

FOR SALE: \$1,499,000



OVERVIEW

Matthew Murphy Jared Friedman Irene UY				
Building Size	8,034 SF	Taxes (17/18)	\$12,965	
Building Dimensions	47' x 58'	Year Built	1923	
Lot Size	5,410 SF	Price per SF	\$186	
Lot Dimensions	54' x 100'	Commercial Units	1	
Sec-Block-Lot	2-2026-2	Residential Units	10	



Senior Advisor 646.253.0962 MMurphy@ergcre.com



Associate Advisor 646.253.0950 IJFriedman@ergcre.com



Senior Advisor 646.253.0906 IUy@ergcre.com

All information furnished herein is deemed reliable, however it is submitted subject to errors, omissions, change of terms and conditions, prior sale, o We do not represent or guarantee the accuracy of any information contained herein and we are not liable for any reliance then endently verify all items de emed relevant to its due notwithstanding that the sender believes the info nation to be true and/or reasonable uld inde



FINANCIAL SUMMARY

INCOME	
Actual Gross Income	\$133,247.40
Projected Gross Income	\$151,247.40
EXPENSES	
Taxes	\$13,397.00
Fuel	\$12,051.00
Utilities	\$ 1 <i>,</i> 500.00
Water/Sewer	\$ 3,640.00
Insurance	\$ 4,017.00
Repairs/Maintenance	\$ 5,000.00
Total Expense	\$39,605.00

NET OPERATING INCOME

Actual Net Income:	\$ 93,642.40
Projected Net Income:	\$111,642.40

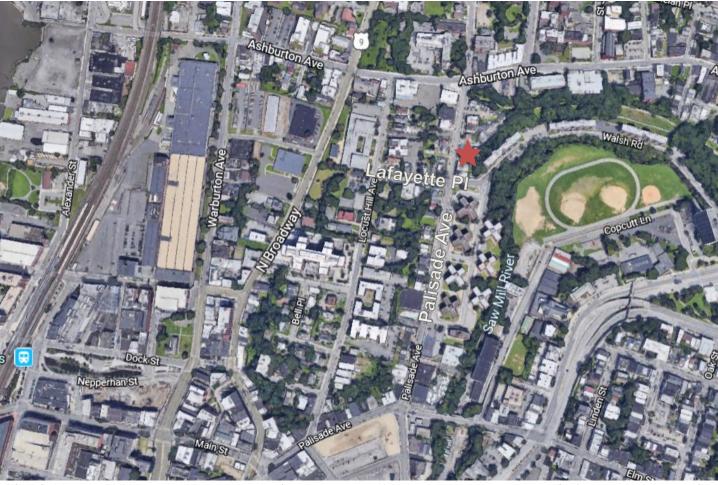




Property Description

ERG Commercial Real Estate is pleased to present 158-160 Palisade Avenue, a walk-up mixed use property located one parcel north of the NE intersection of Palisades Avenue and Lafayette Place, in Yonkers, NY. The property is a 3-story, 8000+ square foot brick building that contains 10 apartments and a former laundromat. The building contains (5) one bedrooms, (3) two bedrooms, and (2) three bedrooms apartments.

Located in the Locust Hill neighborhood of Yonkers, 158-160 Palisade Avenue has a bus stop at the intersection providing easy access to Ridge Hill shopping District via the 78 Line, the downtown Yonkers train station via the 9 line and NYC 1 subway line via the 1 line. The Property is in close proximity to Down Town Yonkers, which is currently undergoing a revitalization with developers such as RXR, Avalon Bay and Extell having projects underway. This offering presents investors with a terrific opportunity to either add to their existing portfolio or enter a booming market of Yonkers.



ll information furnished herein is deemed reliable, however it is submitted subject to errors, omissions, change of terms and conditions, prior sale, or withdrawal without notice. We do not represent or guarantee the accuracy of any information contained herein and we are not liable for a reliance thereon. Thus, any prospective purchaser should independently verify all items deemed relevant to its due diligence inquiry with respect to the property, notwithstanding that the sender believes the information to be true and/or reasonable.



RENT ROLL

Commercial	SF	Lease Terms	Monthly Rent	Annual Rent
Laundry Mat		Vacant	\$1,500.00	\$18,000.00
Subtotal			\$1,500.00	\$18,000.00

Residential	Rm Ct.	Lease Terms	Monthly Rent	Annual Rent
1A	3	Vacant	\$ 865.00	\$10,380.00
1B	4	06/30/21	\$1,012.49	\$12,149.88
1C	3	10/31/19	\$1,250.00	\$15,000.00
2A	4	06/30/19	\$1,163.00	\$13,956.00
2B	5	07/31/21	\$1,040.00	\$12,480.00
2C	3	07/31/21	\$1,077.00	\$12,924.00
3A	4	07/31/19	\$1,058.00	\$12,696.00
3B	5	05/31/21	\$1,342.66	\$16,111.92
3C	3	04/30/21	\$1,194.23	\$14,330.76
BSMT	3	02/29/20	\$1,101.60	\$13,219.20
Subtotal			\$11,103.95	\$133,247.40
Total			\$12,603.95	\$151,247.40