

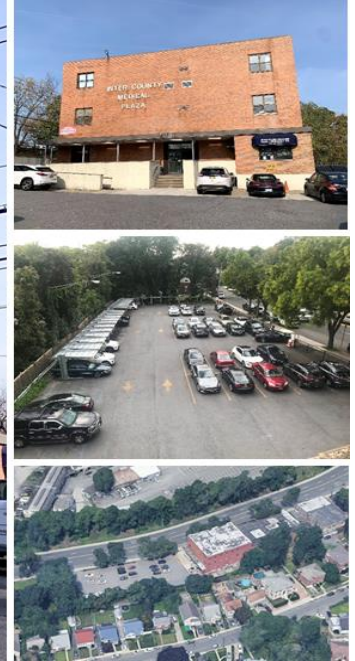
**MEDICAL/OFFICE
FOR SALE**

**Price Reduced
\$6,200,000**

**8.7%
CAP**

**6.4
x Rent**

**\$128
/SF**



**MEDICAL/OFFICE/PROFESSIONAL BUILDINGS
WITH 87 CAR PARKING ON YONKERS AVENUE
ACROSS FROM MGM EMPIRE CITY**

955 Yonkers Ave, Yonkers, NY 10704 (Parcel #: 6.-6331-38.57)

These professional buildings have a strong medical/office rental history.

With 500 feet of frontage across from the new MGM Empire City Casino, this opportunity will provide a new owner with a safe investment with legitimate upside potential.

The subject property consists of two seamlessly connected buildings serviced by a single elevator and an 87 car parking lot. The parking lot features 25 hydraulic lifts which are owned and maintained by the landlord (\$150,000 - \$200,000 value).

Built in 1964 and 1975, these concrete, steel and cinderblock buildings feature:

- Rooftop HVAC systems
- A full sprinkler system
- An oil boiler
- Two above ground oil tanks
- Multiple gas boilers
- A newer elevator cab
- Many cosmetic upgrades

This location (Near I-87) provides convenient access for tenants, patients and customers.

500' Feet Of Frontage
on Yonkers Avenue

Across The Street From
MGM's Empire City Casino

87 Car Parking Lot With
25 Hydraulic Lifts

\$542,049 NOI
\$972,665 Gross

48,553
Total SF
(Property Card)

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS

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Property Details & Financial Projections

**955 Yonkers Ave, Yonkers, NY 10704
(Parcel #: 6.—6331—38.57)**



**Price Reduced
\$6,200,000**

\$542K NOI 8.7% CAP

\$973K Gross 6.4 x Rent

48,553 Total SF (Property Card) \$128 /SF

Financing Illustration*

Interest Rate	4.500%
Amortization	30 Years
25.0% Down Payment	\$1.55M
75.0% Loan Amount	\$4.65M
Annual Debt Service	(\$282.7K)
Debt Service Coverage Ratio	1.92
Debt Yield	11.66%
Cash Flow	\$259.3K
Principal Recapture	\$75.0K
Cash/Cash Return (Year 1)	16.73%
Self Mgmt. & 100% Occupied	21.95%
Total Return (Year 1)	21.57%
Self Mgmt. & 100% Occupied	26.79%

*All Figures Are Year One Estimates

*Appreciation/Depreciation Not Examined

Building Details
 27 Tenant Spaces
 2 Buildings Built 1964 & 1975
 1 & 2 Stories
 Partial Above Grade Basements
 Medical, Office and/or Professional

Parcel Size
 51,420 Square Feet
 500' Street Frontage x 100' Deep

Building Size & SF
 Combined 236 ft x 75 ft
 48,553 Gross SF
 42,741 Rentable SF
 34,353 Usable SF

PROPERTY CARD:
 OWNERS PLANS:
 ESTIMATED:

Zoning
 Business (B) Zone Zone
 Max FAR: 1.50

Annual Income Projections

Gross Scheduled Income (GSI)	\$972,665
5.0% Vacancy & Collection Allowance**	(\$48,633)
Gross Operating Income (GOI)	\$924,031
Estimated Expenses	(\$381,983)
Net Operating Income	\$542,049

**Vacany Allowance Does Not Reflect Current Vacancy Status

Estimated Annual Expenses

@ 39% of GSI • \$7.87/SF • \$14.5K/u

Est. RE Tax	2.96 /SF	(143,582)
Water & Sewer	0.13 /SF	(6,289)
Insurance	0.40 /SF	(19,541)
Heat: Gas & Oil	0.33 /SF	(15,937)
Other Utilities	1.22 /SF	(59,330)
Repairs & Maintenance	0.26 /SF	(12,813)
Payroll	1.52 /SF	(73,669)
Legal, Reserves & Misc.	2.0% of GOI	(18,481)
Management	3.50% of GOI	(32,341)
Total Expenses		(381,983)

Unit Mix & Monthly Income

TYPE	COUNT	RENT/ROOM	/UNIT	LOWEST	HIGHEST	TOTAL RENT
Tenant Spaces	27	-	\$3,002	\$287	\$12,814	\$81,055
Total	27	-	-	-	-	\$81,055

Commercial Rents @
\$22.76 / sf

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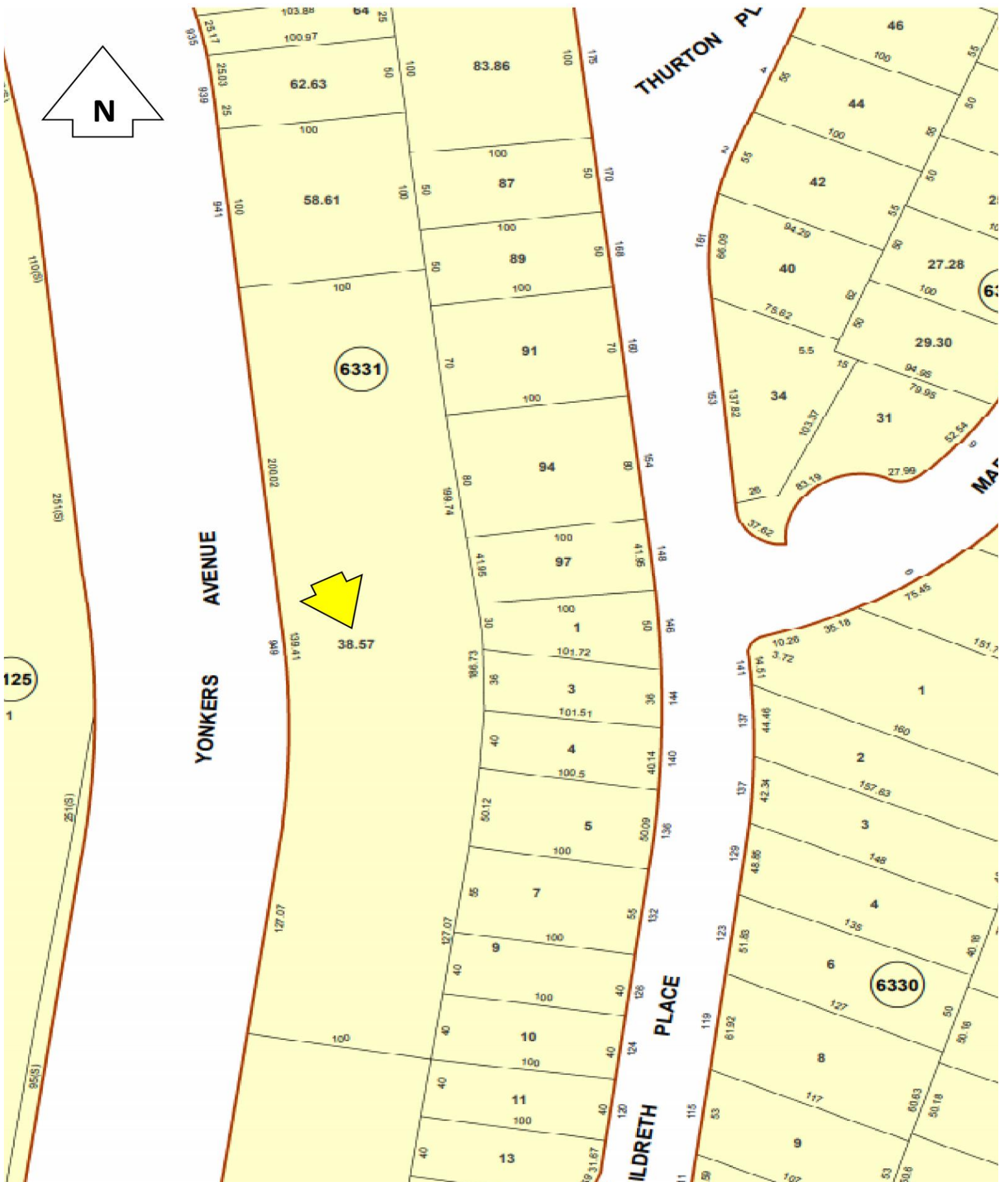
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Rent Roll

Unit	Scheduled Rent	Estimated SF & Rent Metrics		Lease	Notes
				From - To	
STE 100 ▪ Ophthalmologist	\$2,087.61 /mo. \$25,051.32 /yr.	Rentable SF: 768.75 Usable SF: 615.00	\$32.59 /SF \$40.73 /SF	09/01/2009 -	
STE 102 ▪ VACANT	\$3,270.21 /mo. * \$39,242.50 /yr.	Rentable SF: 1,783.75 Usable SF: 1,427.00	\$22.00 /SF \$27.50 /SF	Vacant	
STE 103 ▪ VACANT	\$3,453.54 /mo. * \$41,442.50 /yr.	Rentable SF: 1,883.75 Usable SF: 1,507.00	\$22.00 /SF \$27.50 /SF	Vacant	
STE 104 ▪ Hearing Services	\$1,435.30 /mo. \$17,223.60 /yr.	Rentable SF: 448.75 Usable SF: 359.00	\$38.38 /SF \$47.98 /SF	7/1/2009 6/30/2027	
STE 105 ▪ VACANT	\$3,772.08 /mo. * \$45,265.00 /yr.	Rentable SF: 2,057.50 Usable SF: 1,646.00	\$22.00 /SF \$27.50 /SF	Vacant	
STE 106 ▪ Non Profit (TNWF)	\$1,000.00 /mo. \$12,000.00 /yr.	Rentable SF: 451.25 Usable SF: 361.00	\$26.59 /SF \$33.24 /SF	12/01/2021 11/30/2025	
STE 107 ▪ VACANT	\$2,500.00 /mo. * \$30,000.00 /yr.	Rentable SF: 1,240.00 Usable SF: 992.00	\$24.19 /SF \$30.24 /SF	Vacant	
STE 108 ▪ Dentist	\$3,320.26 /mo. \$39,843.12 /yr.	Rentable SF: 1,023.75 Usable SF: 819.00	\$38.92 /SF \$48.65 /SF	04/01/2009 -	
STE 109 ▪ Physical Therapy (Srebnik)	\$10,177.21 /mo. \$122,126.52 /yr.	Rentable SF: 4,362.50 Usable SF: 3,490.00	\$27.99 /SF \$34.99 /SF	12/01/2010 11/30/2030	
STE 11 ▪ VACANT	\$3,175.79 /mo. * \$38,109.50 /yr.	Rentable SF: 1,732.25 Usable SF: 1,386.00	\$22.00 /SF \$27.50 /SF	Vacant	
STE 110 ▪ VACANT	\$2,404.42 /mo. * \$28,853.00 /yr.	Rentable SF: 1,311.50 Usable SF: 1,049.00	\$22.00 /SF \$27.51 /SF	Vacant	
STE 11A ▪ Italian Hospital Society	\$526.73 /mo. \$6,320.76 /yr.	Rentable SF: 127.50 Usable SF: 102.00	\$49.57 /SF \$61.97 /SF	01/01/2008 -	
STE 12 ▪ VACANT	\$3,872.92 /mo. * \$46,475.00 /yr.	Rentable SF: 2,112.50 Usable SF: 1,690.00	\$22.00 /SF \$27.50 /SF	Vacant	
STE 13 ▪ Atvivo Lab	\$2,000.00 /mo. \$24,000.00 /yr.	Rentable SF: 818.00 Usable SF: 654.00	\$29.34 /SF \$36.70 /SF	M/M	
STE 14 ▪ Atvivo Lab	\$5,125.00 /mo. \$61,500.00 /yr.	Rentable SF: 7,295.00 Usable SF: 5,836.00	\$8.43 /SF \$10.54 /SF	M/M	
STE 17 ▪ Cosmetic & Reconstructive	\$4,333.22 /mo. \$51,998.64 /yr.	Rentable SF: 1,720.00 Usable SF: 1,376.00	\$30.23 /SF \$37.79 /SF	M/M	
STE 19 ▪ Atvivo Lab	\$3,852.87 /mo. \$46,234.44 /yr.	Rentable SF: 1,458.75 Usable SF: 1,167.00	\$31.69 /SF \$39.62 /SF	08/01/2018 07/31/2028	
STE 200 ▪ VACANT	\$4,583.33 /mo. * \$55,000.00 /yr.	Rentable SF: 2,500.00 Usable SF: 2,000.00	\$22.00 /SF \$27.50 /SF	Vacant	
STE 201 ▪ Dialysis	\$12,814.45 /mo. \$153,773.40 /yr.	Rentable SF: 4,845.00 Usable SF: 4,037.00	\$31.74 /SF \$38.09 /SF	06/01/2016 07/31/2026	
STE B-2 ▪ Physical Therapy (Delightful)	\$776.70 /mo. \$9,320.40 /yr.	Rentable SF: 417.50 Usable SF: 334.00	\$22.32 /SF \$27.91 /SF	03/01/2016 -	
STE B-3 ▪ VACANT	\$786.00 /mo. * \$9,432.00 /yr.	Rentable SF: 524.00 Usable SF: 419.20	\$18.00 /SF \$22.50 /SF	Vacant	
STE B-4 ▪ VACANT	\$367.50 /mo. * \$4,410.00 /yr.	Rentable SF: 245.00 Usable SF: 196.00	\$18.00 /SF \$22.50 /SF	Vacant	
STE B-5 ▪ VACANT	\$433.50 /mo. * \$5,202.00 /yr.	Rentable SF: 289.00 Usable SF: 231.20	\$18.00 /SF \$22.50 /SF	Vacant	
STE B-6 ▪ VACANT	\$868.13 /mo. * \$10,417.50 /yr.	Rentable SF: 578.75 Usable SF: 463.00	\$18.00 /SF \$22.50 /SF	Vacant	
STE B-7 ▪ VACANT	\$286.88 /mo. * \$3,442.50 /yr.	Rentable SF: 191.25 Usable SF: 153.00	\$18.00 /SF \$22.50 /SF	Vacant	
STE B-10 ▪ VACANT	\$881.25 /mo. * \$10,575.00 /yr.	Rentable SF: 587.50 Usable SF: 470.00	\$18.00 /SF \$22.50 /SF	Vacant	
STE B-11 ▪ VACANT	\$2,950.50 /mo. * \$35,406.00 /yr.	Rentable SF: 1,967.00 Usable SF: 1,573.60	\$18.00 /SF \$22.50 /SF	Vacant	
Parking					87 Cars (25 Hydraulic Lifts)

TOTAL **\$81,055 /mo.** **\$972,665 /yr.** ****41% Of Income Is Projected Rent On Vacant Units**

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* Projected Rent