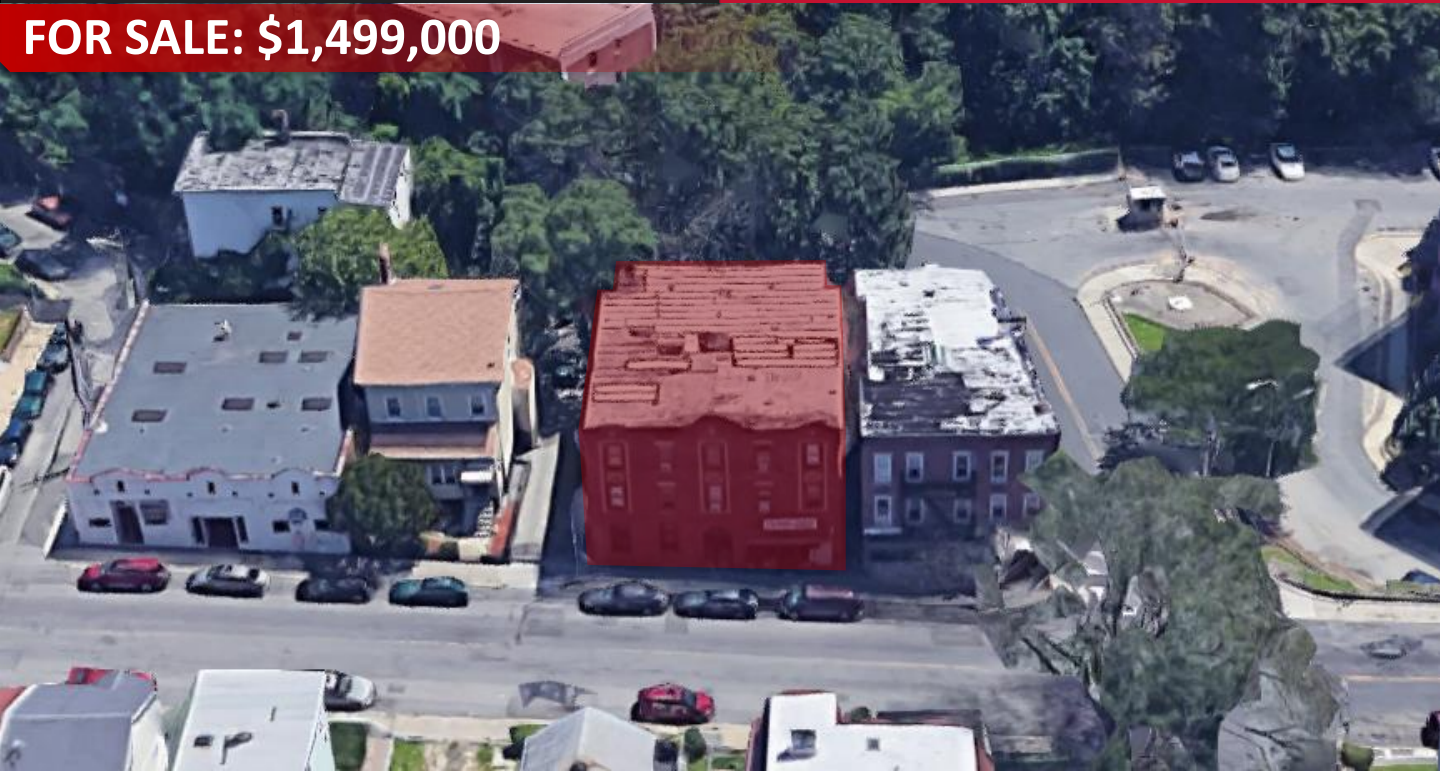


FOR SALE: \$1,499,000

OVERVIEW

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



Matthew Murphy
Senior Advisor
646.253.0962
MMurphy@ergcre.com



Jared Friedman
Associate Advisor
646.253.0950
JFriedman@ergcre.com



Irene UY
Senior Advisor
646.253.0906
IUy@ergcre.com

FINANCIAL SUMMARY

INCOME

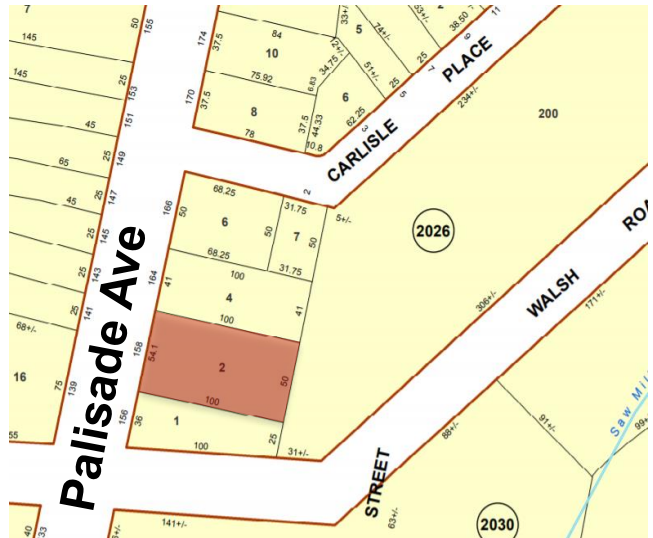
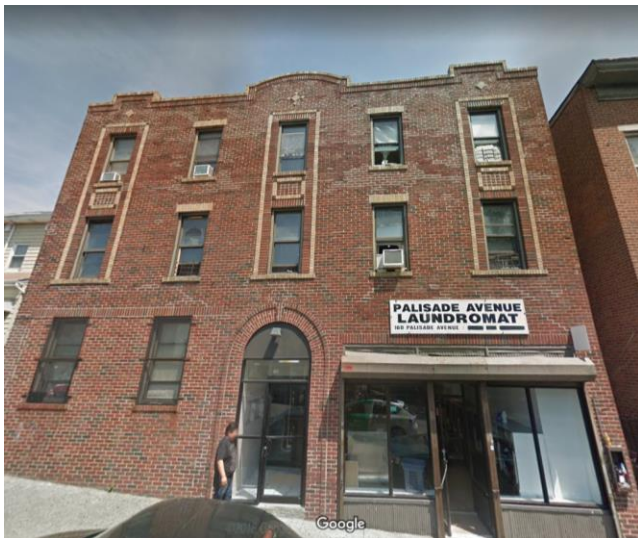
Actual Gross Income	\$133,247.40
Projected Gross Income	\$151,247.40

EXPENSES

Taxes	\$13,397.00
Fuel	\$12,051.00
Utilities	\$ 1,500.00
Water/Sewer	\$ 3,640.00
Insurance	\$ 4,017.00
Repairs/Maintenance	\$ 5,000.00
Total Expense	\$39,605.00

NET OPERATING INCOME

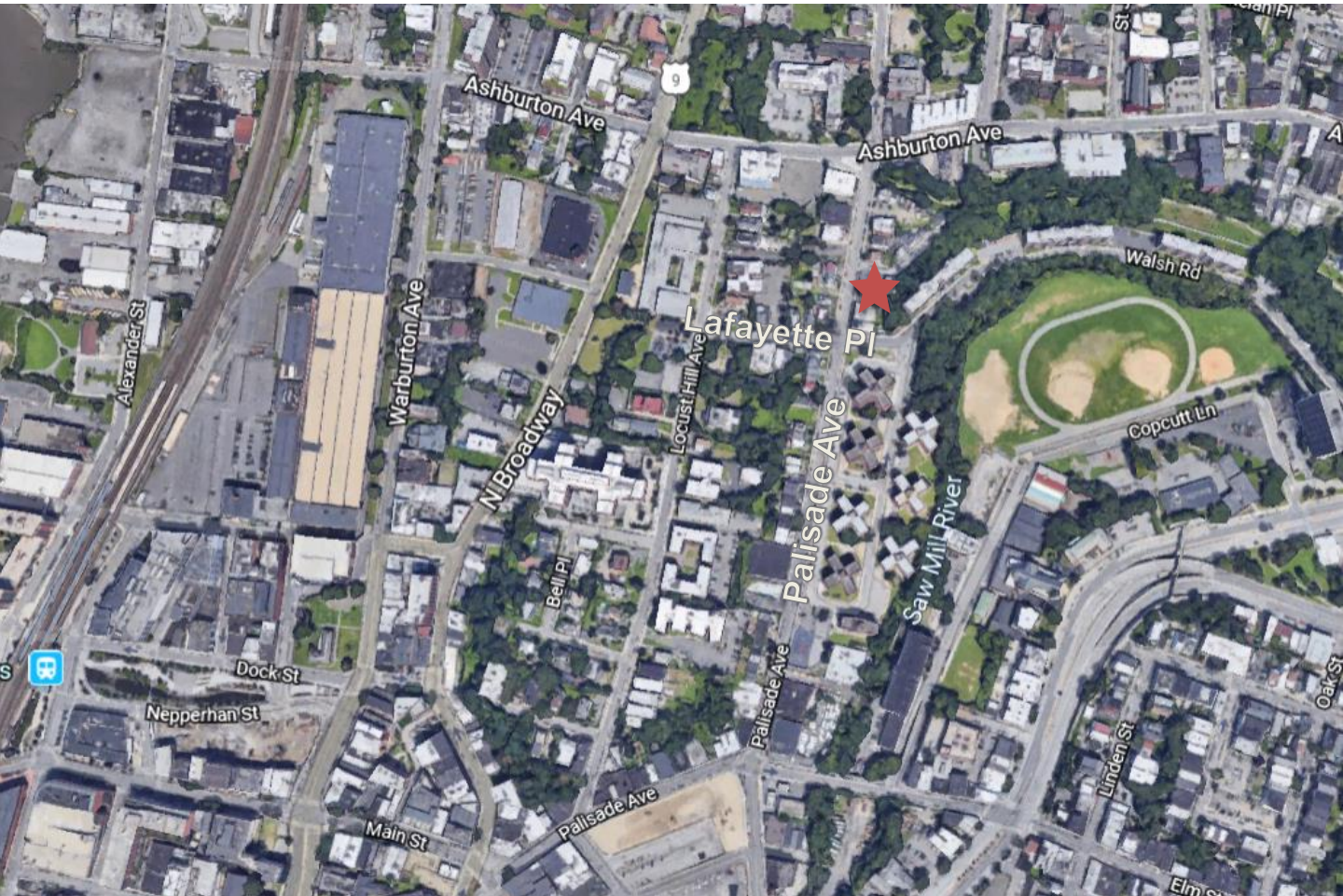
Actual Net Income:	\$ 93,642.40
Projected Net Income:	\$111,642.40



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.



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