

2310 Creston Avenue, Bronx

37 Units | \$78K/Unit | 8% Cap Rate |
Family Owned for 40+ Years

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2310 Creston Avenue
Bronx, NY 10468



NU REALTY
ADVISORS INC

2310 Creston Avenue, Bronx

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01 Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	2310 Creston Avenue Bronx NY 10468
COUNTY	Bronx
MARKET	West Bronx
SUBMARKET	Jerome Park
BUILDING SF	36,930 SF
LAND SF	7,501 SF
NUMBER OF UNITS	37
YEAR BUILT	1941
APN	03164-0005
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$2,900,000
PRICE PSF	\$78.53
PRICE PER UNIT	\$78,378

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	235,695	1,252,743	2,124,493
2026 Median HH Income	\$43,637	\$49,039	\$54,630
2026 Average HH Income	\$57,094	\$70,199	\$83,924

PROPERTY VIDEO



Investment Summary

- NuRealty Advisors Inc. is proud to present the exclusive listing of 2310 Creston Avenue, Bronx, NY 10468.

Family-owned and operated for over 40 years, 2310 Creston Avenue is a well-maintained brick multifamily building located in a desirable residential neighborhood of the Bronx. The property features spacious apartment layouts, solid brick construction, and convenient access to NYC subway transportation.

The building has benefited from recent improvements, including the installation of new gas lines, noting no further CapEx required. Priced at \$78K Per Unit, Gross Rent Multiple of 5.22 and a 8.13% Cap Rate. A rare opportunity with these matrix!

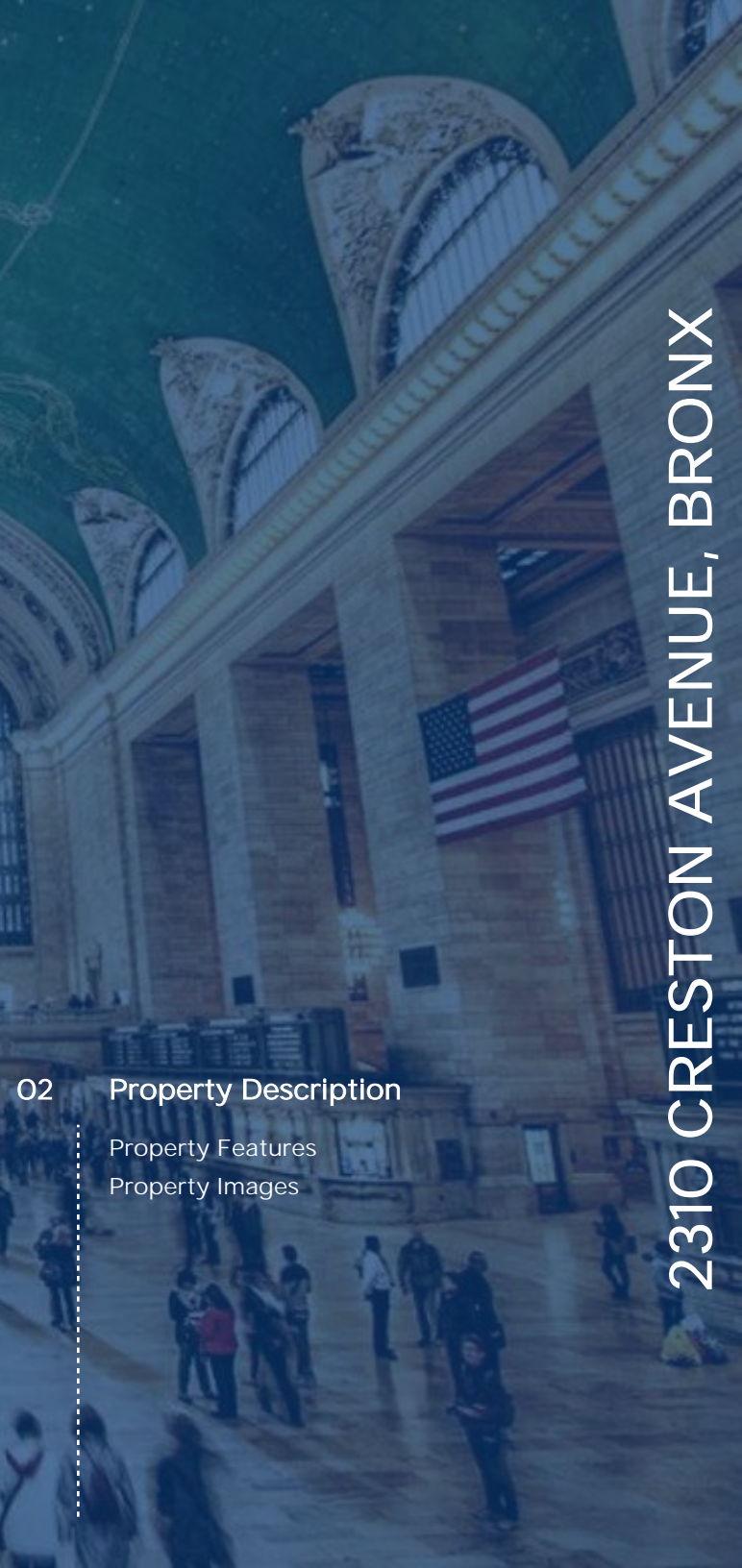
Investment Highlights

- 37 Residential Units
 - Solid Brick Construction
 - Spacious Apartment Layouts
 - Close to NYC Subway Transportation
 - Value-Add Opportunity
 - Family-Owned and operated for over 40 Years
- Unit Mix
 - 1 - Studio
 - 30 - One-Bedroom Units
 - 6 - Two-Bedroom Units

Offering Price

- \$2,900,000
- \$78K Per Unit
- 5.22 Rent Gross Multiple
- 8.13% Cap Rate





02 Property Description

- Property Features
- Property Images

PROPERTY FEATURES

NUMBER OF UNITS	37
BUILDING SF	36,930
LAND SF	7,501
YEAR BUILT	1941
# OF PARCELS	1
ZONING TYPE	R8
BUILDING CLASS	C
BUILDING FAR	4.92
NUMBER OF STORIES	6
DHCR REGISTRATION NO.	204778
DHCR LAST FILING YEAR	2026
ELEVATOR	Yes

MECHANICAL

HEAT TYPE	OIL
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UTILITIES

MUNICIPAL WATER	Landlord Responsible
CITY TRASH	Landlord Responsible
HEAT	Landlord Responsible
APARTMENT ELECTRIC	Tenant Responsible
APARTMENT GAS	Tenant Responsible

CONSTRUCTION

FOUNDATION	Block
EXTERIOR	Brick
ROOF	Flat





















In case of fire
do not use elevators
Use Stairways









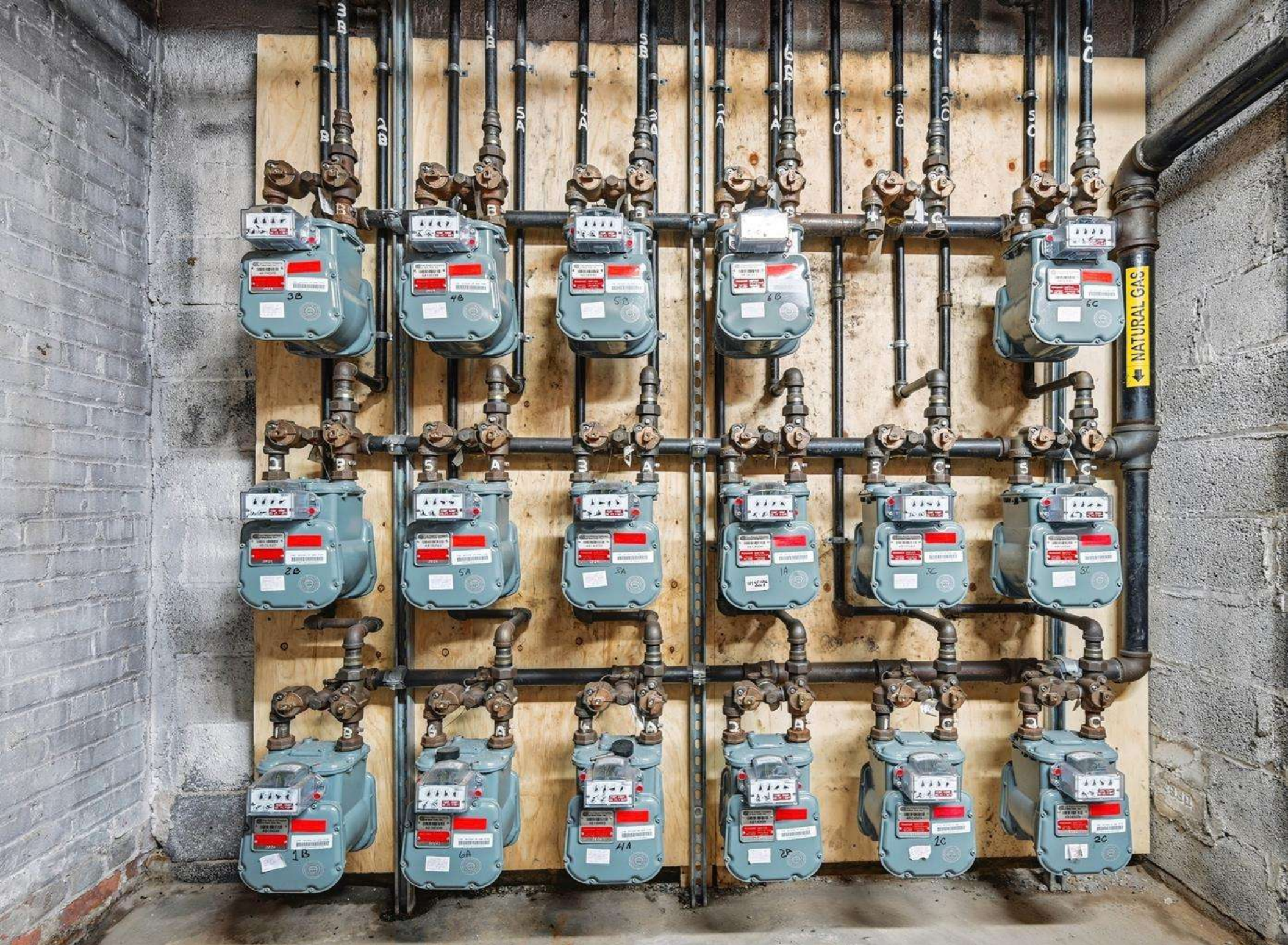
























03 Financial Analysis

Financial Analysis



Description & Summary

PROPERTY ADDRESS

1 2310 Creston Avenue, Bronx, NY 10468

PROPERTY INFORMATION

Building SF	36,930
Lot SF	7,501
Class	C
Zoning	R8
Bldg FAR	4.92
Number of Residential Units	37
DHCR Last Filing Year	2026
DHCR Registration No.	204778
Stories	6
Year Built	1941
Elevator	Yes
Heat Type	Oil
APN	03164-0005
Sec / Block / Lot	3164 / 5

UTILITIES / RESPONSIBLE PARTY

Electric	Tenant
Cooking Gas	Tenant
Heat	Landlord
Hot Water	Landlord

UNIT MIX

Studio / 1 Bath	1
1 Bedroom / 1 Bath	30
2 Bedroom / 1 Bath	6
Total Number of Units	37



Description & Summary

ACQUISITION STRUCTURE

Purchase Price	\$	2,900,000	A	
Initial Equity Investment	\$	870,000	30.00%	Equity Percentage
Loan Amount	\$	2,030,000	70.00%	Loan-to-Value (LTV) Percentage

ACQUISITION MATRIX

Number of Units		37.00
Price Per Unit	\$	78,378
Gross Rent Multiple (GRM)		5.22
Capitalization Rate		8.13%
Net Operating Income (NOI)	\$	235,843

PROPOSED DEBT STRUCTURE

Interest Rate	5.85%
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 Years

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%		\$ (16,682)	\$ (0.45)
Property Tax		\$ 1,581	\$ 58,494	\$ 1.58
Water & Sewer		\$ 1,250	\$ 46,264	\$ 1.25
Electric		\$ 435	\$ 16,103	\$ 0.44
Insurance		\$ 1,319	\$ 48,810	\$ 1.32
Heat		\$ 1,751	\$ 64,796	\$ 1.75
Elevator		\$ 130	\$ 4,800	\$ 0.13
Payroll		\$ 450	\$ 16,650	\$ 0.45
General & Administrative		\$ 250	\$ 9,250	\$ 0.25
Repairs & Maintenance		\$ 600	\$ 22,200	\$ 0.60
Management Fee	3.00%		\$ 16,182	\$ 0.44

Description & Summary

RETURN ON INVESTMENT (ROI) SUMMARY FOR HOLD PERIOD

Period		CFADS	Cash-On-Cash %	Cap Rate %	GRM
Year 1	\$	117,088	13.46%	8.13%	5.22
Year 2	\$	97,964	11.26%	8.33%	5.06
Year 3	\$	109,589	12.60%	8.73%	4.92
Year 4	\$	121,629	13.98%	9.15%	4.77
Year 5	\$	134,097	15.41%	9.58%	4.63
Total CFADS Earned During Loan Term & Average ROIs	\$	580,367 B	13.34%	8.79%	4.92

DISPOSITION SCENARIO AT YEAR 5

Net Operating Income at Year 5	\$	277,806	
Price Per Unit	\$	107,261	
Acquisition Capitalization Rate at Year 5		7.00%	
Property Valuation at Year 5	\$	3,968,659 C	
Less: Purchase Price	\$	2,900,000 A	
Gross Excess Equity Earned at Year 5	\$	1,068,659 D (C - A)	
Add: Total CFADS Earned During Hold Period / Loan Term	\$	580,367 B	
Total Excess Equity and CFADS Recognized at Year 5	\$	1,649,026 (D + B)	

REFINANCE SCENARIO AT YEAR 5

Property Valuation at Year 5	\$	3,968,659 C
Loan-to-Value Percentage		75%
Principal Loan Amount for Refinance	\$	2,976,494
Repayment of Principal Balance of Initial Loan due at Year 5		(1,917,842)
Refinance - Cash Out	\$	1,058,652
New Buying Power with New Cash Out Proceeds (25% Equity)	\$	4,234,607

SUMMARY OF TRANSACTION

➡ At Year 5, the property would have collected a total Cash Flow After Debt Service (CFADS) of:	\$	580,367
➡ At Year 5, all of the Initial Equity has been recovered and the valuation of the property has increased by:	\$	1,068,659
➡ At Year 5, you will be able to refinance the property up to a 75% Loan-to-Value (LTV) for a Cash Out of:	\$	1,058,652
➡ At Year 5, you will be able to purchase a New Property using the Cash Out Proceeds and Income of up to:	\$	4,234,607

Cash Flow Analysis

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Market Rental Income	\$ 563,471	\$ 580,375	\$ 597,786	\$ 615,720	\$ 634,191
<i>Loss to Lease</i>	<i>\$ (7,396)</i>	<i>\$ (7,618)</i>	<i>\$ (7,847)</i>	<i>\$ (8,082)</i>	<i>\$ (8,324)</i>
Annual Actual Income	\$ 556,074	\$ 572,757	\$ 589,939	\$ 607,638	\$ 625,867
<i>Vacancy / Reserves</i>	<i>\$ (16,682)</i>	<i>\$ (17,183)</i>	<i>\$ (17,698)</i>	<i>\$ (18,229)</i>	<i>\$ (18,776)</i>
Effective Gross Income (EGI)	\$ 539,392	\$ 555,574	\$ 572,241	\$ 589,408	\$ 607,091
Real Estate Taxes	58,494	59,372	60,262	61,166	62,084
Water & Sewage	46,264	46,958	47,662	48,377	49,103
Electric & Gas Heat	16,103	16,345	16,590	16,839	17,091
Insurance	48,810	49,542	50,285	51,039	51,805
Heat (Oil)	64,796	65,768	66,754	67,755	68,772
Elevator Maintenance	4,800	4,872	4,945	5,019	5,095
Payroll	16,650	16,900	17,153	17,411	17,672
General & Administration	9,250	9,389	9,530	9,673	9,818
Repairs & Maintenance	22,200	22,533	22,871	23,214	23,562
Management Fee	16,182	22,223	22,890	23,576	24,284
Total Expenditures	303,549	313,901	318,942	324,070	329,285
Net Operating Income (NOI)	235,843	241,673	253,299	265,339	277,806
Equity	870,000	870,000	870,000	870,000	870,000
Principal	2,030,000	2,004,365	1,977,190	1,948,382	1,917,842
<i>Annual Debt Service</i>	<i>(118,755)</i>	<i>(143,710)</i>	<i>(143,710)</i>	<i>(143,710)</i>	<i>(143,710)</i>
Cash Flow After Debt Service (CFADS)	117,088	97,964	109,589	121,629	134,097

Number of Units	37	37	37	37	37
Price per SF	\$ 79	\$ 79	\$ 79	\$ 79	\$ 79
Price per Unit	\$ 78,378	\$ 78,378	\$ 78,378	\$ 78,378	\$ 78,378
Gross Rent Multiple	5.22	5.06	4.92	4.77	4.63
Capitalization Rate	8.13%	8.33%	8.73%	9.15%	9.58%
Cash-On-Cash Return	13.46%	11.26%	12.60%	13.98%	15.41%
Recovery of Equity (Years)	7.43	8.88	7.94	7.15	6.49
Operating Expenditure Ratio (OER)	56%	57%	56%	55%	54%
Debt Service Coverage Ratio (DSCR)	1.64	1.70	1.81	1.92	2.05
Maximum Annual DSCR (Utilizing 1.40)	\$ 168,460	\$ 172,624	\$ 180,928	\$ 189,528	\$ 198,433
Free & Clear Rate of Return	8.13%	8.33%	8.73%	9.15%	9.58%
Constant Percentage Rate a/k/a Mortgage Capitalizator	5.85%	5.85%	5.85%	5.85%	5.85%
+ Positive / - Negative Leverage	2.28%	2.48%	2.88%	3.30%	3.73%

Rent Roll

#	Apt	Unit Type	Status	Lease Expiration	2026 DHCR Legal Rent	Actual Rent	Loss to Lease
1	1A	1BR	RS	02/05/27	\$1,292	\$1,255	(\$38)
2	2A	1BR	RS	09/17/26	\$1,322	\$1,322	\$0
3	3A	1BR	RS	09/15/26	\$1,381	\$1,381	\$0
4	4A	1BR	RS	07/31/26	\$1,128	\$1,128	\$0
5	5A	1BR	RS	11/30/26	\$1,195	\$1,195	\$0
6	6A	1BR	RS	03/02/27	\$1,507	\$1,507	\$0
7	1B	1BR	RS	12/31/26	\$1,242	\$1,206	(\$36)
8	2B	1BR	RS	08/31/26	\$1,520	\$1,520	\$0
9	3B	1BR	RS	12/16/26	\$905	\$876	(\$29)
10	4B	1BR	RS	11/30/26	\$809	\$809	\$0
11	5B	1BR	RS	06/30/26	\$739	\$739	\$0
12	6B	1BR	RS	10/05/25	\$923	\$923	\$0
13	1C	Studio	RS	10/31/26	\$1,413	\$1,413	\$0
14	2C	1BR	RS	11/30/26	\$1,527	\$1,527	\$0
15	3C	1BR	RS	11/30/26	\$1,239	\$1,239	(\$0)
16	4C	1BR	RS	10/31/26	\$1,446	\$1,446	\$0
17	5C	1BR	RS	08/18/26	\$1,311	\$1,305	(\$6)
18	6C	1BR	RS	02/04/27	\$1,227	\$1,191	(\$36)
19	1D	1BR	RS	05/02/26	\$1,430	\$1,430	\$0
20	2D	1BR	RS	06/30/26	\$1,112	\$1,112	\$0
21	3D	1BR	RS	05/11/26	\$1,423	\$1,423	\$0
22	4D	1BR	RS	02/28/27	\$1,561	\$1,561	\$0
23	5D	1BR	RS	05/07/26	\$1,040	\$1,040	\$0
24	6D	1BR	RS	08/09/26	\$1,610	\$1,610	\$0
25	1E	2BR	RS	10/31/26	\$1,399	\$1,240	(\$159)
26	2E	2BR	RS	03/16/27	\$1,506	\$1,462	(\$44)
27	3E	2BR	RS	03/12/27	\$1,118	\$1,118	\$0
28	4E	2BR	RS	08/30/26	\$917	\$917	\$0
29	5E	2BR	RS	07/31/26	\$830	\$636	(\$194)
30	6E	2BR	RS	07/24/26	\$1,055	\$1,055	(\$0)
31	1F	1BR	RS	04/30/27	\$1,477	\$1,477	\$0
32	2F	1BR	RS	04/30/26	\$1,407	\$1,407	\$0
33	3F	1BR	RS	08/02/26	\$1,558	\$1,558	\$0
34	4F	1BR	RS	02/28/27	\$1,309	\$1,271	(\$38)
35	5F	1BR	RS	09/30/26	\$1,443	\$1,443	(\$0)
36	6F	1BR	RS	01/31/27	\$1,287	\$1,249	(\$37)
37	BS	1BR	RS	10/31/26	\$1,347	\$1,347	\$0

Total Monthly Income	\$46,956	\$46,340	(\$616)
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Total Annual Income	\$563,471	\$556,074	(\$7,396)
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Amortization Schedule

Loan Terms	
Loan Start Date	9/1/2026
Loan Amount	2,030,000
Interest Rate	5.850%
Term of Loan (Years)	30

Output	Monthly Payment	Annual Payment
Year 1	(\$9,896)	(\$118,755)
Year 2-5	(\$11,976)	(\$143,710)

Principal Balance	
5 Years	1,917,842

Date	No.	Payment Date	Beginning Balance	Interest	Principal Repayments	Ending Balance	Cumulative Interest	Additional Principal	Ending Balance
9/1/2026	1		2,030,000	9,896	-	2,030,000	9,896	-	2,030,000
10/1/2026	2		2,030,000	9,896	-	2,030,000	19,793	-	2,030,000
11/1/2026	3		2,030,000	9,896	-	2,030,000	29,689	-	2,030,000
12/1/2026	4		2,030,000	9,896	-	2,030,000	39,585	-	2,030,000
1/1/2027	5		2,030,000	9,896	-	2,030,000	49,481	-	2,030,000
2/1/2027	6		2,030,000	9,896	-	2,030,000	59,378	-	2,030,000
3/1/2027	7		2,030,000	9,896	-	2,030,000	69,274	-	2,030,000
4/1/2027	8		2,030,000	9,896	-	2,030,000	79,170	-	2,030,000
5/1/2027	9		2,030,000	9,896	-	2,030,000	89,066	-	2,030,000
6/1/2027	10		2,030,000	9,896	-	2,030,000	98,963	-	2,030,000
7/1/2027	11		2,030,000	9,896	-	2,030,000	108,859	-	2,030,000
8/1/2027	12		2,030,000	9,896	-	2,030,000	118,755	-	2,030,000
9/1/2027	13		2,030,000	9,896	(2,080)	2,027,920	128,651	-	2,027,920
10/1/2027	14		2,027,920	9,886	(2,090)	2,025,831	138,537	-	2,025,831
11/1/2027	15		2,025,831	9,876	(2,100)	2,023,731	148,413	-	2,023,731
12/1/2027	16		2,023,731	9,866	(2,110)	2,021,621	158,279	-	2,021,621
1/1/2028	17		2,021,621	9,855	(2,120)	2,019,500	168,134	-	2,019,500
2/1/2028	18		2,019,500	9,845	(2,131)	2,017,370	177,979	-	2,017,370
3/1/2028	19		2,017,370	9,835	(2,141)	2,015,229	187,814	-	2,015,229
4/1/2028	20		2,015,229	9,824	(2,152)	2,013,077	197,638	-	2,013,077
5/1/2028	21		2,013,077	9,814	(2,162)	2,010,915	207,452	-	2,010,915
6/1/2028	22		2,010,915	9,803	(2,173)	2,008,742	217,255	-	2,008,742
7/1/2028	23		2,008,742	9,793	(2,183)	2,006,559	227,048	-	2,006,559
8/1/2028	24		2,006,559	9,782	(2,194)	2,004,365	236,830	-	2,004,365
9/1/2028	25		2,004,365	9,771	(2,205)	2,002,161	246,601	-	2,002,161
10/1/2028	26		2,002,161	9,761	(2,215)	1,999,946	256,362	-	1,999,946
11/1/2028	27		1,999,946	9,750	(2,226)	1,997,719	266,111	-	1,997,719
12/1/2028	28		1,997,719	9,739	(2,237)	1,995,483	275,850	-	1,995,483
1/1/2029	29		1,995,483	9,728	(2,248)	1,993,235	285,578	-	1,993,235
2/1/2029	30		1,993,235	9,717	(2,259)	1,990,976	295,295	-	1,990,976
3/1/2029	31		1,990,976	9,706	(2,270)	1,988,706	305,001	-	1,988,706
4/1/2029	32		1,988,706	9,695	(2,281)	1,986,425	314,696	-	1,986,425
5/1/2029	33		1,986,425	9,684	(2,292)	1,984,133	324,380	-	1,984,133
6/1/2029	34		1,984,133	9,673	(2,303)	1,981,830	334,053	-	1,981,830
7/1/2029	35		1,981,830	9,661	(2,314)	1,979,516	343,714	-	1,979,516
8/1/2029	36		1,979,516	9,650	(2,326)	1,977,190	353,364	-	1,977,190
9/1/2029	37		1,977,190	9,639	(2,337)	1,974,853	363,003	-	1,974,853
10/1/2029	38		1,974,853	9,627	(2,348)	1,972,505	372,631	-	1,972,505
11/1/2029	39		1,972,505	9,616	(2,360)	1,970,145	382,246	-	1,970,145
12/1/2029	40		1,970,145	9,604	(2,371)	1,967,774	391,851	-	1,967,774
1/1/2030	41		1,967,774	9,593	(2,383)	1,965,391	401,444	-	1,965,391

Amortization Schedule

Loan Terms	
Loan Start Date	9/1/2026
Loan Amount	2,030,000
Interest Rate	5.850%
Term of Loan (Years)	30

Output	Monthly Payment	Annual Payment
Year 1	(\$9,896)	(\$118,755)
Year 2-5	(\$11,976)	(\$143,710)

Principal Balance	
5 Years	1,917,842

Date	No.	Payment Date	Beginning Balance	Interest	Principal Repayments	Ending Balance	Cumulative Interest	Additional Principal	Ending Balance
2/1/2030	42		1,965,391	9,581	(2,395)	1,962,996	411,025	-	1,962,996
3/1/2030	43		1,962,996	9,570	(2,406)	1,960,590	420,595	-	1,960,590
4/1/2030	44		1,960,590	9,558	(2,418)	1,958,172	430,153	-	1,958,172
5/1/2030	45		1,958,172	9,546	(2,430)	1,955,742	439,699	-	1,955,742
6/1/2030	46		1,955,742	9,534	(2,442)	1,953,301	449,233	-	1,953,301
7/1/2030	47		1,953,301	9,522	(2,453)	1,950,847	458,755	-	1,950,847
8/1/2030	48		1,950,847	9,510	(2,465)	1,948,382	468,266	-	1,948,382
9/1/2030	49		1,948,382	9,498	(2,477)	1,945,904	477,764	-	1,945,904
10/1/2030	50		1,945,904	9,486	(2,490)	1,943,415	487,250	-	1,943,415
11/1/2030	51		1,943,415	9,474	(2,502)	1,940,913	496,724	-	1,940,913
12/1/2030	52		1,940,913	9,462	(2,514)	1,938,399	506,186	-	1,938,399
1/1/2031	53		1,938,399	9,450	(2,526)	1,935,873	515,636	-	1,935,873
2/1/2031	54		1,935,873	9,437	(2,538)	1,933,335	525,073	-	1,933,335
3/1/2031	55		1,933,335	9,425	(2,551)	1,930,784	534,498	-	1,930,784
4/1/2031	56		1,930,784	9,413	(2,563)	1,928,221	543,911	-	1,928,221
5/1/2031	57		1,928,221	9,400	(2,576)	1,925,645	553,311	-	1,925,645
6/1/2031	58		1,925,645	9,388	(2,588)	1,923,057	562,699	-	1,923,057
7/1/2031	59		1,923,057	9,375	(2,601)	1,920,456	572,074	-	1,920,456
8/1/2031	60		1,920,456	9,362	(2,614)	1,917,842	581,436	-	1,917,842



04

Location

- Location Summary
- Local Business Map

Living in The Bronx, NY

- The Bronx is a great place to live in New York City. Home to the famous Yankee Stadium, New York City Botanical Gardens, and the largest urban zoo, The Bronx Zoo, this New York City borough is full of things to enjoy. The Bronx is located between the Harlem neighborhood of Manhattan and the Westchester/Yonkers area. The Bronx is one of the most diverse areas in the country. One of the most famous destinations for food-ies is Arthur Avenue in Belmont (which is also known as "The Little Italy" of The Bronx).
- The Bronx is one of the most fascinating boroughs of NYC. The construction of the neighborhoods and the decimation that followed in the 70s make each street full of history, character and excitement. There are plenty of unique aspects about The Bronx, for one, it is the only NYC borough that has a definite article in its name!

Most Affordable NYC Borough

- The Bronx is a great option for families because the borough is typically more affordable than Manhattan, Brooklyn, Staten Island and Queens. According to price comparisons, rent and restaurant prices are cheaper in The Bronx than in other parts of the city.
- Though there are loads of affordable areas of The Bronx, there are also several affluent neighborhoods with higher real estate prices like Spuyten Duyvil, Riverdale and Morris Park. These areas (located in the West Bronx) offer more suburban style living, complete with front yards and car garages. These quaint, tree-lined communities are great for families or those looking to get away from the hustle and bustle of the city.

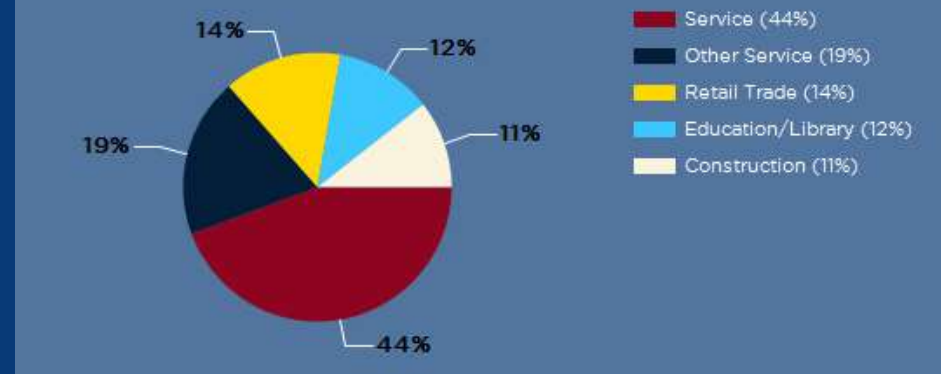
Transportation is Easy

- Transportation in The Bronx is easy. Like in other boroughs of New York City, subways and buses that are part of the Metropolitan Transportation Authority (MTA) can help transport you from neighborhood to neighborhood or borough to borough.

In The Bronx alone, there are 70 different subway stations, nine of them being express-local trains that can get you quickly to and from your destination.

Another advantage of living in The Bronx is that parking is much easier to find than in other boroughs, and street traffic is not as heavy.

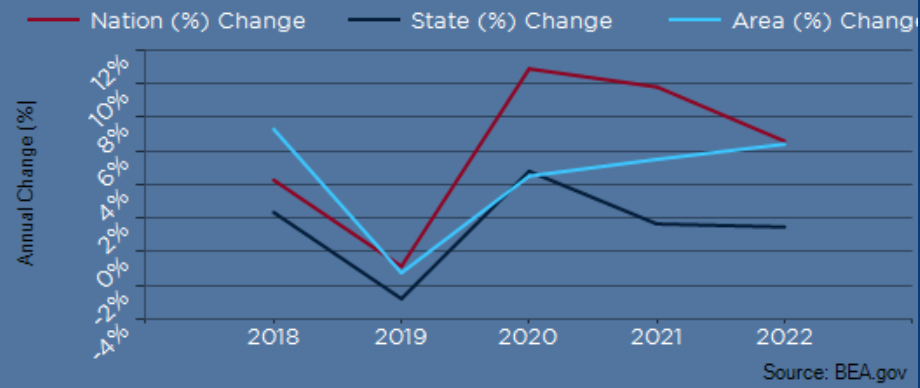
Major Industries by Employee Count

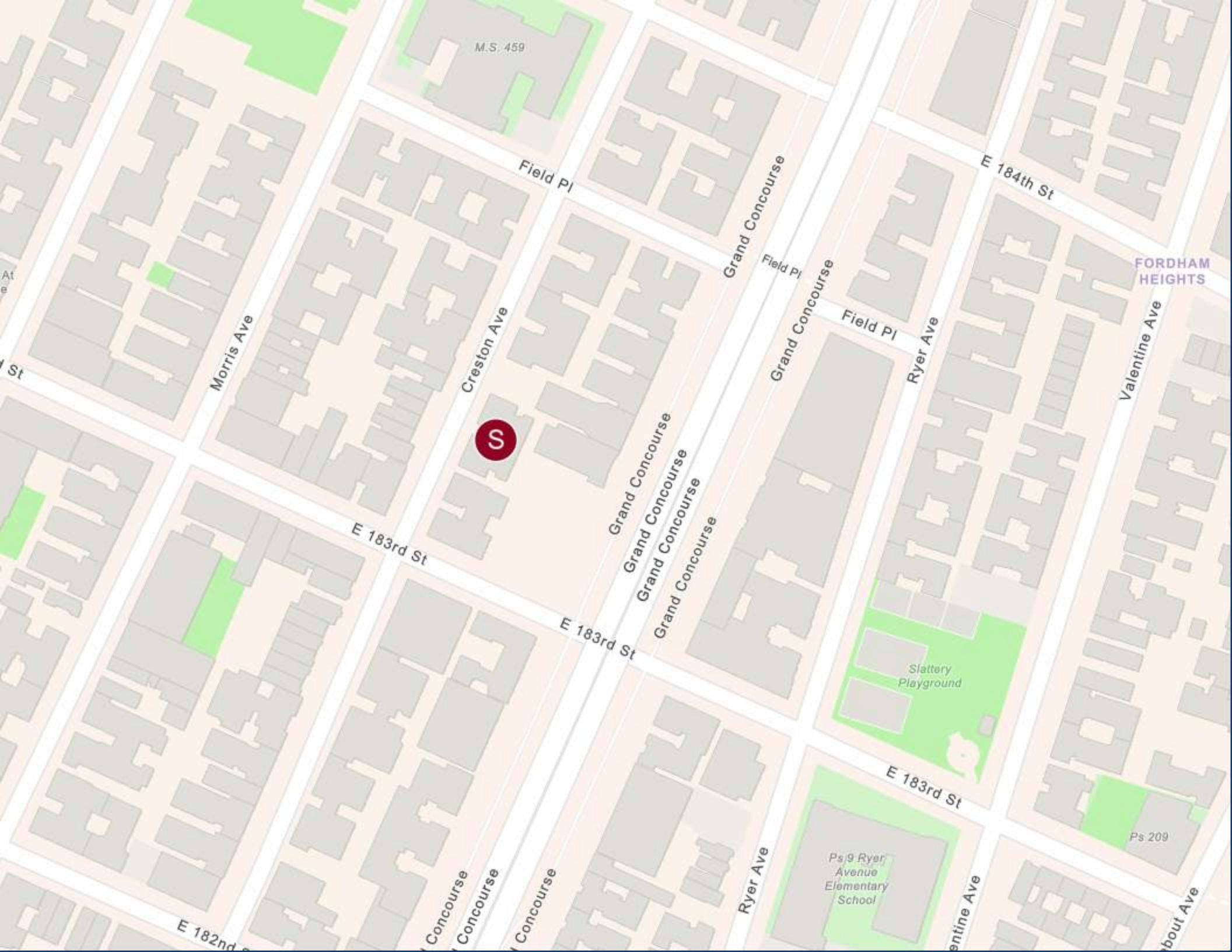


Largest Employers

Amazon	1,500,000+
IBM	350,000+
Verizon Communications	135,000+
New York-Presbyterian Hospital	20,000+
Con Edison	14,000+
Montefiore Medical Center	10,000+
Lehman College	1,000+
Project Renewal	300+

Bronx County GDP Trend





FORDHAM HEIGHTS

S

M.S. 459

Slattery Playground

Ps 9 Ryer Avenue Elementary School

Ps 209

Morris Ave

Creston Ave

Ryer Ave

Valentine Ave

Field Pl

Grand Concourse

Grand Concourse

Field Pl

Ryer Ave

E 184th St

E 183rd St

E 183rd St

E 183rd St

E 182nd St

Concourse

Concourse

Concourse

Grand Concourse

Grand Concourse

Grand Concourse

Grand Concourse

Field Pl

about Ave

THE NEW YORK

BOTANICAL GARDEN

05

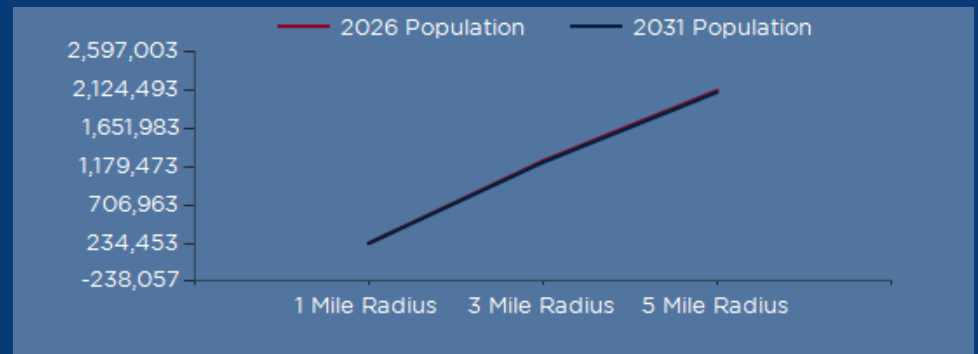
Demographics

General Demographics

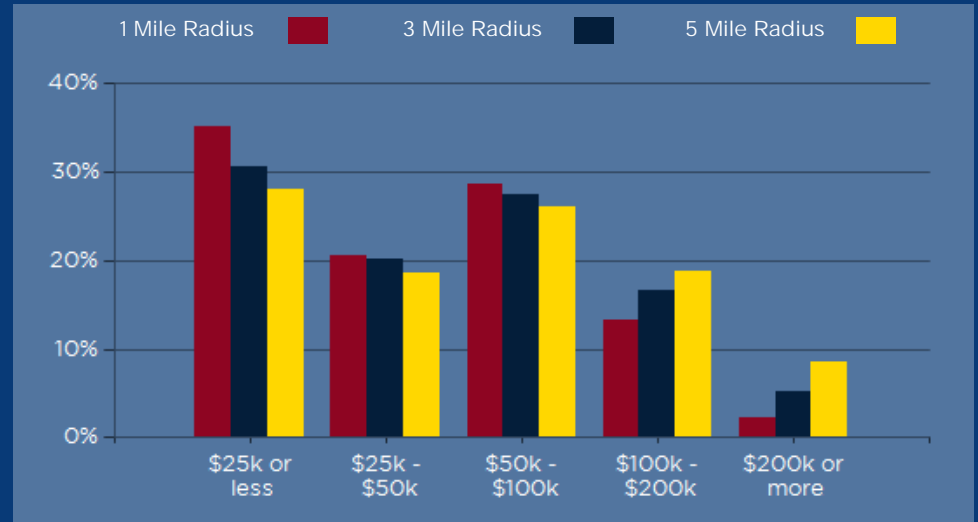
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	226,002	1,192,360	2,000,673
2010 Population	229,086	1,216,591	2,046,159
2026 Population	235,695	1,252,743	2,124,493
2031 Population	234,453	1,235,613	2,102,259
2026 African American	62,094	355,030	657,519
2026 American Indian	4,431	19,380	29,279
2026 Asian	6,375	58,995	140,003
2026 Hispanic	164,557	750,215	1,084,493
2026 Other Race	107,488	469,109	659,931
2026 White	21,137	171,640	355,668
2026 Multiracial	33,903	177,338	280,115
2026-2031: Population: Growth Rate	-0.55%	-1.35%	-1.05%

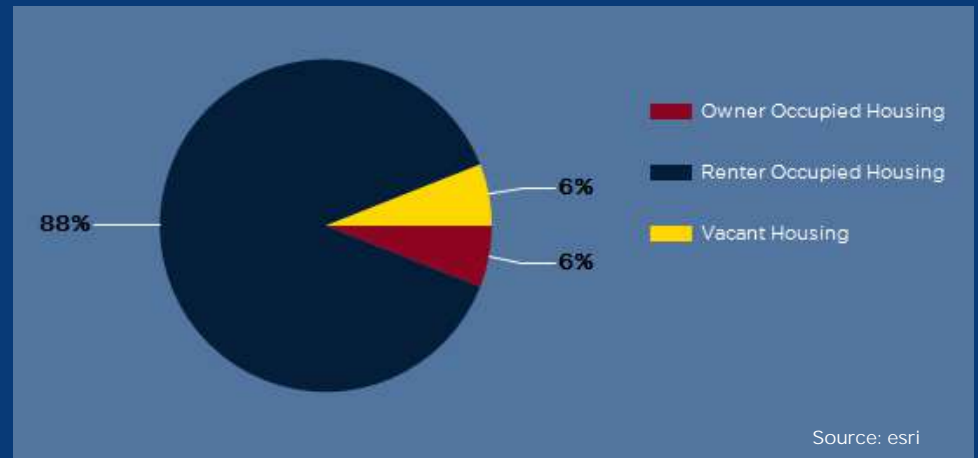
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	19,595	95,648	152,711
\$15,000-\$24,999	8,799	46,081	73,686
\$25,000-\$34,999	6,507	39,360	63,725
\$35,000-\$49,999	10,115	54,182	86,722
\$50,000-\$74,999	14,886	78,329	126,660
\$75,000-\$99,999	8,196	49,280	84,490
\$100,000-\$149,999	7,917	52,633	98,725
\$150,000-\$199,999	2,838	24,177	52,429
\$200,000 or greater	1,851	24,266	69,289
Median HH Income	\$43,637	\$49,039	\$54,630
Average HH Income	\$57,094	\$70,199	\$83,924



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

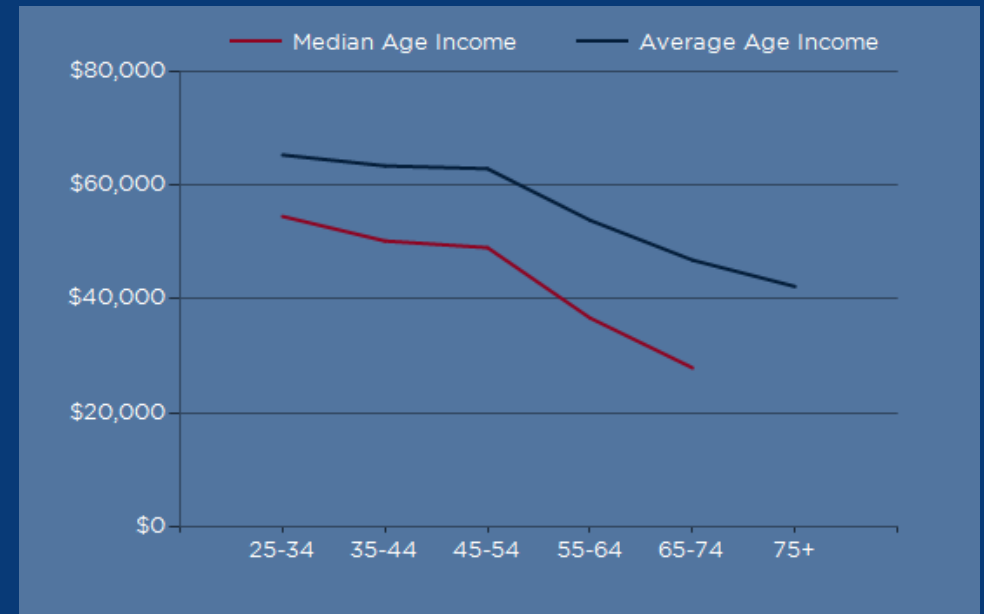
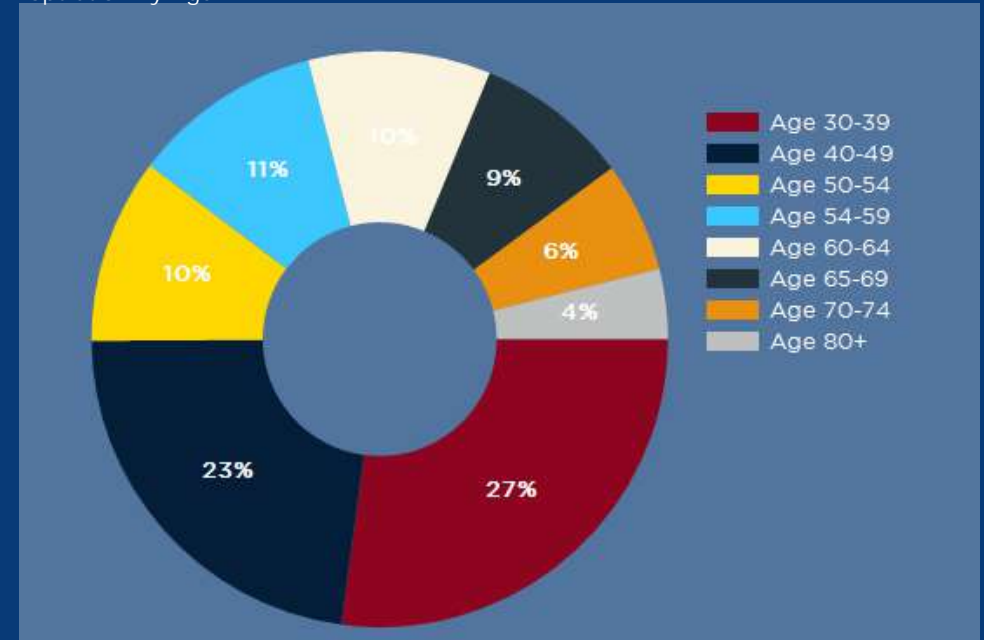


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	18,184	99,141	170,838
2026 Population Age 35-39	16,865	92,252	156,419
2026 Population Age 40-44	15,534	84,557	143,365
2026 Population Age 45-49	13,883	75,561	128,978
2026 Population Age 50-54	13,436	72,615	124,702
2026 Population Age 55-59	13,803	74,073	126,633
2026 Population Age 60-64	13,217	73,567	126,146
2026 Population Age 65-69	11,169	63,028	108,989
2026 Population Age 70-74	7,982	48,505	84,865
2026 Population Age 75-79	5,081	33,553	61,662
2026 Population Age 80-84	3,075	20,914	39,387
2026 Population Age 85+	2,462	18,727	36,776
2026 Population Age 18+	179,592	974,608	1,680,678
2026 Median Age	35	37	37
2031 Median Age	36	38	39

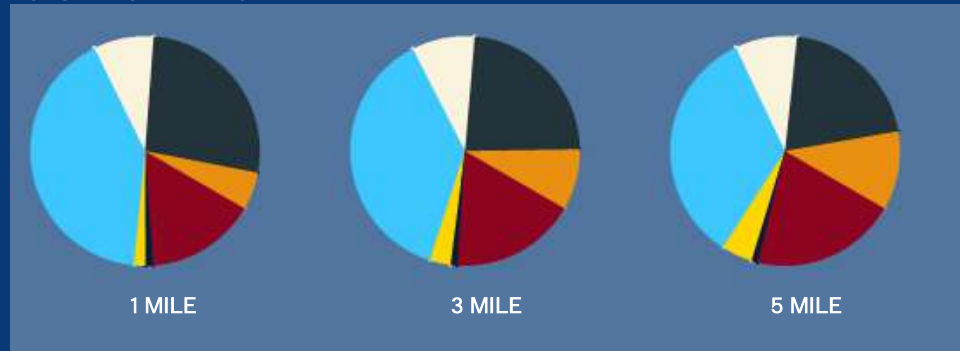
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,584	\$60,026	\$65,585
Average Household Income 25-34	\$65,404	\$77,066	\$90,325
Median Household Income 35-44	\$50,247	\$55,918	\$62,764
Average Household Income 35-44	\$63,484	\$79,691	\$96,353
Median Household Income 45-54	\$49,076	\$56,009	\$64,762
Average Household Income 45-54	\$62,977	\$79,927	\$98,214
Median Household Income 55-64	\$36,687	\$44,119	\$51,832
Average Household Income 55-64	\$53,895	\$68,731	\$84,517
Median Household Income 65-74	\$27,896	\$33,486	\$37,518
Average Household Income 65-74	\$46,876	\$57,865	\$68,407
Average Household Income 75+	\$42,229	\$50,630	\$57,972

Population By Age



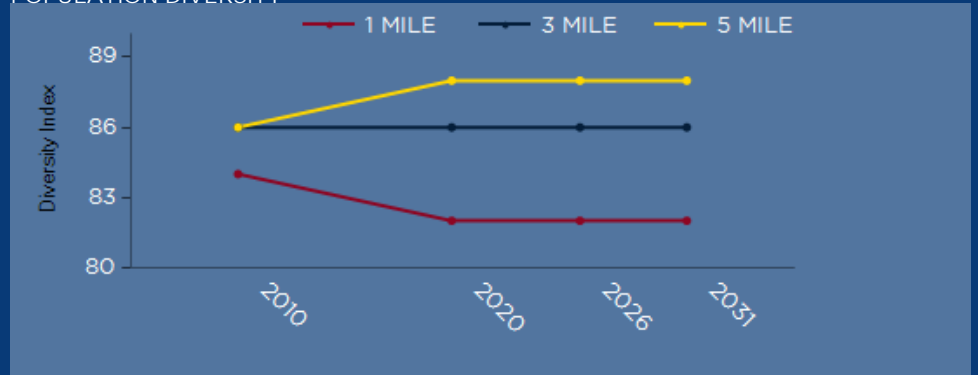
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	82	86	88
Diversity Index (current year)	82	86	88
Diversity Index (2020)	82	87	88
Diversity Index (2010)	84	86	86

POPULATION BY RACE



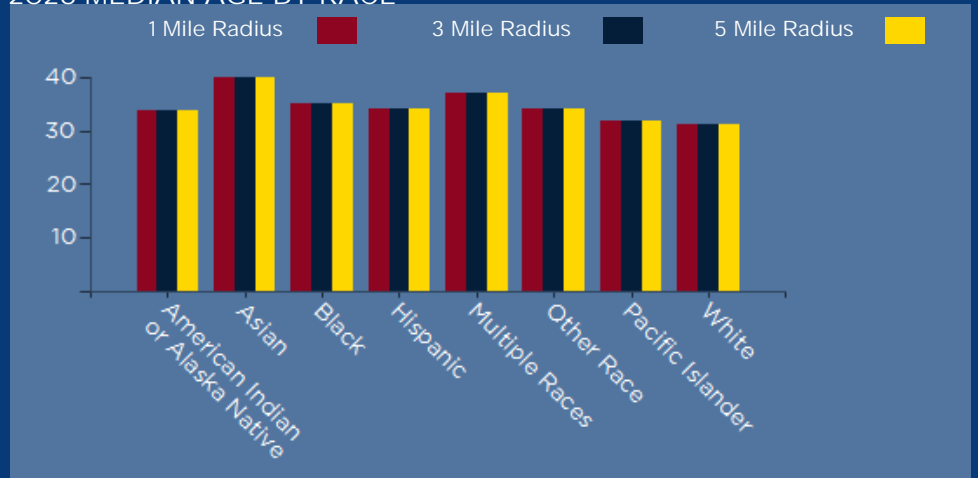
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	16%	18%	21%
American Indian	1%	1%	1%
Asian	2%	3%	4%
Hispanic	41%	37%	34%
Multiracial	8%	9%	9%
Other Race	27%	23%	21%
White	5%	9%	11%

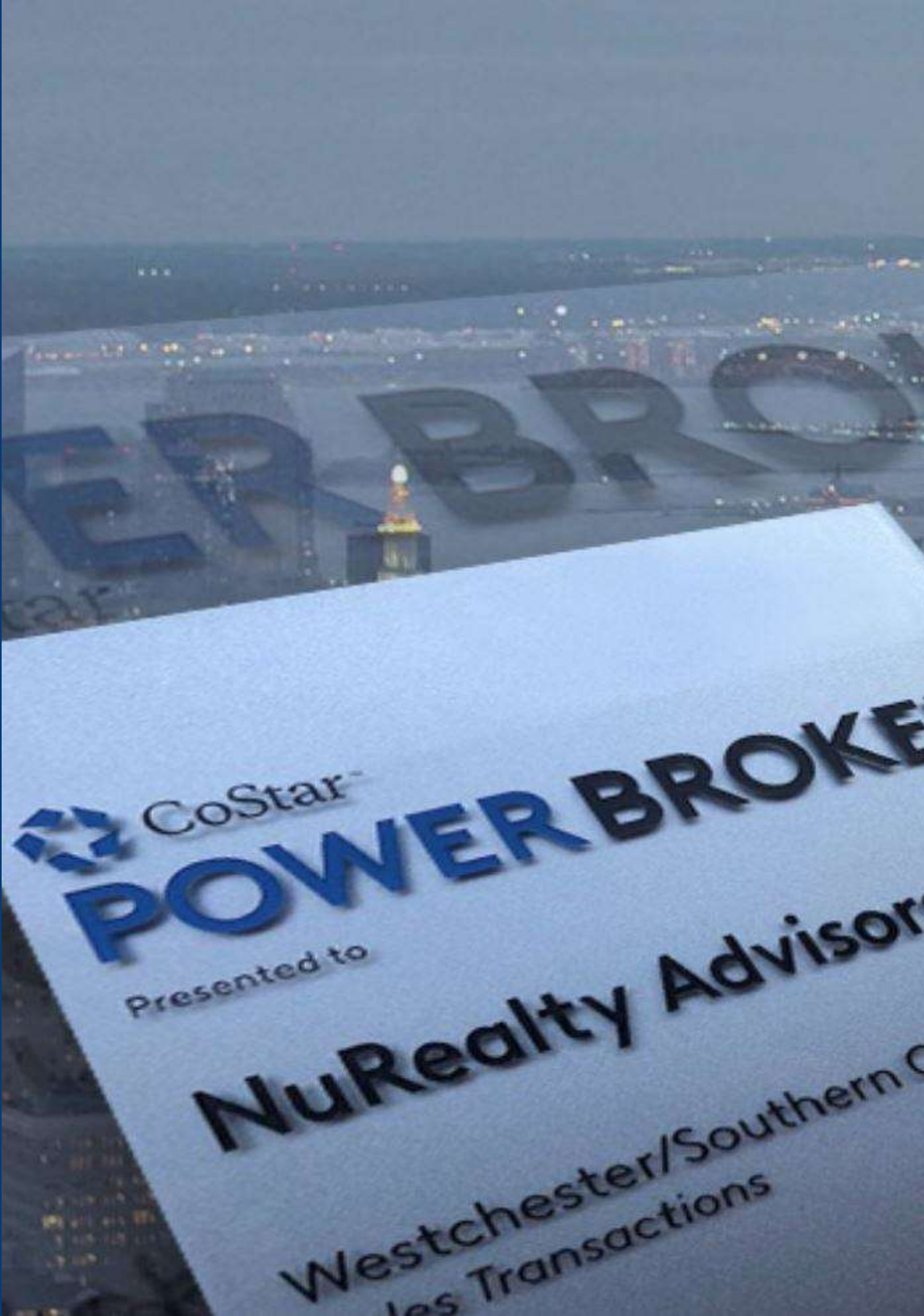
POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	34	34	34
Median Asian Age	40	37	38
Median Black Age	35	36	37
Median Hispanic Age	34	36	36
Median Multiple Races Age	37	38	38
Median Other Race Age	34	36	36
Median Pacific Islander Age	32	33	34
Median White Age	31	39	41

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.

2310 Creston Avenue, Bronx

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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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