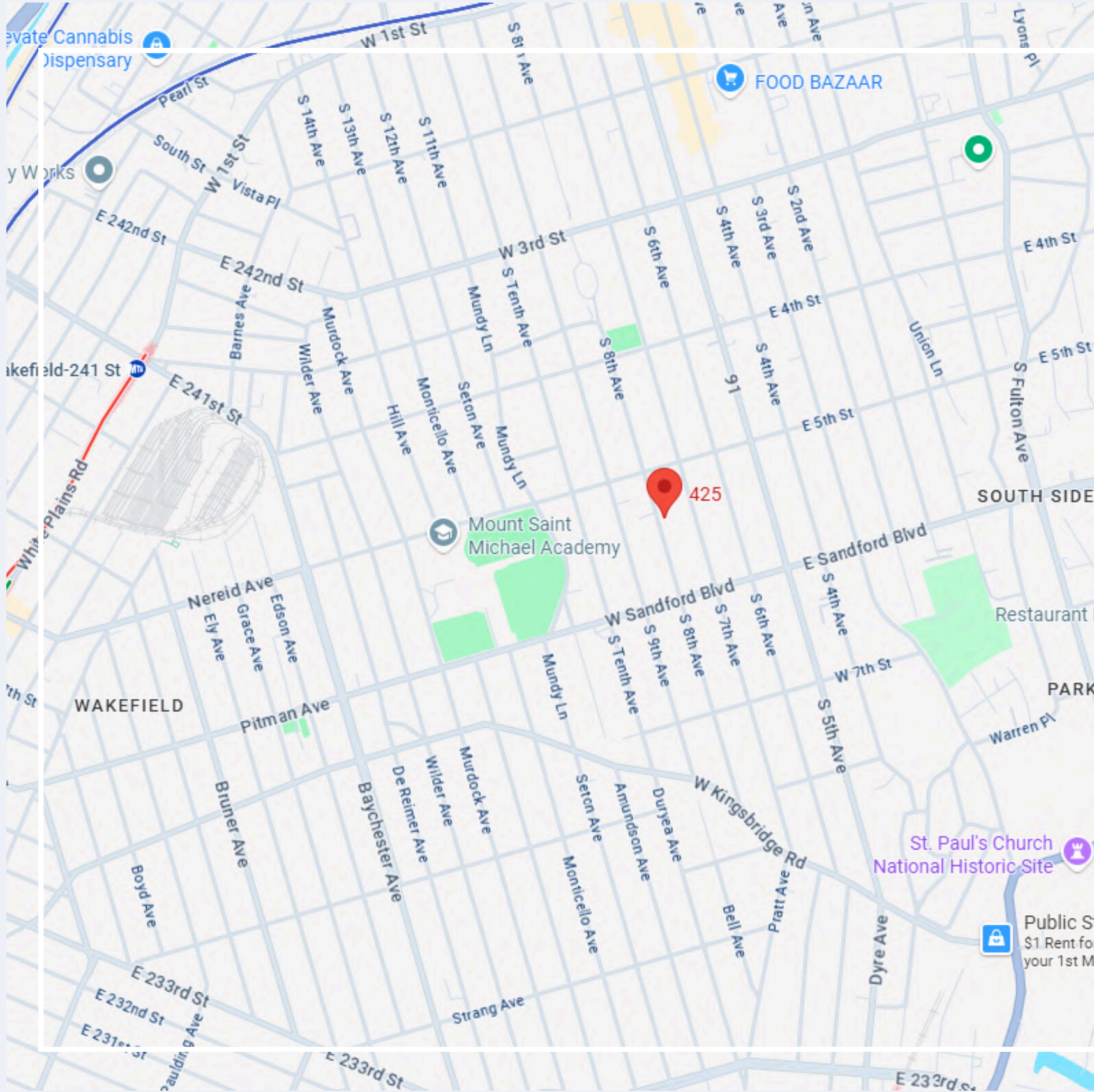
+ SUMMARY BY PROPERTY

PROPERTY	NO. OF UNITS	VACANT	OCCUPIED	% OCCUPIED
425 S. 8TH AVE. LLC	7	0	7	100.00%
TOTALS AND AVERAGES	7	0	7	100.00%

+ INCOME STATEMENT CONSOLIDATED

RENT INCOME	Q1-2024	Q2-2024	Q3-2024	Q4-2024	TOTAL
Rent Income - Other	\$30611.18	\$30674.01	\$30106.79	\$31236.51	\$122628.49
Total for Rent Income	\$30611.18	\$30674.01	\$30106.79	\$31236.51	\$122628.49
Total Income	\$30611.18	\$30674.01	\$30106.79	\$31236.51	\$122628.49

EXPENSE	Q1-2024	Q2-2024	Q3-2024	Q4-2024	TOTAL
Cleaning and Maintenance	\$880.00	\$1285.00	\$998.88	\$532.24	\$3092.24
Insurance		\$5948.14			\$5948.14
Landscaping	\$240.00	\$240.00	\$240.00	\$360.00	\$1080.00
Supplies	\$97.00	\$984.79		\$500.00	\$1581.79
Taxes	\$153.00	\$360.00		\$22017.88	\$22530.88
Utilities	\$1221.82	\$998.88	\$1012.74	\$925.25	\$4158.69
TOTAL EXPENSE	\$2591.82	\$9816.81	\$1647.74	\$24335.37	\$38391.74
NET OPERATING INCOME	\$26417.90	\$17185.73	\$24151.99	\$6901.14	\$84236.75

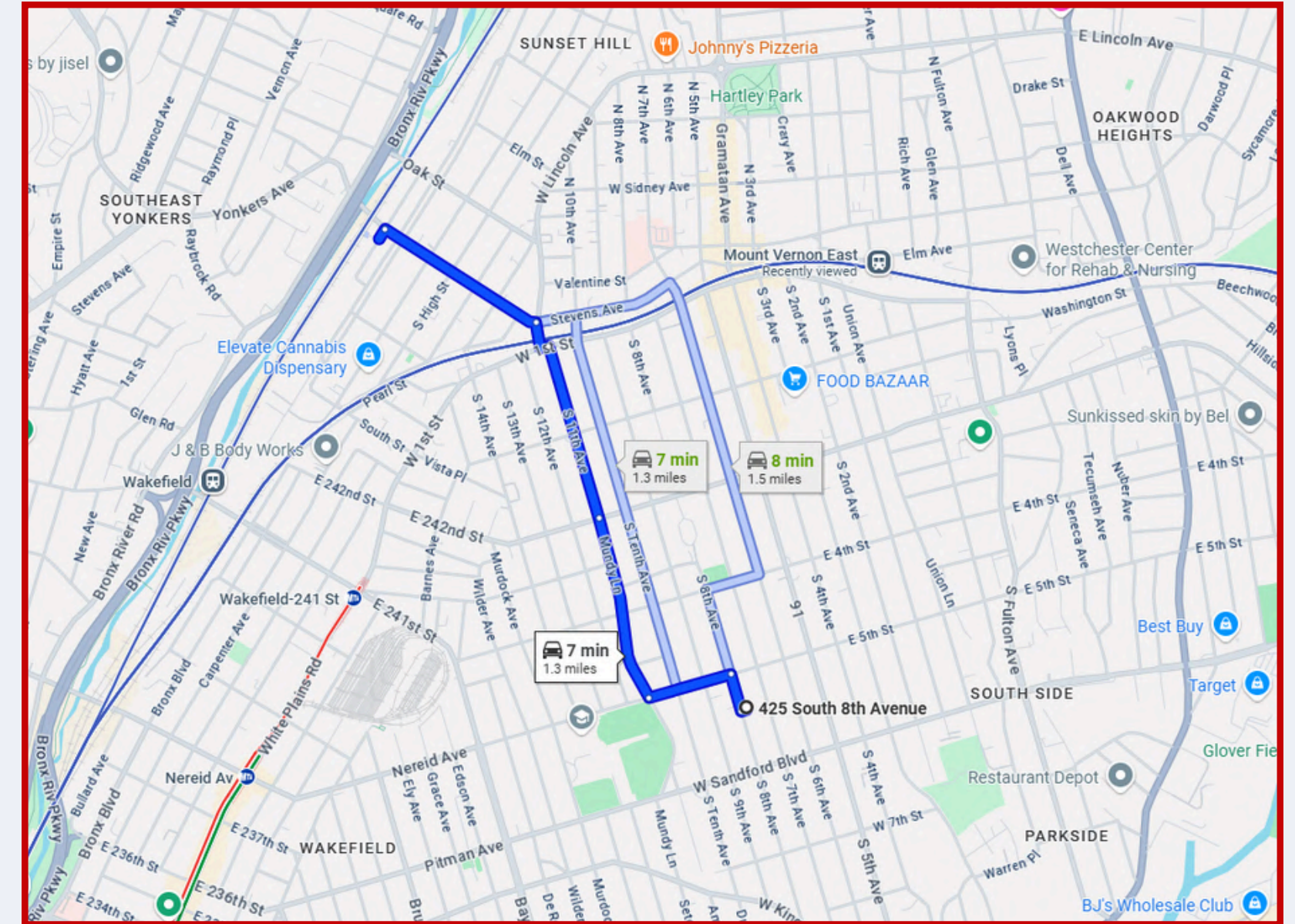
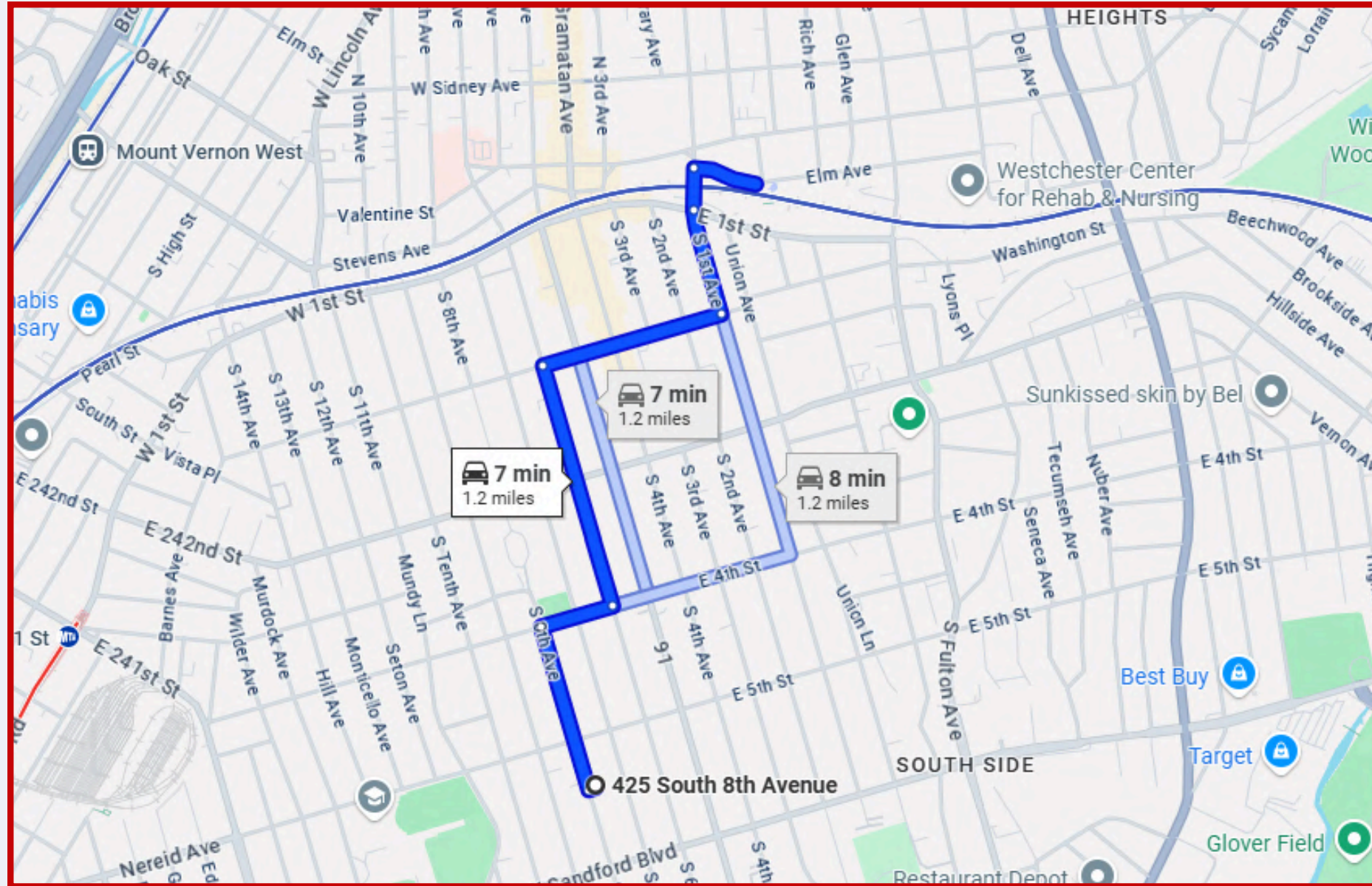


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LOCATION ADVANTAGES

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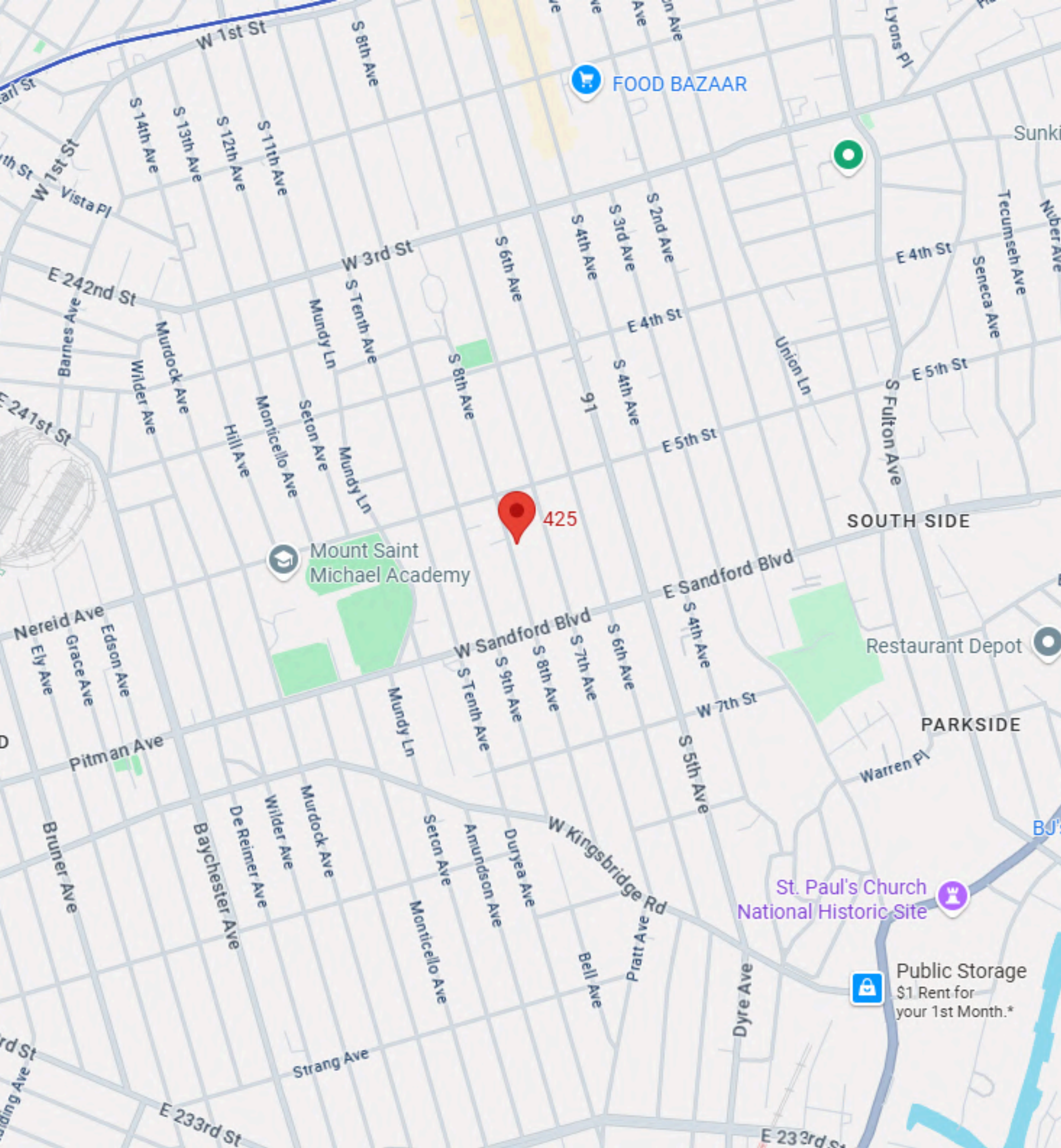
+ NEARBY TRANSPORTATION



MOUNT VERNON EAST METRO-NORTH STATION:
Direct access to Manhattan

MOUNT VERNON WEST METRO-NORTH STATION:
Harlem Line to Grand Central

This property is well-connected with Bee-Line Bus Service offering multiple routes throughout Westchester and the Bronx, while the Cross County Parkway and Bronx River Parkway provide quick access to major highways. For regional and interstate travel, I-95 and the Hutchinson River Parkway offer direct routes to New York City, Connecticut, and beyond.



+ PARKS & RECREATION

Hunt's Woods Preserve:
Scenic trails and green space for walking

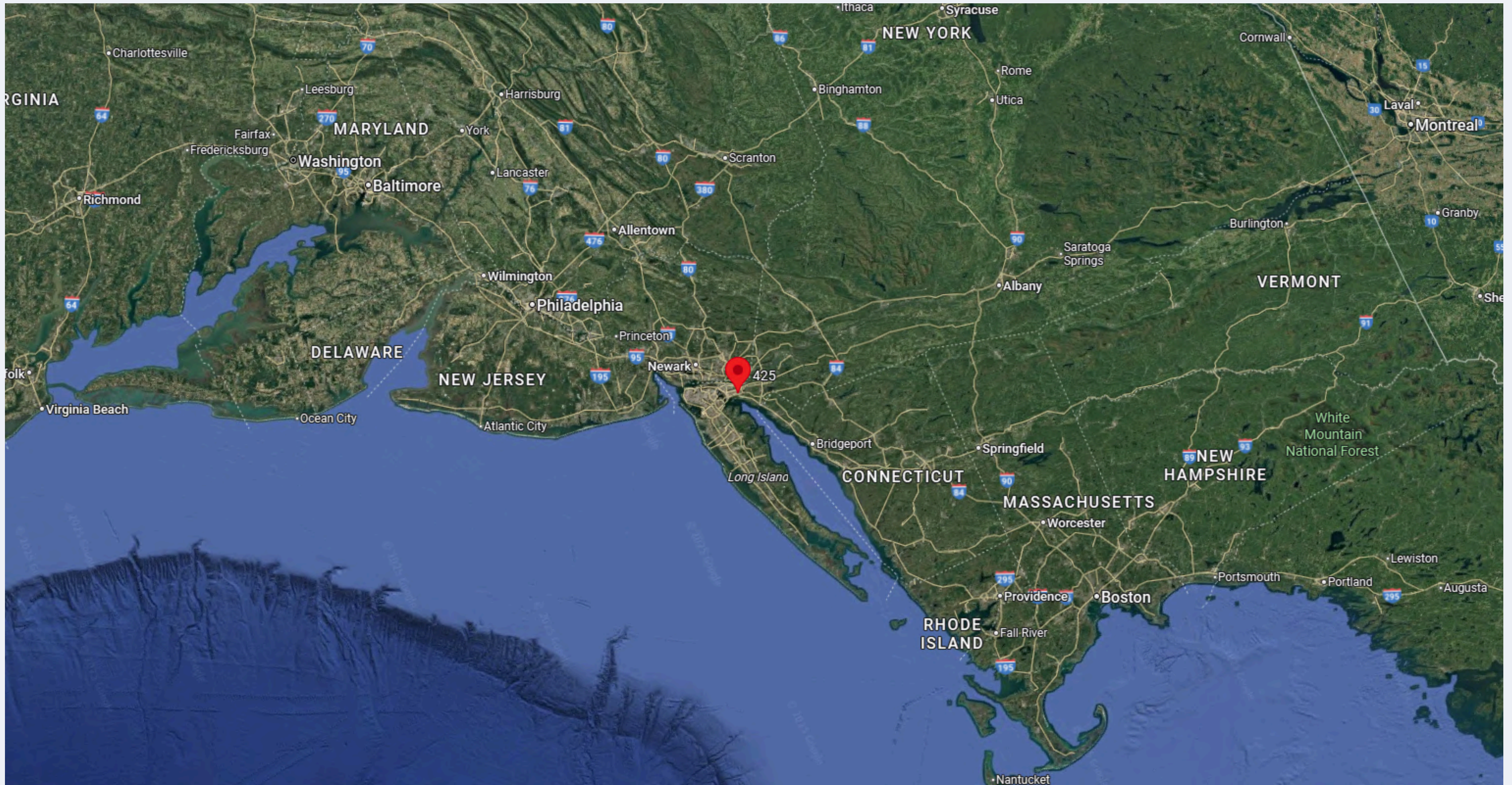
Wilson's Woods Park:
Swimming pool, picnic areas, and playgrounds

Brush Park:
Neighborhood park with basketball courts and open fields

+ NEARBY SHOPS & AMENITIES

Just minutes away, the Mount Vernon East Station provides quick access to New York City, while the Cross County Shopping Center offers a wide range of dining, retail, and entertainment options.

For everyday convenience, Target, Best Buy, and Stop & Shop are nearby, along with a variety of local restaurants and cafés along South 4th Avenue and Gramatan Avenue. Families will also appreciate the schools and community parks within walking distance, enhancing both lifestyle and investment appeal.



Bronx Giants Youth Football and Cheer



Ripe Kitchen & Bar



Boxingology, LLC



Mt Zion Christian Baptist



Boy's & Girls Club-Mt Vernon



425

Natural Masters by New Beginnings...



My Learning Place Group Family Daycare...



Cecil H. Parker Elementary School



Emanuel Pe...
-Fait

Kr 5th & 5



LET'S TALK ABOUT YOUR INVESTMENT



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