

PRIME | COMPASS



97 WAVERLY STREET

YONKERS, NEW YORK 10701

5-UNIT INVESTMENT OPPORTUNITY

ASKING PRICE
\$1,500,000



5
TOTAL UNITS



±4,928
SF BUILDING



\$142,800
ANNUAL INCOME



7.42%
IN-PLACE CAP RATE

PROPERTY TYPE: Residential / Retail
YEAR BUILT: 1891
BUILDING SIZE: ±4,928 SF (Public Records)
LOT SIZE: 1,742 SF (0.04 Acres)
STORIES: 3
ZONING: M
TAXES (2025): \$17,825
TAX ID: 1800-001-000-00478-000-0001



UNIT MIX & RENT ROLL

UNIT	USE	LAYOUT	MONTHLY RENT	LEASE STATUS
Apt 1 – 1st Floor	Residential	3 Bed / 2 Bath	\$3,150	LXP 4/30/2026
Apt 2 – 2nd Floor	Residential	3 Bed / 2 Bath	\$2,800	LXP 3/30/2027
Apt 3F – 3rd Floor Front	Residential	2 Bed / 1 Bath	\$2,300	LXP 3/30/2027
Apt 3R – 3rd Floor Rear	Residential	1 Bed / 1 Bath	\$1,850	LXP 4/30/2026
Retail – Ground Floor	Retail	Open Retail Space (±800 SF)	\$1,650 + \$150 Storage	MTM

TOTAL MONTHLY INCOME \$11,900

TOTAL ANNUAL INCOME \$142,800

Apt 1 paying \$3,150/month total, with separate payments. They are MTM. Retail pays \$1,650/mo + \$150/mo to use the basement corner for storage.

INVESTMENT HIGHLIGHTS

- Well-maintained 5-unit building in the Nodine Hill section of Yonkers
- Tenants only pay electricity
- Separate utilities (5 Electric Meters, 1 Gas Meter)
- Updated units with modern kitchens featuring quartz countertops & stainless steel appliances
- Mix of MTM & long-term leases
- Strong in-place income with value-add potential
- Low operating expenses
- Close to shopping, dining, parks, waterfront, public transportation & major roadways
- Minutes to Metro-North and Downtown Yonkers

FINANCIAL OVERVIEW

ANNUAL RENTAL INCOME	\$142,800
TOTAL OPERATING EXPENSES	\$36,145
NET OPERATING INCOME (NOI)	\$106,655
IN-PLACE CAP RATE	7.42%

ANNUAL EXPENSE BREAKDOWN

Taxes (2025)	\$17,825
Water / Sewer	\$2,500
Fuel (Expense Billed)	\$9,000
Insurance Expense	\$5,500
Other Expense	\$1,320
TOTAL OPERATING EXPENSES	\$36,145

UTILITY SUMMARY

Electric Meters:	5
Gas Meter:	1
Heat Units:	1
Tenant Pays:	Electricity Only

PRIME LOCATION

- Minutes to Metro-North Train Station
- Quick access to I-87, Saw Mill River Pkwy & major highways
- Close to Downtown Yonkers shopping, restaurants & services
- Near waterfront parks, Hudson River Museum & Empire Casino Entertainment Center



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YONKERS

PRESENTED BY

GENO GEORGE

Associate Broker / Co-Founder
917.374.2591
geno.george@compass.com
COMPASS GREATER NY, LLC
914-752-8763

JOSEPH LUKIC

Real Estate Agent / Co-Founder
914.334.3805
joe.lukic@compass.com
COMPASS GREATER NY, LLC
914-752-8763



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