

# 12 Radford Street, Yonkers

6 Units | 7.2% Cap Rate |  
No DHCR Filing

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12 Radford Street  
Yonkers, NY 10705

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**NU**REALTY  
ADVISORS INC

# 12 Radford Street, Yonkers

## CONTENTS

- 01 **Executive Summary**
  - Investment Summary
- 02 **Property Description**
  - Property Features
  - Property Images
- 03 **Financial Analysis**
  - Financial Analysis
- 04 **Location**
  - Location Summary
  - Local Map
- 05 **Demographics**
  - General Demographics
  - Race Demographics
- 06 **Company Profile**
  - Company Bio
  - Advisor Profile

*Exclusively Marketed by:*



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01

Executive Summary

Investment Summary

## OFFERING SUMMARY

ADDRESS	12 Radford Street Yonkers NY 10705
COUNTY	Westchester
MARKET	Westchester
SUBMARKET	Southwest
BUILDING SF	9,176 SF
LAND SF	4,792 SF
NUMBER OF UNITS	6
YEAR BUILT	1905
APN	1800-001-000-00114-000-0001-2
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

PRICE	\$1,400,000
PRICE PSF	\$152.57
PRICE PER UNIT	\$233,333

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	63,761	386,614	1,170,495
2026 Median HH Income	\$69,444	\$69,277	\$65,013
2026 Average HH Income	\$102,224	\$100,624	\$101,112

 PROPERTY VIDEO



- NuRealty Advisors is pleased to present 12 Radford Street in Yonkers, NY, offered at \$1,400,000. The property features six residential apartments (two 3-bedroom and four 4-bedrooms). The property is located in a prime residential area in Yonkers.
- The property is a rent stabilized building but has not been filed since 1997! Offering a rare opportunity for an owner to file a high legal rent roll or remain status quo. There is substantial upside in income. Actual gross income of \$143K is well below the market rent of \$218K; representing approximately \$75K of upside.
- - Asking Price: \$1,400,000 | Current NOI: \$101K | Going-In Cap Rate: 7.2%

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





02

Property Description

Property Features

Property Images

## PROPERTY FEATURES

NUMBER OF UNITS	6
BUILDING SF	9,176
LAND SF	4,792
YEAR BUILT	1905
NO. OF 3BRS	2
NO. OF 4BRS	4
BUILDING CLASS	C
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	1
SECTION / BLOCK / LOT	1 / 114 / 1

## UTILITIES / RESPONSIBLE PARTY

WATER	Owner (Municipal)
TRASH	Owner (Municipal)
OIL HEAT	Owner
HOT WATER	Owner
COOKING GAS	Tenant
APARTMENT ELECTRIC	Tenant

## CONSTRUCTION

FOUNDATION	Block
EXTERIOR	Siding







































03 Financial Analysis

Financial Analysis

Portfolio Description & Summary

**PROPERTY ADDRESS**

1 12 Radford Street, Yonkers, NY 10705

**PROPERTY INFORMATION**

Building SF	9,176
Lot SF	4,792
Class	Apartments
Number of Residential Units	6
DHCR Last Filing	1997 (last filed)
DHCR Registration No.	651475
Stories	3
Year Built	1905
Heat Type	Oil
APN	1800-001-000-00114-000-0001-2
Sec / Block / Lot	1 / 114 / 1

**UTILITIES / RESPONSIBLE PARTY**

Electric	Tenant
Cooking Gas	Tenant
Heat	Landlord
Hot Water	Landlord

**UNIT MIX**

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

**ACQUISITION STRUCTURE**

Purchase Price	\$	1,400,000	A	
Initial Equity Investment	\$	419,600	30.00%	Equity Percentage
Loan Amount	\$	980,400	70.00%	Loan-to-Value (LTV) Percentage

**ACQUISITION MATRIX**

Number of Units		6.00
Price Per Unit	\$	233,333
Gross Rent Multiple (GRM)		9.79
Capitalization Rate		7.19%
Net Operating Income (NOI)	\$	100,709

### 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%		\$ (4,290)	(0.47)
Property Tax		\$ 3,300	\$ 19,798	\$ 2.16
Water & Sewer		\$ 417	\$ 2,500	\$ 0.27
Electric		\$ 250	\$ 1,500	\$ 0.16
Insurance		\$ 667	\$ 4,000	\$ 0.44
Heat		\$ 583	\$ 3,500	\$ 0.38
Repairs & Maintenance		\$ 425	\$ 2,550	\$ 0.28
Management Fee	3.00%		\$ 4,162	\$ 0.45

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

Period	CFADS	Cash-On-Cash %	Cap Rate %	GRM
Year 1	\$ 44,336	10.57%	7.19%	9.79
Year 2	\$ 34,153	8.14%	7.34%	9.50
Year 3	\$ 37,752	9.00%	7.60%	9.23
Year 4	\$ 41,468	9.88%	7.87%	8.96
Year 5	\$ 45,302	10.80%	8.14%	8.70
<b>Total CFADS Earned During Loan Term</b>	<b>\$ 203,010 B</b>	<b>9.68%</b>	<b>7.63%</b>	<b>9.24</b>





### DISPOSITION SCENARIO AT YEAR 5

Net Operating Income at Year 5	\$ 113,958
Price Per Unit	\$ 271,329
Disposition Capitalization Rate at Year 5	7.00%
Property Valuation at Year 5	\$ 1,627,977 C
Less: Purchase Price	\$ 1,400,000 A
<b>Gross Excess Equity Earned at Year 5</b>	<b>\$ 227,977 D (C - A)</b>
<b>Add: Total CFADS Earned During Hold Period / Loan Term</b>	<b>\$ 203,010 B</b>
<b>Total Excess Equity and CFADS Recognized at Year 5</b>	<b>\$ 430,987 (D + B)</b>

### REFINANCE SCENARIO AT YEAR 5

Property Valuation at Year 5	\$ 1,627,977 C
Loan-to-Value Percentage	75%
Principal Loan Amount for Refinance	\$ 1,220,982
Repayment of Principal Balance of Initial Loan due at Year 5	(925,305)
<b>Refinance - Cash Out</b>	<b>\$ 295,677</b>
<b>New Buying Power with New Cash Out Proceeds (25% Equity)</b>	<b>\$ 1,182,708</b>

### SUMMARY OF TRANSACTION

	At Year 5, the property would have collected a total Cash Flow After Debt Service (CFADS) of:	\$ 203,010
	At Year 5, all of the Initial Equity has been recovered and the valuation of the property has increased by:	\$ 227,977
	At Year 5, you will be able to refinance the property up to a 75% Loan-to-Value (LTV) for a Cash Out of:	\$ 295,677
	At Year 5, you will be able to purchase a New Property using the Cash Out Proceeds and Income of up to:	\$ 1,182,708

## Consolidated Cash Flow Analysis

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Gross Potential Income (GPI)	\$ 218,400	\$ 224,952	\$ 231,701	\$ 238,652	\$ 245,811
<i>Loss to Lease</i>	<i>\$ (75,392)</i>	<i>\$ (77,653)</i>	<i>\$ (79,983)</i>	<i>\$ (82,382)</i>	<i>\$ (84,854)</i>
Actual Gross Income (AGI)	\$ 143,008	\$ 147,299	\$ 151,718	\$ 156,269	\$ 160,957
<i>Vacancy / Reserves</i>	<i>\$ (4,290)</i>	<i>\$ (4,419)</i>	<i>\$ (4,552)</i>	<i>\$ (4,688)</i>	<i>\$ (4,829)</i>
Effective Gross Income (EGI)	\$ 138,718	\$ 142,880	\$ 147,166	\$ 151,581	\$ 156,129
Real Estate Taxes	19,798	20,095	20,396	20,702	21,013
Water & Sewage	2,500	2,538	2,576	2,614	2,653
Electric	1,500	1,523	1,545	1,569	1,592
Insurance	4,000	4,060	4,121	4,183	4,245
Heat (Gas)	3,500	3,553	3,606	3,660	3,715
Repairs & Maintenance	2,550	2,588	2,627	2,666	2,706
Management & Administration	4,162	5,715	5,887	6,063	6,245
Total Expenditures	38,010	40,071	40,758	41,457	42,170
<b>Net Operating Income (NOI)</b>	<b>100,709</b>	<b>102,809</b>	<b>106,408</b>	<b>110,124</b>	<b>113,958</b>
Equity	419,600	419,600	419,600	419,600	419,600
Principal	980,400	967,788	954,431	940,286	925,305
<i>Annual Debt Service</i>	<i>(56,373)</i>	<i>(68,656)</i>	<i>(68,656)</i>	<i>(68,656)</i>	<i>(68,656)</i>
<b>Cash Flow After Debt Service (CFADS)</b>	<b>44,336</b>	<b>34,153</b>	<b>37,752</b>	<b>41,468</b>	<b>45,302</b>

Number of Units	6	6	6	6	6
Price per SF	\$ 153	\$ 153	\$ 153	\$ 153	\$ 153
Price per Unit	\$ 233,333	\$ 233,333	\$ 233,333	\$ 233,333	\$ 233,333
Gross Rent Multiple	9.79	9.50	9.23	8.96	8.70
Capitalization Rate	7.19%	7.34%	7.60%	7.87%	8.14%
<b>Cash-On-Cash Return</b>	<b>10.57%</b>	<b>8.14%</b>	<b>9.00%</b>	<b>9.88%</b>	<b>10.80%</b>
Recovery of Equity (Years)	9.46	12.29	11.11	10.12	9.26
Operating Expenditure Ratio (OER)	27%	28%	28%	27%	27%
Debt Service Coverage Ratio (DSCR)	1.79	1.85	1.94	1.67	1.76
Maximum Annual DSCR (Utilizing 1.40)	\$ 71,935	\$ 73,435	\$ 76,006	\$ 78,660	\$ 81,399
Free & Clear Rate of Return	7.19%	7.34%	7.60%	7.87%	8.14%
Constant Percentage Rate a/k/a Mortgage Capitalization	5.75%	5.75%	5.75%	5.75%	5.75%
+ Positive / - Negative Leverage	1.44%	1.59%	1.85%	2.12%	2.39%

## Rent Roll

#	Apt	Bldg	Unit Type	Status	Lease Expiration	Market Rent	Actual Rent	Loss to Lease
1	1E	12 Radford	3BR	Occupied		\$2,900	\$2,491	(\$409)
2	1W	12 Radford	4BR	Occupied		\$3,100	\$1,849	(\$1,251)
3	2E	12 Radford	4BR	Occupied		\$3,100	\$2,416	(\$684)
4	2W	12 Radford	4BR	Occupied		\$3,100	\$1,565	(\$1,535)
5	3E	12 Radford	4BR	Occupied		\$3,100	\$2,781	(\$319)
6	3W	12 Radford	3BR	Occupied		\$2,900	\$815	(\$2,085)
<b>Total Monthly Income</b>						<b>\$18,200</b>	<b>\$11,917</b>	<b>(\$6,283)</b>
<b>Total Annual Income</b>						<b>\$218,400</b>	<b>\$143,008</b>	<b>(\$75,392)</b>

# Amortization Schedule

Loan Terms	
Loan Start Date	11/1/2026
Loan Amount	980,400
Interest Rate	5.750%
Term of Loan (Years)	30

Output	Monthly Payment	Annual Payment
Year 1	(\$4,698)	(\$56,373)
Year 2-5	(\$5,721)	(\$68,656)

Principal Balance	
5 Years	925,305

Date	No.	Payment Date	Beginning Balance	Interest	Principal Repayments	Ending Balance	Cumulative Interest	Additional Principal	Ending Balance
11/1/2026	1		980,400	4,698	-	980,400	4,698	-	980,400
12/1/2026	2		980,400	4,698	-	980,400	9,396	-	980,400
1/1/2027	3		980,400	4,698	-	980,400	14,093	-	980,400
2/1/2027	4		980,400	4,698	-	980,400	18,791	-	980,400
3/1/2027	5		980,400	4,698	-	980,400	23,489	-	980,400
4/1/2027	6		980,400	4,698	-	980,400	28,187	-	980,400
5/1/2027	7		980,400	4,698	-	980,400	32,884	-	980,400
6/1/2027	8		980,400	4,698	-	980,400	37,582	-	980,400
7/1/2027	9		980,400	4,698	-	980,400	42,280	-	980,400
8/1/2027	10		980,400	4,698	-	980,400	46,978	-	980,400
9/1/2027	11		980,400	4,698	-	980,400	51,675	-	980,400
10/1/2027	12		980,400	4,698	-	980,400	56,373	-	980,400
11/1/2027	13		980,400	4,698	(1,024)	979,376	61,071	-	979,376
12/1/2027	14		979,376	4,693	(1,029)	978,348	65,764	-	978,348
1/1/2028	15		978,348	4,688	(1,033)	977,314	70,452	-	977,314
2/1/2028	16		977,314	4,683	(1,038)	976,276	75,134	-	976,276
3/1/2028	17		976,276	4,678	(1,043)	975,233	79,812	-	975,233
4/1/2028	18		975,233	4,673	(1,048)	974,184	84,485	-	974,184
5/1/2028	19		974,184	4,668	(1,053)	973,131	89,153	-	973,131
6/1/2028	20		973,131	4,663	(1,058)	972,073	93,816	-	972,073
7/1/2028	21		972,073	4,658	(1,064)	971,009	98,474	-	971,009
8/1/2028	22		971,009	4,653	(1,069)	969,940	103,127	-	969,940
9/1/2028	23		969,940	4,648	(1,074)	968,867	107,775	-	968,867
10/1/2028	24		968,867	4,642	(1,079)	967,788	112,417	-	967,788
11/1/2028	25		967,788	4,637	(1,084)	966,704	117,054	-	966,704
12/1/2028	26		966,704	4,632	(1,089)	965,615	121,686	-	965,615
1/1/2029	27		965,615	4,627	(1,094)	964,520	126,313	-	964,520
2/1/2029	28		964,520	4,622	(1,100)	963,420	130,935	-	963,420
3/1/2029	29		963,420	4,616	(1,105)	962,316	135,551	-	962,316
4/1/2029	30		962,316	4,611	(1,110)	961,205	140,163	-	961,205
5/1/2029	31		961,205	4,606	(1,116)	960,090	144,768	-	960,090
6/1/2029	32		960,090	4,600	(1,121)	958,969	149,369	-	958,969
7/1/2029	33		958,969	4,595	(1,126)	957,842	153,964	-	957,842
8/1/2029	34		957,842	4,590	(1,132)	956,711	158,553	-	956,711
9/1/2029	35		956,711	4,584	(1,137)	955,574	163,138	-	955,574
10/1/2029	36		955,574	4,579	(1,143)	954,431	167,717	-	954,431
11/1/2029	37		954,431	4,573	(1,148)	953,283	172,290	-	953,283
12/1/2029	38		953,283	4,568	(1,154)	952,130	176,858	-	952,130
1/1/2030	39		952,130	4,562	(1,159)	950,971	181,420	-	950,971
2/1/2030	40		950,971	4,557	(1,165)	949,806	185,977	-	949,806
3/1/2030	41		949,806	4,551	(1,170)	948,636	190,528	-	948,636

# Amortization Schedule

Loan Terms	
Loan Start Date	11/1/2026
Loan Amount	980,400
Interest Rate	5.750%
Term of Loan (Years)	30

Output	Monthly Payment	Annual Payment
Year 1	(\$4,698)	(\$56,373)
Year 2-5	(\$5,721)	(\$68,656)

Principal Balance	
5 Years	925,305

Date	No.	Payment Date	Beginning Balance	Interest	Principal Repayments	Ending Balance	Cumulative Interest	Additional Principal	Ending Balance
			948,636	4,546	(1,176)	947,460	195,073	-	947,460
4/1/2030	42		947,460	4,540	(1,181)	946,278	199,613	-	946,278
5/1/2030	43		946,278	4,534	(1,187)	945,091	204,148	-	945,091
6/1/2030	44		945,091	4,529	(1,193)	943,899	208,676	-	943,899
7/1/2030	45		943,899	4,523	(1,199)	942,700	213,199	-	942,700
8/1/2030	46		942,700	4,517	(1,204)	941,496	217,716	-	941,496
9/1/2030	47		941,496	4,511	(1,210)	940,286	222,227	-	940,286
10/1/2030	48		940,286	4,506	(1,216)	939,070	226,733	-	939,070
11/1/2030	49		939,070	4,500	(1,222)	937,848	231,233	-	937,848
12/1/2030	50		937,848	4,494	(1,227)	936,621	235,726	-	936,621
1/1/2031	51		936,621	4,488	(1,233)	935,388	240,214	-	935,388
2/1/2031	52		935,388	4,482	(1,239)	934,148	244,697	-	934,148
3/1/2031	53		934,148	4,476	(1,245)	932,903	249,173	-	932,903
4/1/2031	54		932,903	4,470	(1,251)	931,652	253,643	-	931,652
5/1/2031	55		931,652	4,464	(1,257)	930,395	258,107	-	930,395
6/1/2031	56		930,395	4,458	(1,263)	929,131	262,565	-	929,131
7/1/2031	57		929,131	4,452	(1,269)	927,862	267,017	-	927,862
8/1/2031	58		927,862	4,446	(1,275)	926,587	271,463	-	926,587
9/1/2031	59		926,587	4,440	(1,281)	925,305	275,903	-	925,305
10/1/2031	60								



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.

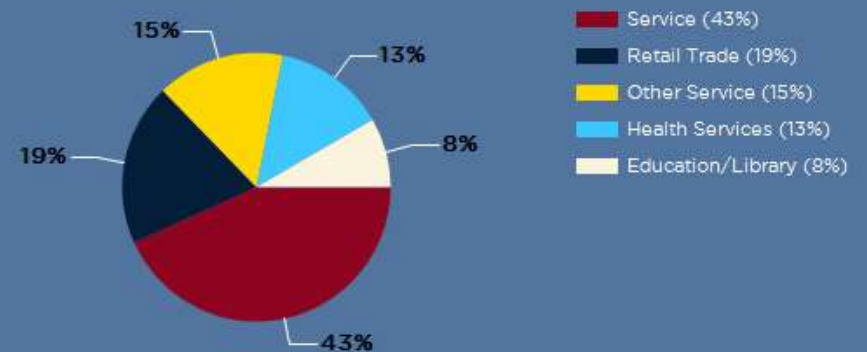
## Livable

- 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.

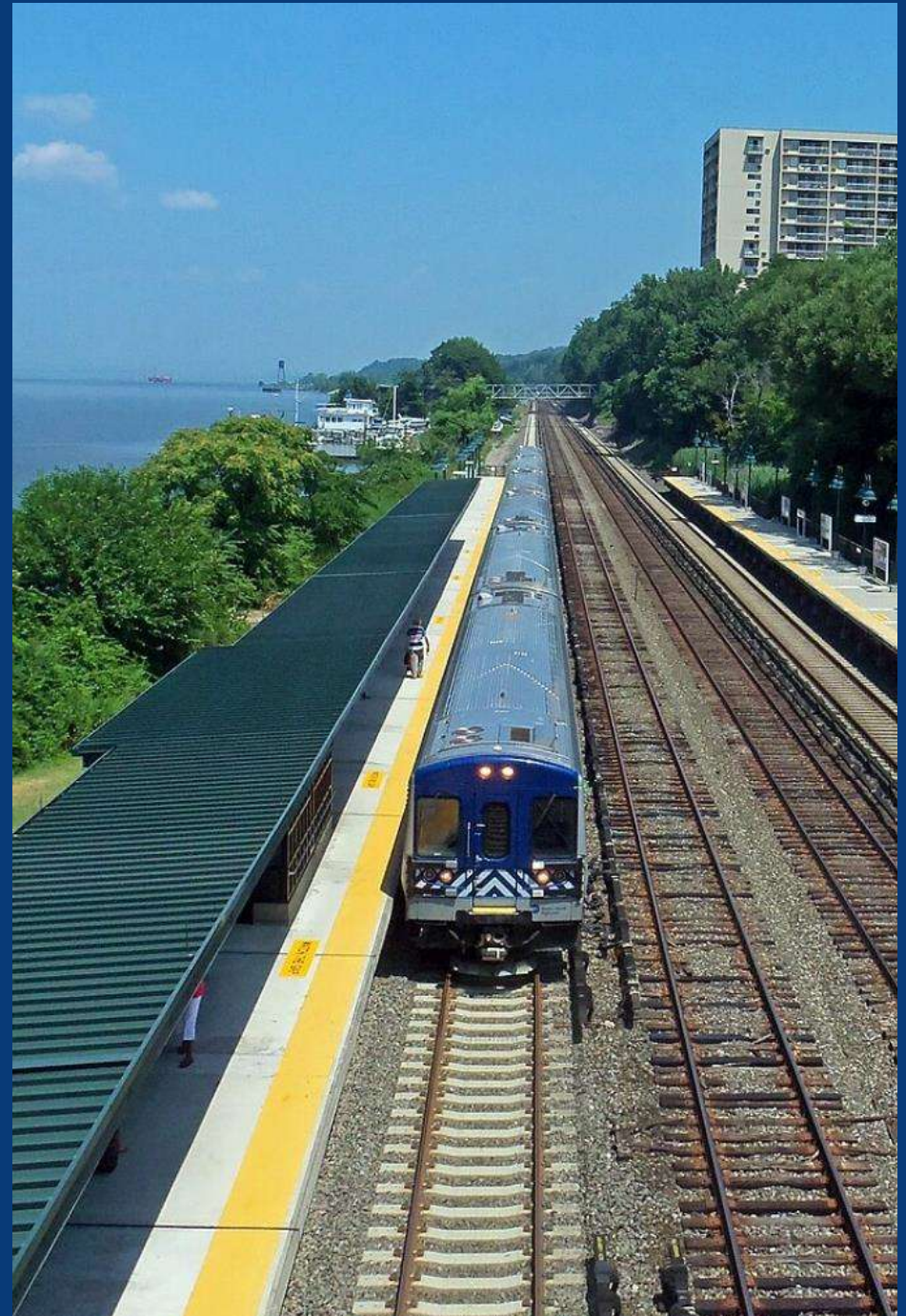
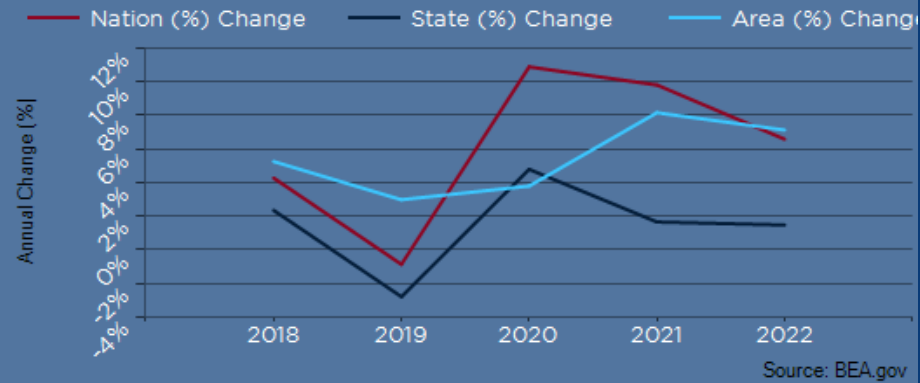
### Major Industries by Employee Count



## Largest Employers

Valero Inc	Approximately 10,000 employees
Montefiore Medical Center	Approximately 10,000 employees
Yonkers Public Schools	Approximately 5,000 employees
St. John's Riverside Hospital	Approximately 3,000 employees
Unilock	Approximately 1,000 employees
Charity Sisters	Approximately 5 to 9 employees
4 Convent Avenue	Approximately 0 employees
4 Convent Avenue	Approximately 0 employees

### Westchester County GDP Trend





[Report a map error](#)

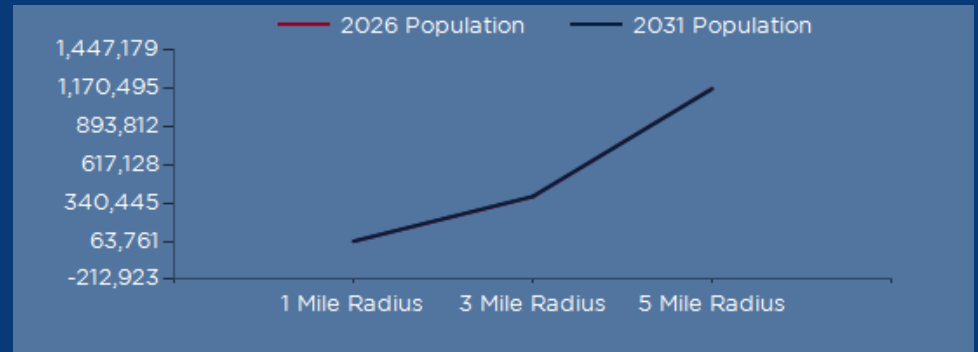


05 Demographics

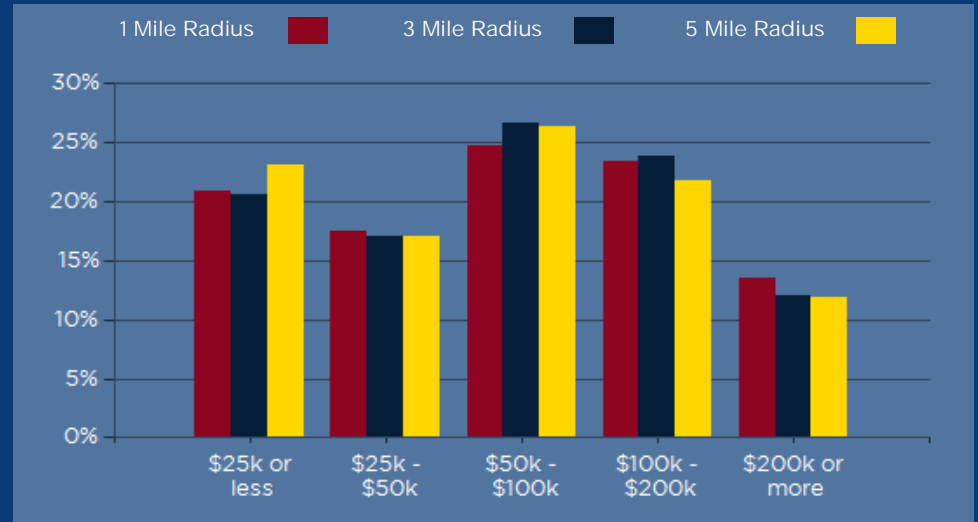
- General Demographics
- Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	59,859	362,642	1,126,252
2010 Population	61,553	362,259	1,131,440
2026 Population	63,761	386,614	1,170,495
2031 Population	65,043	389,742	1,166,051
2026 African American	11,583	108,005	338,806
2026 American Indian	1,293	4,665	13,868
2026 Asian	3,450	21,264	68,084
2026 Hispanic	36,587	164,977	541,757
2026 Other Race	22,997	98,505	330,187
2026 White	15,138	103,884	268,064
2026 Multiracial	9,265	50,032	150,594
2026-2031: Population: Growth Rate	2.00%	0.80%	-0.40%

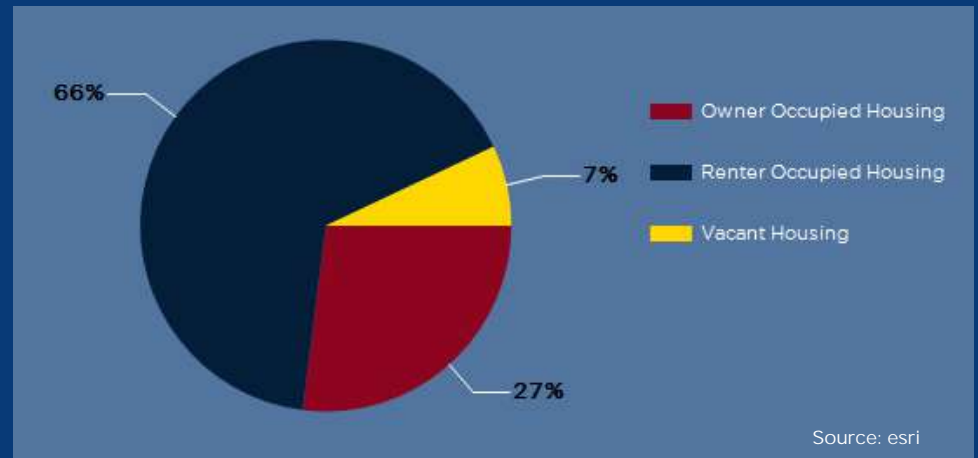
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3,149	19,887	66,274
\$15,000-\$24,999	1,636	10,844	34,931
\$25,000-\$34,999	1,473	9,758	30,086
\$35,000-\$49,999	2,513	15,512	44,755
\$50,000-\$74,999	3,327	22,952	68,273
\$75,000-\$99,999	2,337	16,631	47,402
\$100,000-\$149,999	3,573	22,619	61,680
\$150,000-\$199,999	1,790	12,759	33,904
\$200,000 or greater	3,075	17,824	51,916
Median HH Income	\$69,444	\$69,277	\$65,013
Average HH Income	\$102,224	\$100,624	\$101,112



### 2026 Household Income



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

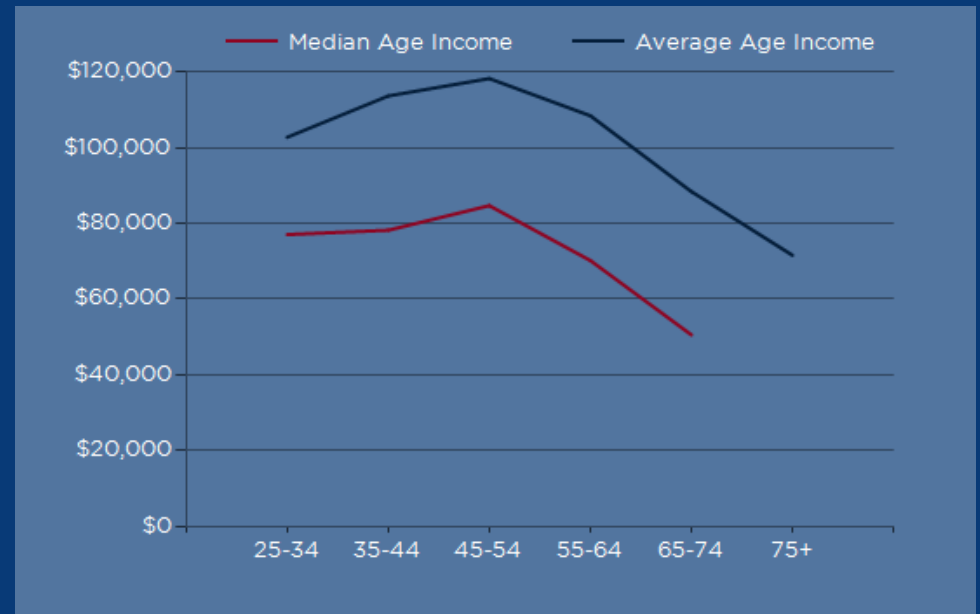
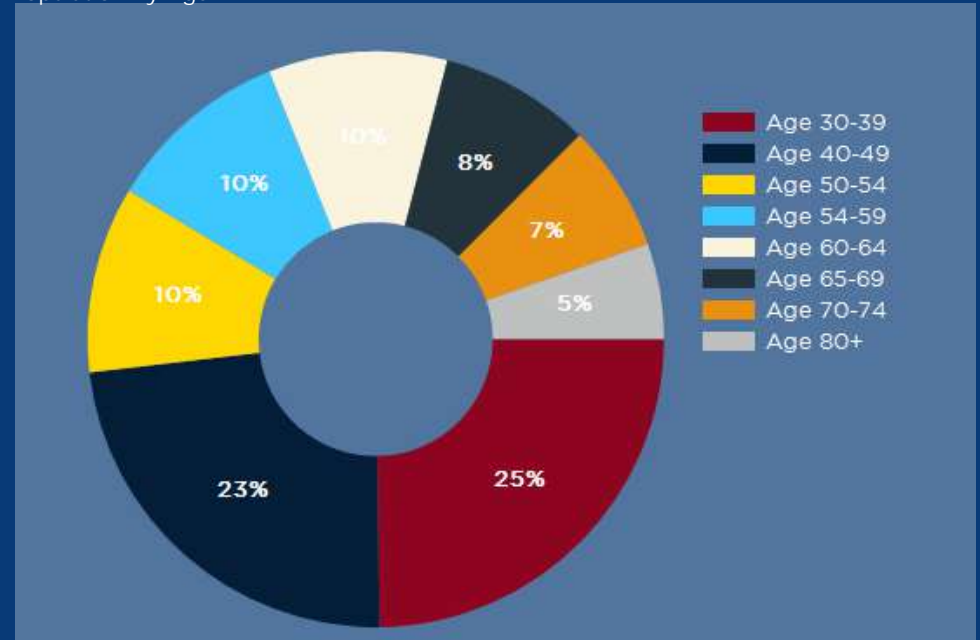


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	4,540	28,515	85,346
2026 Population Age 35-39	4,385	27,673	81,089
2026 Population Age 40-44	4,309	26,319	77,840
2026 Population Age 45-49	4,092	24,339	72,781
2026 Population Age 50-54	3,772	23,331	71,938
2026 Population Age 55-59	3,723	23,486	72,900
2026 Population Age 60-64	3,605	23,448	72,433
2026 Population Age 65-69	3,052	20,842	63,862
2026 Population Age 70-74	2,572	16,959	50,760
2026 Population Age 75-79	1,930	12,763	37,096
2026 Population Age 80-84	1,209	8,244	23,949
2026 Population Age 85+	1,395	8,520	23,458
2026 Population Age 18+	49,590	306,429	923,653
2026 Median Age	38	39	39
2031 Median Age	38	40	40

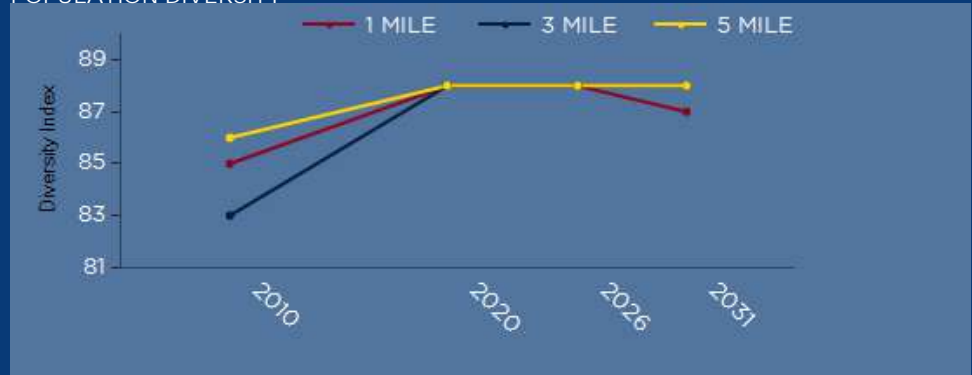
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$77,062	\$76,920	\$71,973
Average Household Income 25-34	\$102,789	\$100,434	\$97,732
Median Household Income 35-44	\$78,212	\$79,824	\$73,617
Average Household Income 35-44	\$113,711	\$113,122	\$111,193
Median Household Income 45-54	\$84,716	\$85,308	\$80,487
Average Household Income 45-54	\$118,308	\$118,057	\$123,735
Median Household Income 55-64	\$70,203	\$72,502	\$65,649
Average Household Income 55-64	\$108,481	\$106,811	\$109,078
Median Household Income 65-74	\$50,562	\$52,283	\$49,128
Average Household Income 65-74	\$88,428	\$86,501	\$84,991
Average Household Income 75+	\$71,596	\$71,183	\$70,387

Population By Age

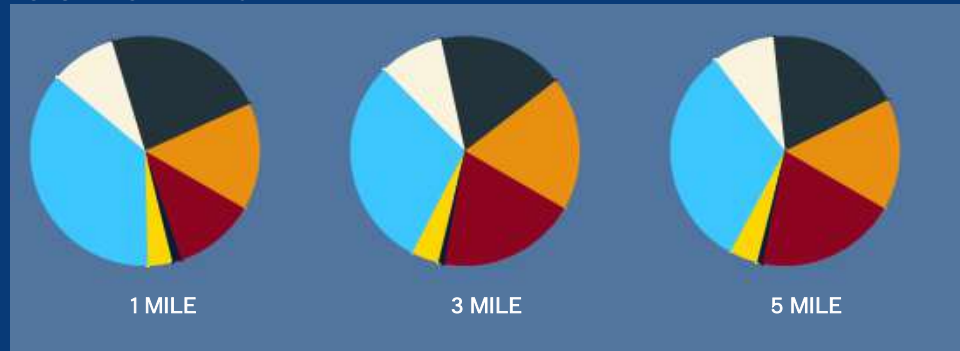


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	87	88	88
Diversity Index (current year)	88	88	88
Diversity Index (2020)	88	88	88
Diversity Index (2010)	85	83	86

### POPULATION DIVERSITY



### POPULATION BY RACE

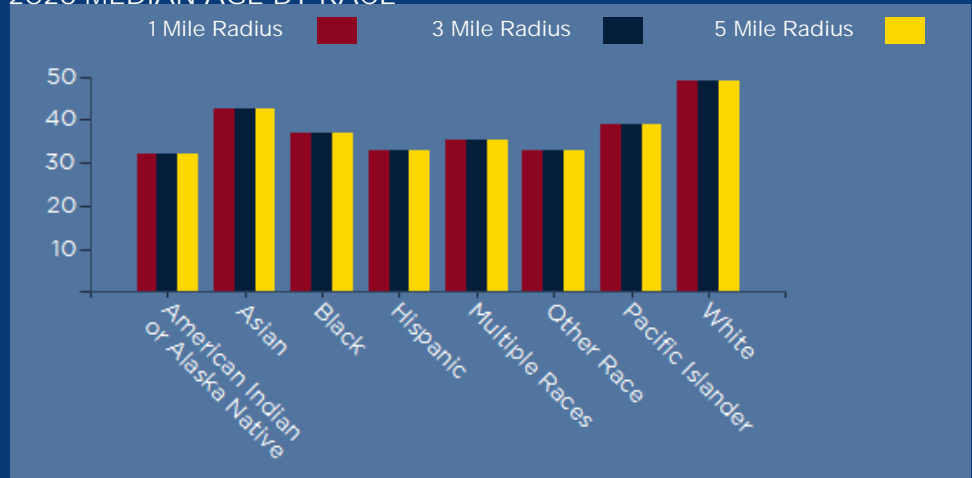


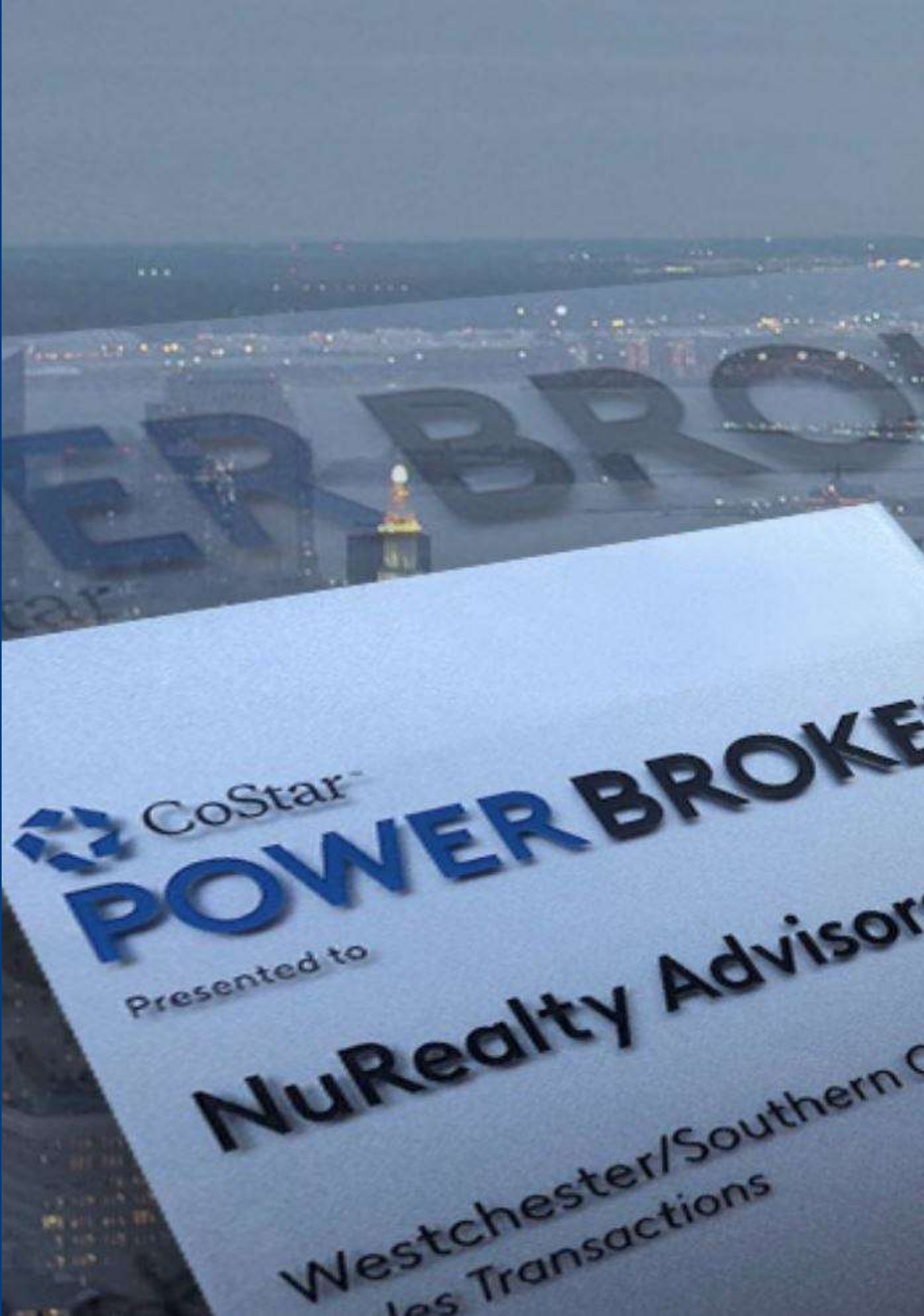
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	12%	20%	20%
American Indian	1%	1%	1%
Asian	3%	4%	4%
Hispanic	36%	30%	32%
Multiracial	9%	9%	9%
Other Race	23%	18%	19%
White	15%	19%	16%

### 2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	32	33	34
Median Asian Age	43	41	41
Median Black Age	37	38	39
Median Hispanic Age	33	34	35
Median Multiple Races Age	36	36	37
Median Other Race Age	33	34	35
Median Pacific Islander Age	39	35	35
Median White Age	49	48	46

### 2026 MEDIAN AGE BY RACE





06

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.

# 12 Radford Street, 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.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, NuRealty Advisors Inc. has not verified, and will not verify, any of the information contained herein, nor has NuRealty Advisors Inc. 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.

*Exclusively Marketed by:*



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