

460 S. Broadway



CONFIDENTIAL PROPERTY EVALUATION

Michael Nukho

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460 S. Broadway
Yonkers, NY 10705

NU REALTY
ADVISORS INC

460 S. Broadway

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Exclusively Marketed by:



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NuRealty Advisors Inc. is a team of highly experienced professionals with backgrounds consisting of finance, due diligence, asset management and real estate operations. Our team is not just 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 50 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 DCHR representatives to ensure our clients have the right team that accompanies them as they enter into 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 multi-family.

- 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
- Tenant qualification
- 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



Faisal Jabbour
Senior Investment Associate



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 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.

OFFERING SUMMARY

ADDRESS	460 S. Broadway Yonkers NY 10705
NY	Westchester
MARKET	Yonkers
BUILDING SF	8,664 SF
LAND SF	3,973 SF
YEAR BUILT	1926 / 1935
APN	1800-001-000-00120-000-0055-56
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$1,350,000
PRICE PSF	\$155.82
OCCUPANCY	100 %

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2019 Population	64,285	336,762	1,150,362
2019 Median HH Income	\$52,129	\$58,123	\$51,987
2019 Average HH Income	\$78,157	\$85,937	\$81,497

- Self Managing Property
- No Common Area to Maintain
- No Rent Law Regulation - Free Market



NuRealty Advisors Inc. is proud to present the exclusive listing for the mixed-use property for sale at 460 & 460 1/2 South Broadway in Yonkers. The property is conveniently located just footsteps away from the Yonkers Downtown. It is a part of the Building Improvement District ("BID") for Yonkers. This property offers Retail, Office, and Residential while delivering amazing returns, a turn-key operation with no management efforts required. The property is fully occupied with long-term tenants demonstrating stability. Retail Tenants consist of a fully renovated Convenience Store and Chinese Restaurant that has been in occupancy since early 2000. Office space is a Dentist which has been in occupancy for decades. The property offers a large 2BR and 1BR apartment. This transaction is fantastic as there is virtually no maintenance. There is no common area, no parking, no lobby, or space that would require the maintenance or attention of the owner. Simply purchase and collect rent! Finding a property that is self-running and delivering returns such as this is a rare find! All Retail & Office leases offer Expense Reimbursement which recovers 30% of the property tax, water, and heating. The property is offering a 6.22% CAP Rate based on the asking price. This is a transaction that does not require any time of an owner. In addition, there is no ETPA or Rent Regulation. A property like this is not usually offered for sale specifically in this environment whereby the new rent stabilization laws are uncertain. Simply collect income and leave the tenants responsible for their own space. Non-Recourse Owner Financing is available. The detailed Financial Set-Up is attached and is modeled with Owner Financing. A buyer can seek their own financing if they like.

Quality of Life

- Yonkers offers a terrific lifestyle for families, young professionals, seniors or those just passing through. The city boasts dozens of diverse neighborhoods offering quiet, residential, tree-lined streets, vibrant city living and everything in between. From our waterfront esplanade, to our golf courses and pools, to our more than 70 parks and historic sites, to our shopping and entertainment venues, there's always something to do in Yonkers.

Neighborhood Safety

- Yonkers is ranked as the fourth safest city of its size in the country. Thanks to the hard work of our Police Department and other emergency service personnel, crime in Yonkers continues to drop.

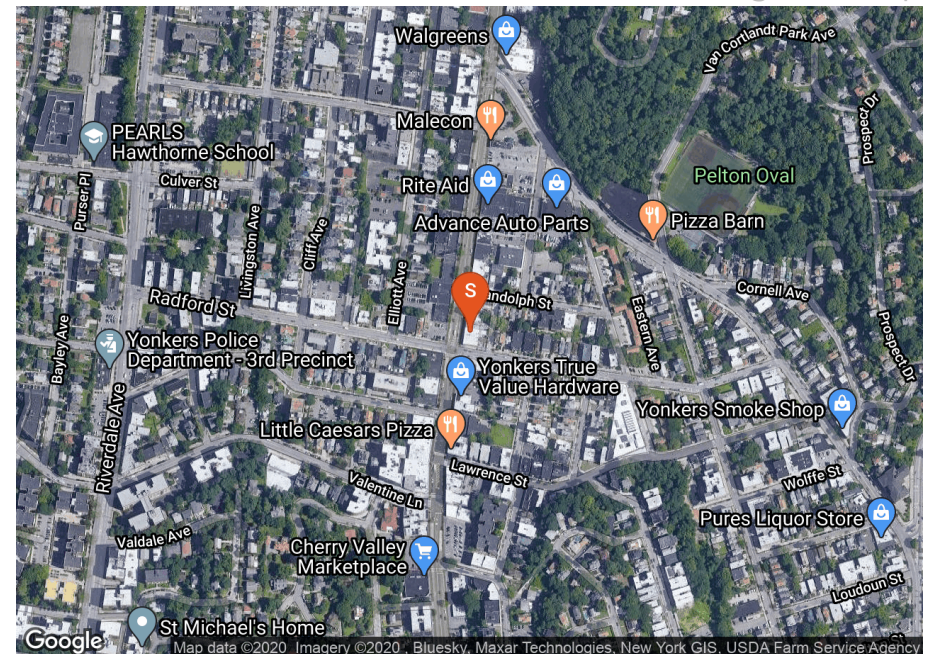
A Commitment to Education

- More than 26,000 students attend the 40 public schools in Yonkers, which also has several private and parochial schools and one charter school. U.S. News and World Report ranks Yonkers Middle High School among the best high schools in the country, Saunders Trades & Technical High School is in the top 10 percent of high schools nationwide, and PEARLS Hawthorne School, a Blue Ribbon School, is one of the top elementary schools in the state.

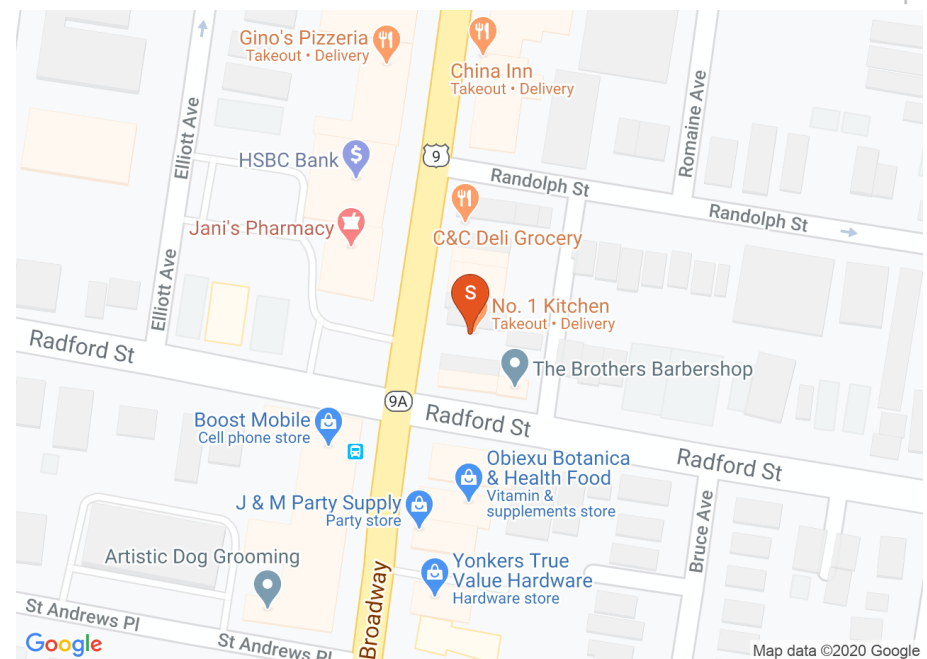
Entertainment

- Empire City Casino at Yonkers Raceway, one of New York's most historic tracks, has thousands of slot machines and electronic game tables, gourmet restaurants and pub-style cuisine. With the Cross County Shopping Center, Ridge Hill, and Central Park Avenue corridor all along the I-87 corridor, Yonkers is the ultimate shopping destination in Westchester County and the region. If you're looking for a night out, the Downtown Waterfront district and McLean Avenue offer dozens of dining and nightlife destinations.

Regional Map



Locator Map



GLOBAL

NUMBER OF UNITS	5
BUILDING SF	8664
LAND SF	3973
BUILDING MIX	2 Retail, 1 Dentist Office & 2 Residential Apts
# OF PARCELS	2
YEAR BUILT	1926 / 1935
NUMBER OF BUILDINGS	2
NUMBER OF STORIES	3

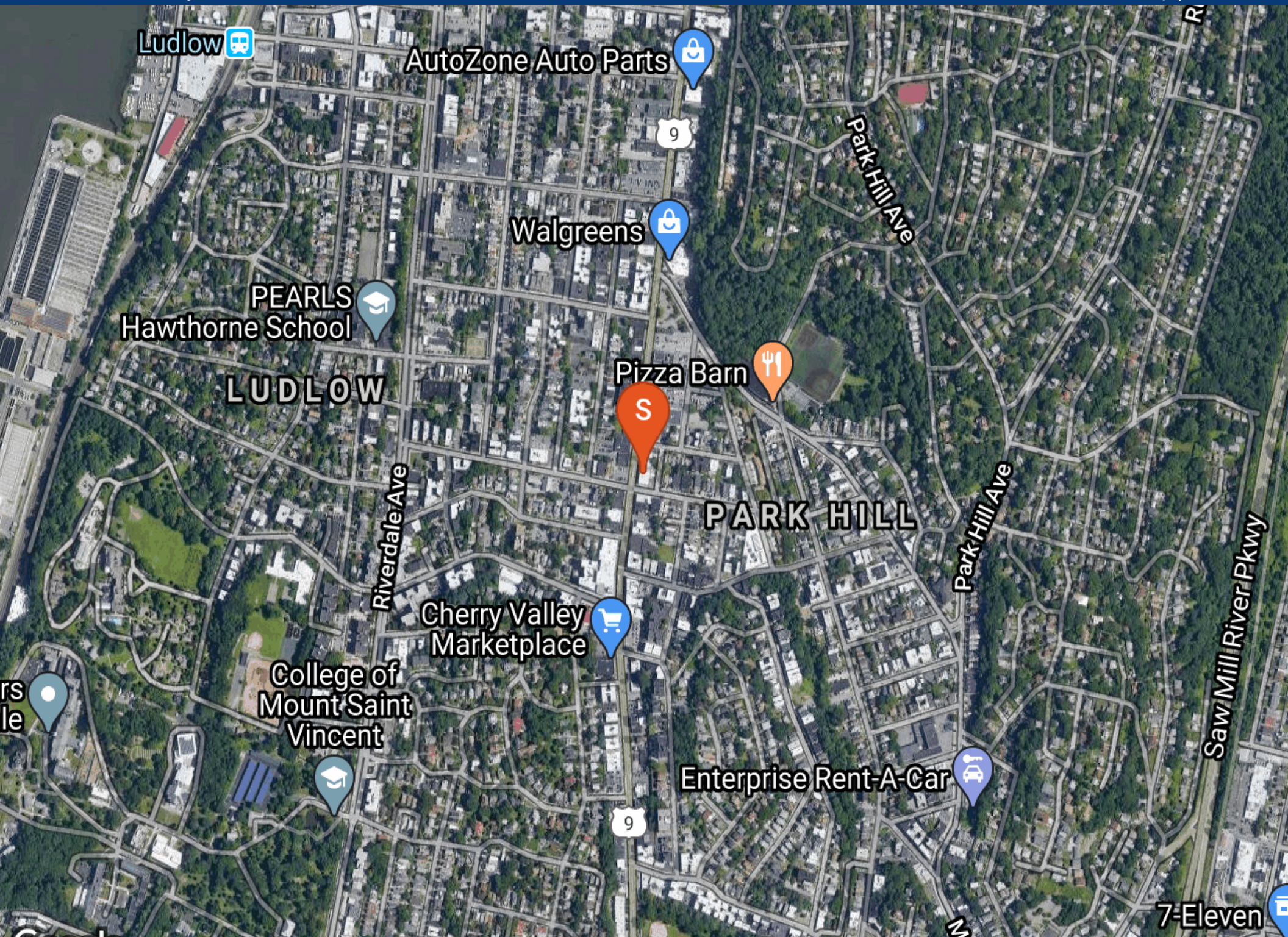
COMMERCIAL VITALS

NUMBER OF UNITS	4
CURRENT OCCUPANCY	100
EXPENSE REIMBURSEMENT	Yes
LONG TERM LEASES	Yes

CONSTRUCTION

FOUNDATION	Masonry
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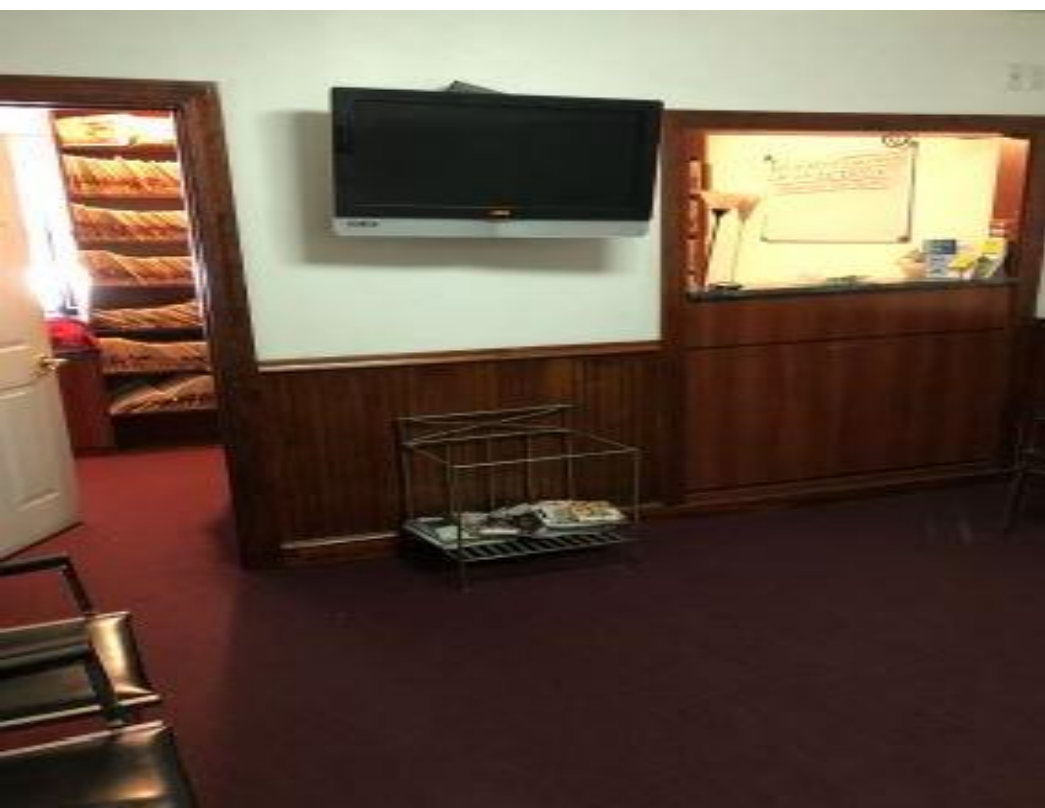












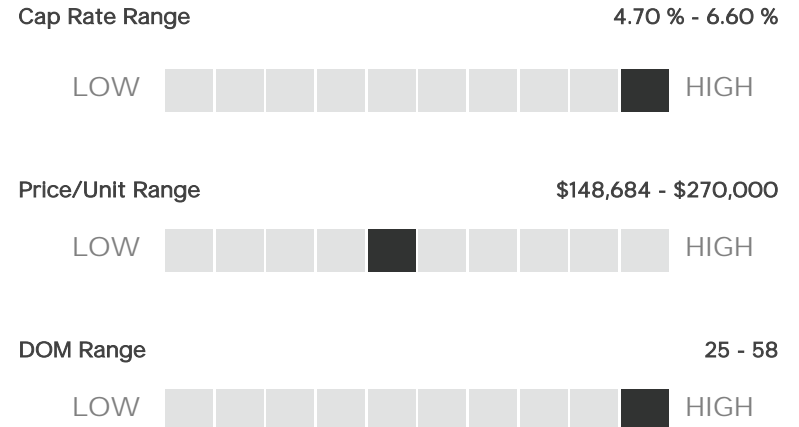


1



97 Elliott Avenue
Yonkers, NY 10705

TOTAL UNITS	7
YEAR BUILT	1908
SALE PRICE	\$1,400,000
PRICE/UNIT	\$200,000
PRICE/SF	\$234.74
CAP RATE	6.43 %
OCCUPANCY	100.00 %
BUILDING SF	5,964
LAND SF	3,049
CLOSING DATE	2/4/2019
DAYS ON MARKET	58
DISTANCE	0.2 miles

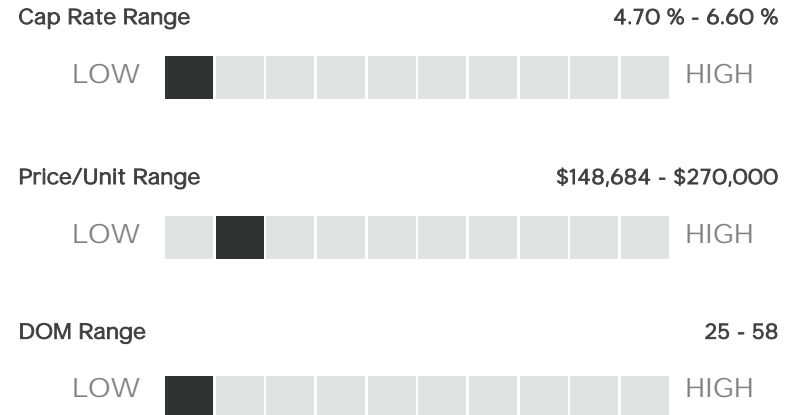


2



376-380 Mclean Avenue
Yonkers, NY 10705

TOTAL UNITS	34
YEAR BUILT	1973
SALE PRICE	\$5,500,000
PRICE/UNIT	\$161,765
PRICE/SF	\$241.74
CAP RATE	4.86 %
OCCUPANCY	100.00 %
BUILDING SF	22,752
LAND SF	27,499
CLOSING DATE	2/21/2019
DAYS ON MARKET	25
DISTANCE	1.0 miles

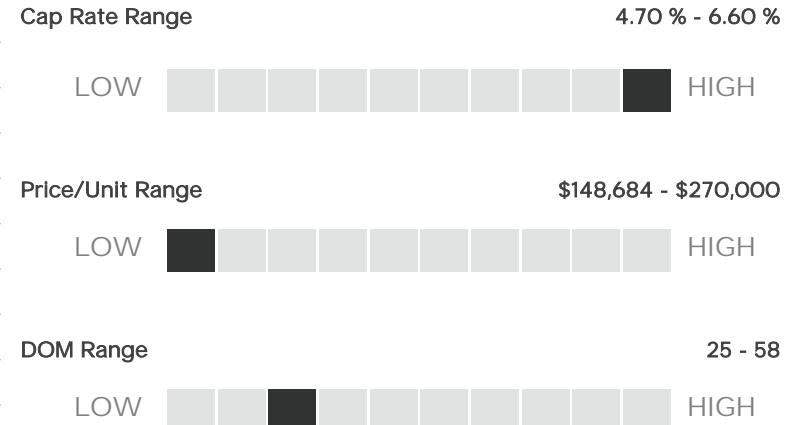


3



117-121 Ludlow Street
Yonkers, NY 10705

TOTAL UNITS	38
YEAR BUILT	1914
SALE PRICE	\$5,650,000
PRICE/UNIT	\$148,684
PRICE/SF	\$223.40
CAP RATE	6.60 %
OCCUPANCY	100.00 %
BUILDING SF	25,291
LAND SF	8,921
CLOSING DATE	4/12/2019
DAYS ON MARKET	32
DISTANCE	0.7 miles

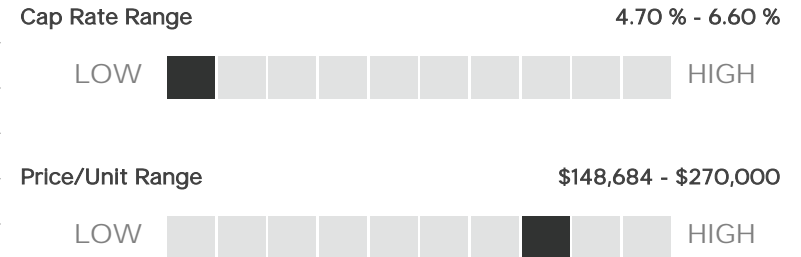


4



47 N. Broadway
Yonkers, NY 10701

TOTAL UNITS	5
YEAR BUILT	1965
SALE PRICE	\$1,200,000
PRICE/UNIT	\$240,000
PRICE/SF	\$256.19
CAP RATE	4.70 %
OCCUPANCY	100.00 %
BUILDING SF	4,684
LAND SF	1,742
CLOSING DATE	6/21/2019
DISTANCE	1.6 miles



S

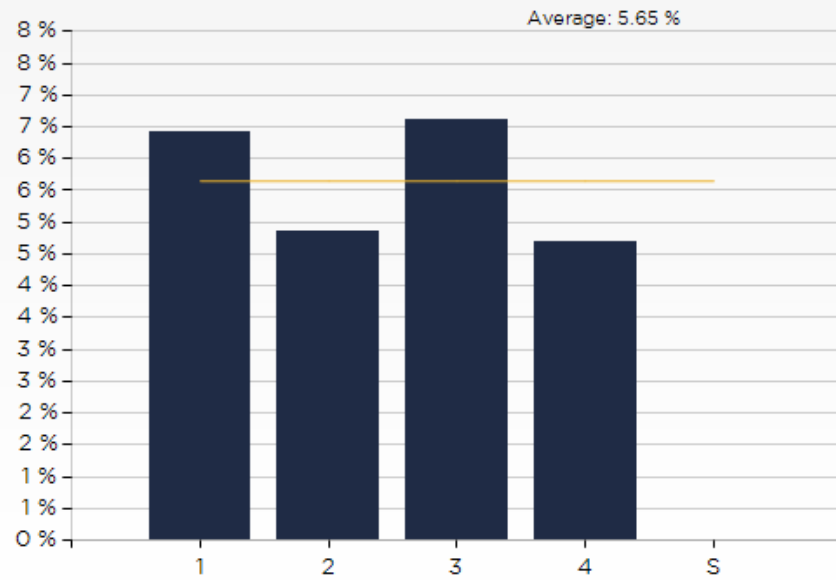


460 S. Broadway
460 S. Broadway
Yonkers, NY 10705

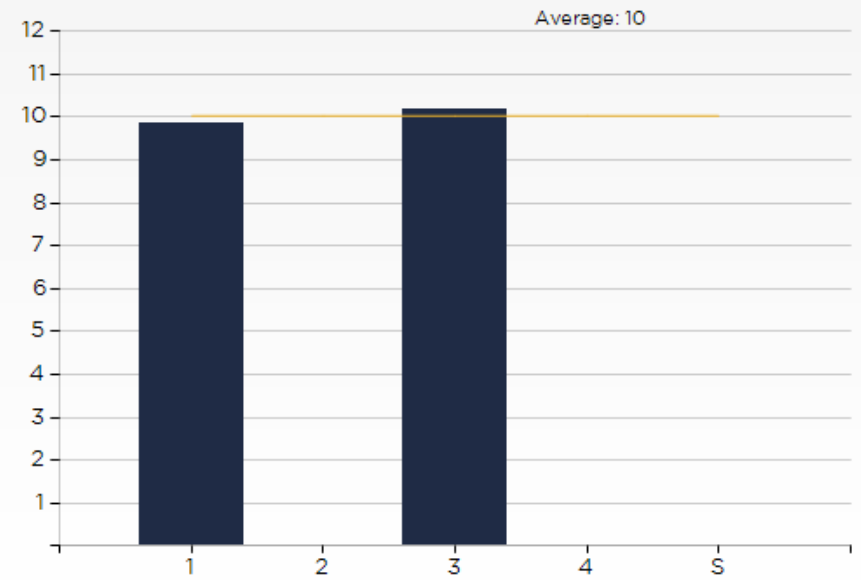
BUILDING SF	8,664
ASKING PRICE	\$1,350,000
PRICE/SF	\$155.82
OCCUPANCY	100.00 %



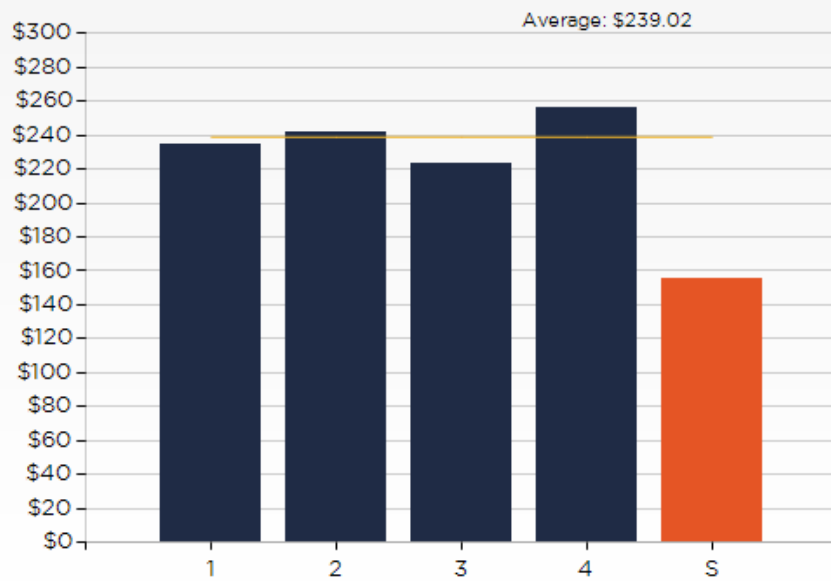
Cap Rate



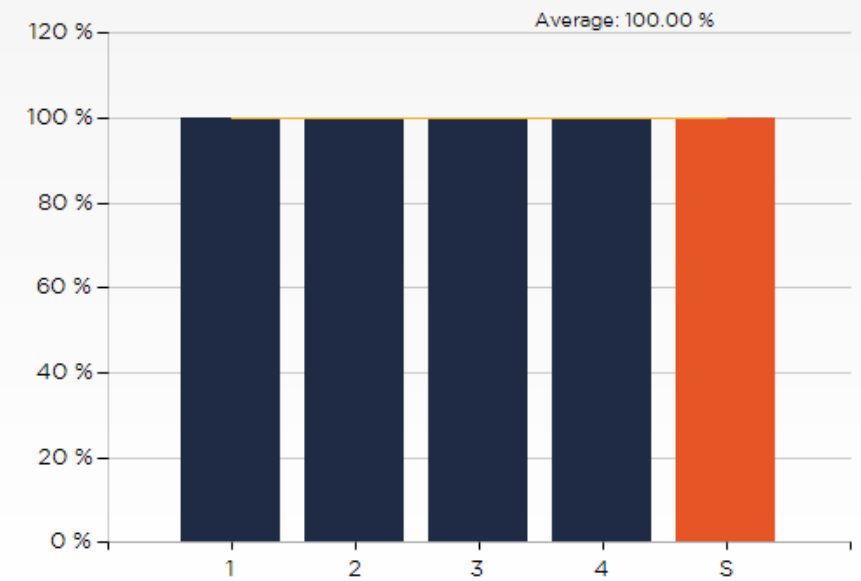
GRM



Price/SF



Occupancy





#	Address	City
S	460 S. Broadway	Yonkers
1	97 Elliott Avenue	Yonkers
2	376-380 Mclean Avenue	Yonkers
3	117-121 Ludlow Street	Yonkers
4	47 N. Broadway	Yonkers

Rent Roll

#	Bldg.	Unit / Apt	Tenant Name	Unit Type	SF	Lease Expiration	Monthly Rent	Annual Rent	Expense Reimbursement	PSF	Security
1	460	1	Convenience Store	Retail	1,565	11/30/2028	\$3,000	\$36,000	\$2,646	\$25	\$7,000
2	460.5	2	Chinese Kitchen	Retail	1,600	5/31/2025	\$2,500	\$30,000	\$1,209	\$20	\$4,600
				Total Monthly Retail Income			\$5,500	\$66,000	\$3,855	\$22	\$11,600
3	460	1	Dentist Office	Office	919	12/31/2024	\$1,956	\$23,473	\$5,393	\$31	\$0
				Total Monthly Office Income			\$1,956	\$23,473	\$5,393	\$31	\$0
4	460.5	1	Jose Almonte	2BR	960	6/30/2021	\$1,900	\$22,800	\$0	\$24	\$1,650
5	460.5	2	Graceless Quinones	1BR	800	2/28/2020	\$1,350	\$16,200	\$0	\$20	\$1,350
				Total Monthly Residential Income			\$3,250	\$39,000	\$0	\$22	\$3,000

Lease Term and Rent Escalation

Tenant:	Convenience Store		
Base Term:	December 1, 2018 - November 30, 2028		
Base Rent:	1/1/2019	11/30/2019	2,800.00
	12/1/2019	11/30/2020	3,000.00
	12/1/2020	11/30/2021	3,200.00
	12/1/2021	11/30/2022	3,400.00
	12/1/2022	11/30/2023	3,600.00
	12/1/2023	11/30/2024	3,700.00
	12/1/2024	11/30/2025	3,800.00
	12/1/2025	11/30/2026	3,900.00
	12/1/2026	11/30/2027	4,000.00
	12/1/2027	11/30/2028	4,100.00
Extension Term:	Five (5) Years December 1, 2028 - November 30, 2033		
Extension Rent:	12/1/2028	11/30/2029	4,225.00
	12/1/2029	11/30/2030	4,350.00
	12/1/2030	11/30/2031	4,480.00
	12/1/2031	11/30/2032	4,615.00
	12/1/2032	11/30/2033	4,750.00
Expense Reimbursement:			
<i>Water</i>	50% of total bill for entire property		
<i>Heat</i>	50% of total bill for entire property		

Tenant:	Chinese Restaurant		
Extension Term:	Five (5) Years June 1, 2020 - May 31, 2025		
Extension Rent:	6/1/2020	5/31/2021	2,575.00
	6/1/2021	5/31/2022	2,652.00
	6/1/2022	5/31/2023	2,731.00
	6/1/2023	5/31/2024	2,785.00
	6/1/2024	5/31/2025	2,840.00
Expense Reimbursement:			
<i>Water</i>	100% of total bill for entire property		
<i>Real Estate Tax</i>	50% over Base Year 2005		

Tenant:	Dentist		
Base Term:	January 1, 2010 - December 31, 2019		
Base Rent:	1/1/2019	12/31/2019	1,956.10
Extension Term:	Five (5) Years January 1, 2020 - December 31, 2024		
Extension Escalation Rate:	3% per annum		
Extension Rent:	1/1/2020	12/31/2020	2,014.78
	1/1/2021	12/31/2021	2,075.23
	1/1/2022	12/31/2022	2,137.48
	1/1/2023	12/31/2023	2,201.61
	1/1/2024	12/31/2024	2,267.66
Expense Reimbursement:			
<i>Water</i>	\$30.00 per month or \$360.00 per year		
<i>Heat</i>	37% of total bill for entire property		
<i>Real Estate Tax</i>	37% of total bill for entire property		

Expense Reimbursement Analysis

Actual Building Expenditures					
Bldg.	City/School Tax	County Tax	Water	Heating Oil	Total
460	\$7,612	\$1,991	\$1,293	\$3,999	\$14,895
460.5	\$11,522	\$2,739	\$1,209	\$0	\$15,470
Total	\$19,133	\$4,731	\$2,502	\$3,999	\$30,365

Tenant Prorata Share (%)								
#	Bldg.	Unit / Apt	Tenant Name	Real Estate Tax	Water	Heating Oil	Electric	Gas
1	460	1	Convenience Store	0%	50%	50%	Note A	N/a
2	460.5	2	Chinese Kitchen	50% over BY2005	100%	N/a	Note A	Note A
3	460	1	Dentist Office	37%	\$30.00 per. mo	37%	Note A	N/a

Tenant Prorata Share (\$)					
City/School Tax	County Tax	Water	Heating Oil	Total	
-	-	\$647	\$2,000	\$2,646	
Note B	Note B	\$1,209	\$0	\$1,209	
\$2,816	\$737	\$360	\$1,480	\$5,393	
Total Reimbursement to Landlord				\$9,248	

Note A: Service for Electric and Gas are separately metered and billed directly to the Tenant. Landlord does not pay for this expenditure.

Note B: The current charge for Real Estate Tax are lower than the 2005 Base Year. No charge is due at this time.

Cash Flow Analysis

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Total Retail Income	\$66,000.00	\$69,762.00	\$73,098.00	\$76,296.00	\$78,150.00	\$80,640.00	\$82,800.00	\$86,400.00	\$90,000.00	\$93,900.00
Total Office Income	\$23,473.20	\$24,902.72	\$25,649.80	\$26,419.29	\$27,211.87	\$28,800.00	\$30,600.00	\$32,400.00	\$34,200.00	\$36,000.00
Total Residential Income	\$39,000.00	\$40,170.00	\$41,375.10	\$42,616.35	\$43,894.84	\$45,211.69	\$46,568.04	\$47,965.08	\$49,404.03	\$50,886.15
Expense Reimbursement	\$9,247.89	\$9,386.61	\$9,527.41	\$9,670.32	\$9,815.37	\$9,962.60	\$10,112.04	\$10,263.72	\$10,417.68	\$10,573.94
Vacancy / Reserves	(\$6,423.66)	(\$6,741.74)	(\$7,006.14)	(\$7,266.58)	(\$7,462.84)	(\$7,732.58)	(\$7,998.40)	(\$8,338.25)	(\$8,680.20)	(\$9,039.31)
Effective Gross Income (EGI)	\$131,297.43	\$137,479.59	\$142,644.16	\$147,735.38	\$151,609.25	\$156,881.71	\$162,081.68	\$168,690.55	\$175,341.51	\$182,320.79
Real Estate Taxes	\$23,863.69	\$24,221.65	\$24,584.97	\$24,953.74	\$25,328.05	\$25,707.97	\$26,093.59	\$26,484.99	\$26,882.27	\$27,285.50
Water & Sewage	\$2,501.93	\$2,539.46	\$2,577.55	\$2,616.21	\$2,655.46	\$2,695.29	\$2,735.72	\$2,776.75	\$2,818.41	\$2,860.68
Electric	\$2,400.00	\$2,436.00	\$2,472.54	\$2,509.63	\$2,547.27	\$2,585.48	\$2,624.26	\$2,663.63	\$2,703.58	\$2,744.14
Insurance	\$4,234.00	\$4,297.51	\$4,361.97	\$4,427.40	\$4,493.81	\$4,561.22	\$4,629.64	\$4,699.08	\$4,769.57	\$4,841.11
Heating	\$3,999.34	\$4,059.33	\$4,120.22	\$4,182.02	\$4,244.75	\$4,308.43	\$4,373.05	\$4,438.65	\$4,505.23	\$4,572.81
Repairs & Maintenance	\$4,900.00	\$4,973.50	\$5,048.10	\$5,123.82	\$5,200.68	\$5,278.69	\$5,357.87	\$5,438.24	\$5,519.81	\$5,602.61
Management & Administration	\$3,282.44	\$3,436.99	\$3,566.10	\$3,693.38	\$3,790.23	\$3,922.04	\$4,052.04	\$4,217.26	\$4,383.54	\$4,558.02
Total Expenditures	\$45,181.40	\$45,964.43	\$46,731.46	\$47,506.22	\$48,260.26	\$49,059.12	\$49,866.18	\$50,718.61	\$51,582.41	\$52,464.87
Net Operating Income (NOI)	\$86,116.03	\$91,515.15	\$95,912.70	\$100,229.16	\$103,348.99	\$107,822.58	\$112,215.50	\$117,971.94	\$123,759.10	\$129,855.92
Equity (25%)	\$337,500.00	\$337,500.00	\$337,500.00	\$337,500.00	\$337,500.00	\$337,500.00	\$337,500.00	\$337,500.00	\$337,500.00	\$337,500.00
Principal (75%)	\$1,012,500.00	\$1,012,500.00	\$1,012,500.00	\$1,012,500.00	\$1,012,500.00	\$1,012,500.00	\$1,012,500.00	\$1,012,500.00	\$1,012,500.00	\$1,012,500.00
Annual Debt Service (Amortizing over 30 Years @ 3.85%)	(\$57,491.27)	(\$57,491.27)	(\$57,491.27)	(\$57,491.27)	(\$57,491.27)	(\$57,491.27)	(\$57,491.27)	(\$57,491.27)	(\$57,491.27)	(\$57,491.27)
Cash Flow After Debt Service (CFADS)	\$28,624.76	\$34,023.89	\$38,421.43	\$42,737.89	\$45,857.72	\$50,331.32	\$54,724.23	\$60,480.67	\$66,267.83	\$72,364.65
PURCHASE PRICE:	\$1,350,000.00									
Number of Units	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
Price per Unit	\$270,000.00	\$270,000.00	\$270,000.00	\$270,000.00	\$270,000.00	\$270,000.00	\$270,000.00	\$270,000.00	\$270,000.00	\$270,000.00
Gross Rent Multiple	9.80	9.36	9.02	8.71	8.49	8.20	7.94	7.63	7.34	7.05
Capitalization Rate	6.38%	6.78%	7.10%	7.42%	7.66%	7.99%	8.31%	8.74%	9.17%	9.62%
Cash-On-Cash Return	8.48%	10.08%	11.38%	12.66%	13.59%	14.91%	16.21%	17.92%	19.63%	21.44%
Recovery of Equity (Years)	11.79	9.92	8.78	7.90	7.36	6.71	6.17	5.58	5.09	4.66
Operating Expenditure Ratio (OER)	50%	49%	47%	46%	46%	45%	44%	43%	42%	40%
Debt Service Coverage Ratio (DSCR)	1.50	1.59	1.67	1.74	1.80	1.88	1.95	2.05	2.15	2.26
Maximum Annual DSCR (Utilizing 1.40)	\$61,511.45	\$65,367.97	\$68,509.07	\$71,592.26	\$73,820.71	\$77,016.13	\$80,153.93	\$84,265.67	\$88,399.36	\$92,754.23
Free & Clear Rate of Return	6.38%	6.78%	7.10%	7.42%	7.66%	7.99%	8.31%	8.74%	9.17%	9.62%
Constant Percentage Rate a/k/a Mortgage Capitalization Rate	5.68%	5.68%	5.68%	5.68%	5.68%	5.68%	5.68%	5.68%	5.68%	5.68%
+ Positive / - Negative Leverage	0.70%	1.10%	1.43%	1.75%	1.98%	2.31%	2.63%	3.06%	3.49%	3.94%

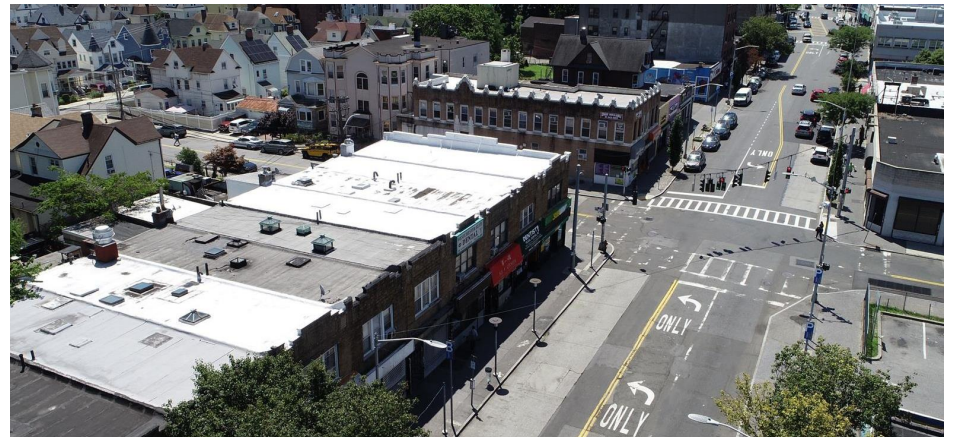
Note:

- Assumptions built in for Year 6-10 on Chinese based on increases in average of 5% per year
- Assumptions built in for Year 6-10 on Dentist based on increases in average of 5.75% per year

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	61,940	330,648	1,124,448
2010 Population	63,474	330,320	1,127,468
2019 Population	64,285	336,762	1,150,362
2024 Population	63,493	337,433	1,155,669
2019 African American	13,886	92,808	360,663
2019 American Indian	776	3,017	11,627
2019 Asian	3,593	19,677	65,917
2019 Hispanic	35,388	139,710	536,296
2019 Other Race	15,973	63,814	255,343
2019 White	26,193	140,122	395,448
2019 Multiracial	3,804	17,098	60,602
2019-2024: Population: Growth Rate	-1.25 %	0.20 %	0.45 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3,992	18,702	72,820
\$15,000-\$24,999	2,286	12,478	45,040
\$25,000-\$34,999	2,131	10,576	37,019
\$35,000-\$49,999	2,605	13,978	48,105
\$50,000-\$74,999	3,241	21,218	64,962
\$75,000-\$99,999	2,654	15,807	47,233
\$100,000-\$149,999	2,965	18,057	50,990
\$150,000-\$199,999	1,492	8,176	23,284
\$200,000 or greater	1,429	9,948	31,094
Median HH Income	\$52,129	\$58,123	\$51,987
Average HH Income	\$78,157	\$85,937	\$81,497

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	22,707	131,403	425,964
2010 Total Households	22,090	125,699	411,521
2019 Total Households	22,796	128,938	420,546
2024 Total Households	22,526	129,224	422,067
2019 Average Household Size	2.72	2.55	2.68
2000 Owner Occupied Housing	5,539	38,778	117,854
2000 Renter Occupied Housing	16,163	86,866	288,911
2019 Owner Occupied Housing	6,226	39,899	120,470
2019 Renter Occupied Housing	16,569	89,039	300,077
2019 Vacant Housing	2,176	11,572	31,679
2019 Total Housing	24,972	140,510	452,225
2024 Owner Occupied Housing	6,237	40,066	120,938
2024 Renter Occupied Housing	16,289	89,158	301,129
2024 Vacant Housing	2,480	12,666	34,713
2024 Total Housing	25,006	141,890	456,780
2019-2024: Households: Growth Rate	-1.20 %	0.20 %	0.35 %



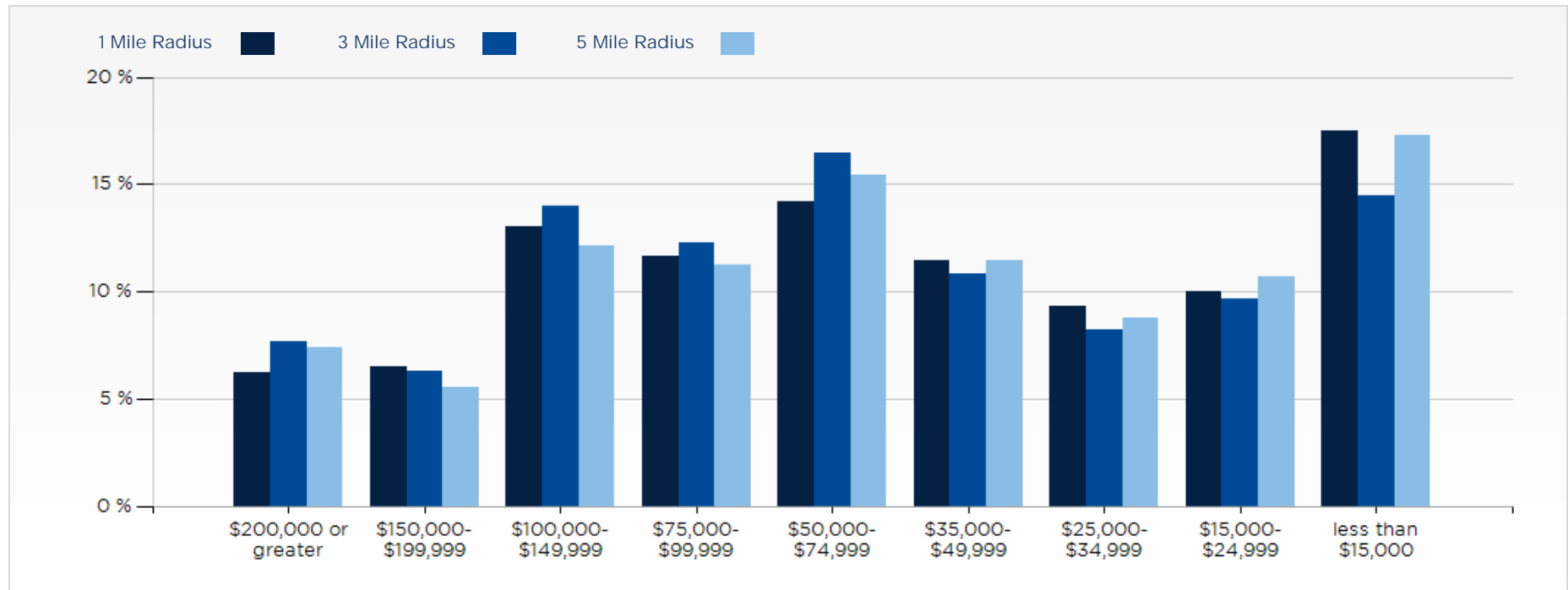
2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	4,833	23,928	81,118
2019 Population Age 35-39	4,404	23,110	78,342
2019 Population Age 40-44	3,763	21,219	71,605
2019 Population Age 45-49	3,512	20,515	69,935
2019 Population Age 50-54	3,690	20,559	71,568
2019 Population Age 55-59	3,635	21,039	72,719
2019 Population Age 60-64	3,253	19,632	66,915
2019 Population Age 65-69	2,795	16,544	56,171
2019 Population Age 70-74	2,296	13,825	44,431
2019 Population Age 75-79	1,691	9,613	30,231
2019 Population Age 80-84	1,253	6,850	20,493
2019 Population Age 85+	2,112	8,962	24,169
2019 Population Age 18+	49,248	261,906	882,158
2019 Median Age	35	38	37

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$55,334	\$62,877	\$54,660
Average Household Income 25-34	\$74,595	\$82,093	\$73,034
Median Household Income 35-44	\$62,002	\$69,136	\$60,111
Average Household Income 35-44	\$88,797	\$93,461	\$88,342
Median Household Income 45-54	\$68,402	\$75,688	\$67,028
Average Household Income 45-54	\$96,416	\$105,574	\$102,754
Median Household Income 55-64	\$59,315	\$63,312	\$55,592
Average Household Income 55-64	\$86,191	\$93,511	\$89,671
Median Household Income 65-74	\$39,519	\$45,913	\$39,225
Average Household Income 65-74	\$65,544	\$75,649	\$69,525
Average Household Income 75+	\$48,179	\$56,924	\$53,644

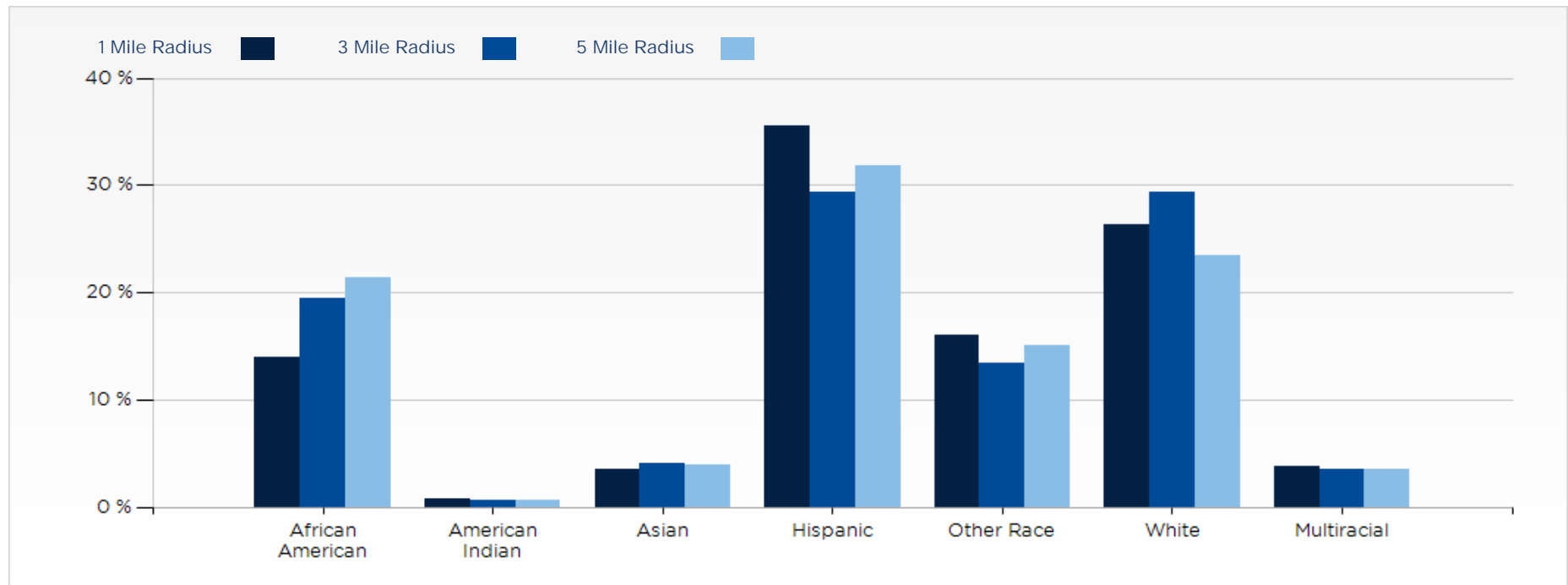
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	5,195	24,945	83,401
2024 Population Age 35-39	4,517	22,831	78,281
2024 Population Age 40-44	3,915	22,307	77,194
2024 Population Age 45-49	3,516	20,710	71,071
2024 Population Age 50-54	3,359	20,097	69,165
2024 Population Age 55-59	3,384	19,838	69,189
2024 Population Age 60-64	3,301	19,739	68,178
2024 Population Age 65-69	2,961	17,704	60,346
2024 Population Age 70-74	2,374	14,791	49,647
2024 Population Age 75-79	2,102	12,178	38,487
2024 Population Age 80-84	1,478	8,044	24,344
2024 Population Age 85+	2,115	9,204	25,450
2024 Population Age 18+	49,464	266,605	901,478
2024 Median Age	36	39	38

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$62,548	\$70,058	\$59,307
Average Household Income 25-34	\$86,001	\$92,706	\$82,201
Median Household Income 35-44	\$71,648	\$76,159	\$64,785
Average Household Income 35-44	\$101,339	\$105,500	\$98,139
Median Household Income 45-54	\$79,222	\$84,374	\$74,197
Average Household Income 45-54	\$111,330	\$119,734	\$113,450
Median Household Income 55-64	\$69,038	\$71,528	\$61,528
Average Household Income 55-64	\$99,308	\$105,864	\$100,590
Median Household Income 65-74	\$44,166	\$51,381	\$42,865
Average Household Income 65-74	\$75,557	\$86,373	\$78,632
Average Household Income 75+	\$56,329	\$66,800	\$61,055

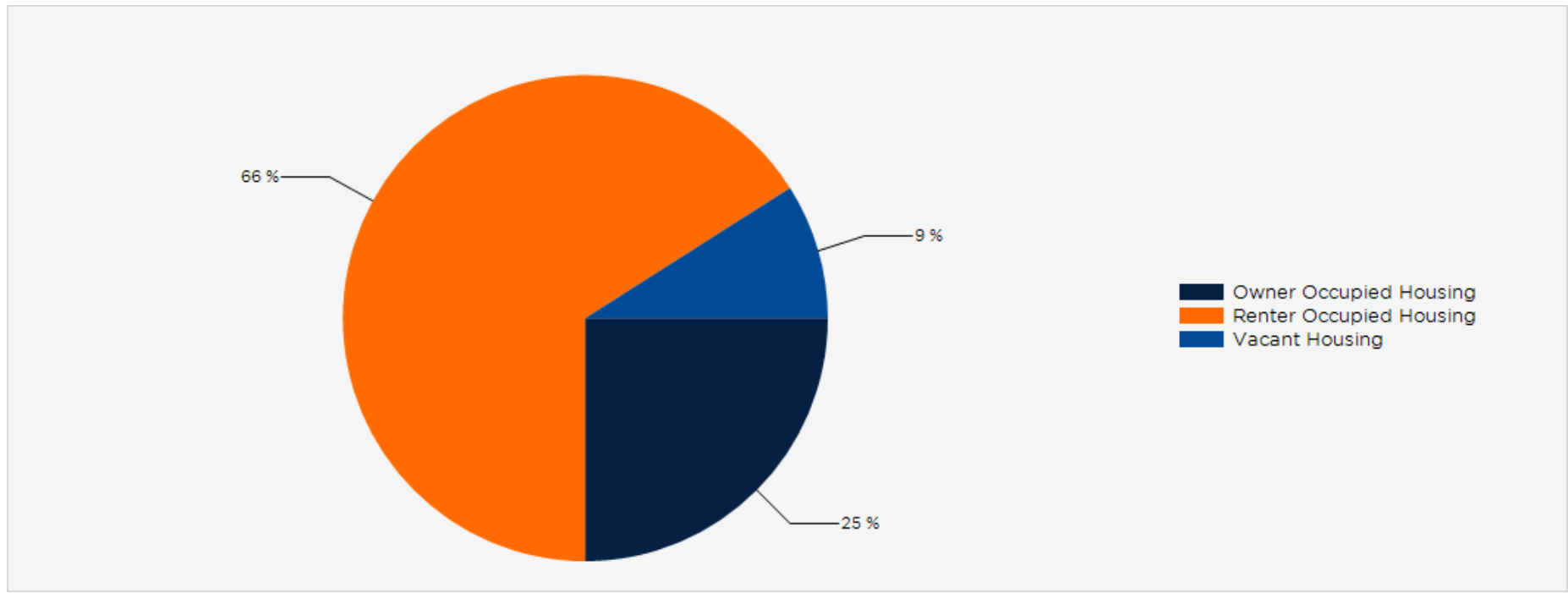
2019 Household Income



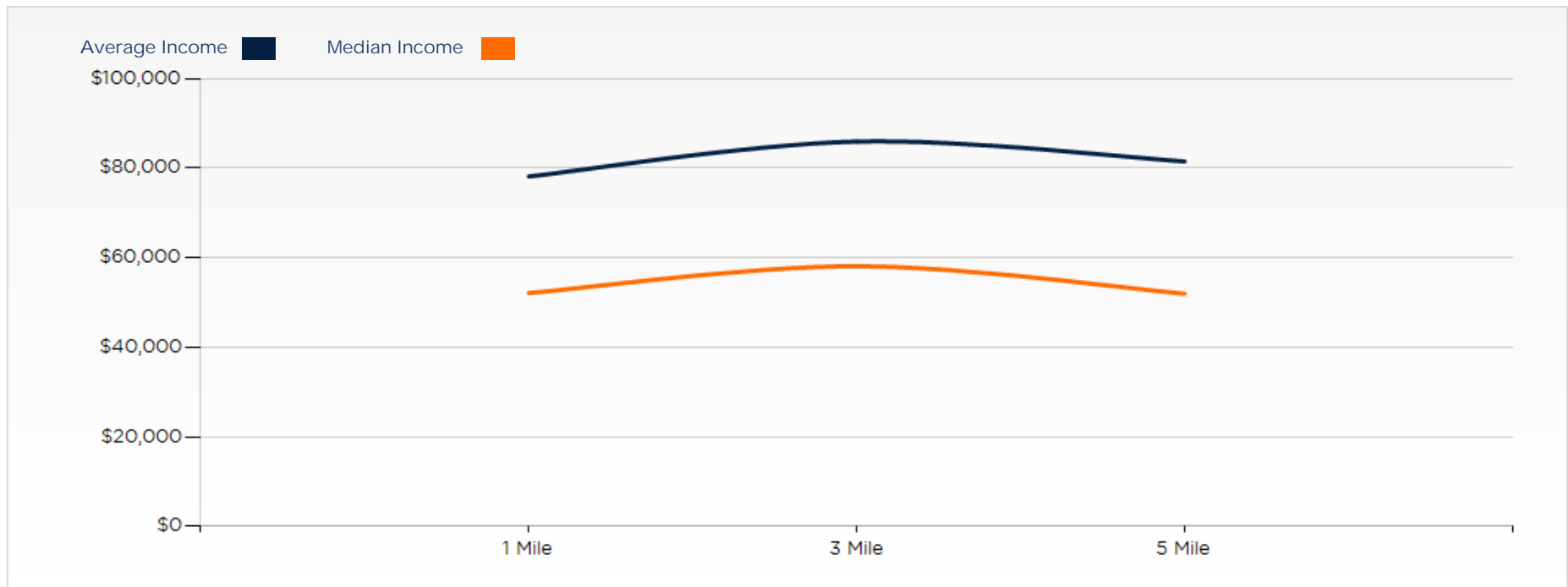
2019 Population by Race



2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median



460 S. Broadway

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