



LichtensteinRE



## Newest LichtensteinRE Exclusive Property for Sale

71 Maple Street Nodille Hills section of Yonkers, NY 10701 Westchester County







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## Property Introduction

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LichtensteinRE is Proud to Introduce  
its Newest Exclusive Property for Sale

**71 Maple Street**

**Nodille Hills section of  
Yonkers, NY 10701**

**Westchester County**

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# analysis

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## FINANCIAL ANALYSIS

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# ANDREW LICHTENSTEIN, INC.

(Licensed Real Estate Broker) **The One Stop Real Estate Shop**  
 Commercial Real Estate Sales, Corporate Finance, Mortgage Investment Bankers & Brokers  
 5770 Palisade Avenue Riverdale, New York 10471  
[www.LichtensteinRE.com](http://www.LichtensteinRE.com) [AL@LichtensteinRE.com](mailto:AL@LichtensteinRE.com)  
 (800) 242-9888 (718) 549-5999 Fax: (866) 591-1138



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<b>Marvelous Maple, A Beautiful Totally Renovated 3 Unit Multifamily Building Westchester County!!</b>						
<b>VALUE: Submit all offers!</b>		<b>\$1,000,000</b>	6.46%	Cap Rate		
<b>FOR SALE: ASKING PRICE Seller Requires</b>		<b>\$899,000</b>			<b>Current Rented Income</b>	<b>Long Term Projection</b>
<b>A) Actual Cap Rate from seller at closing: Return On Investment !</b>					<b>7.2%</b>	<b>7.9%</b>
<b>B1) ROE w/Deprec:</b>	True Initial Cash On Cash Return on Equity Investment Including Net Income PLUS Amortization Principal Reduction PLUS Depreciation Tax Deduction Benefits: (NOIADS Plus Amortization Principal Reduction) Divided by Investment (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and Prepayment Penalty, If Applicable, etc. Subject to Change & Error)				<b>7.7%</b>	<b>8.5%</b>
<b>C) Projected Cash On Cash Return on Equity Investment:</b> (Projected Resale Profit Divided by Cash Equity Required Over Proposed Financing Based On Above Information Before Closing Costs, Capital Improvements, Vacancy, Collection Loss, etc.)					<b>39.4%</b>	<b>62.4%</b>
<b>D1) ROI: Initial Cash On Cash Return on Equity Investment Investor Mortgage Financing:</b> (Cash Flow Divided by Equity) (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, Vacancy, Collection Loss, etc. Subject to Change & Error)					<b>8.4%</b>	<b>9.7%</b>
<b>D5) ROE w/Deprec. Investor Mortgage:</b>	True Initial Cash On Cash Return on Equity Investment Including Net Income Investor Mortgage Financing PLUS Amortization Principal Reduction PLUS Depreciation Tax Deduction Benefits: (NOIADS Plus Amortization Principal Reduction) Divided by Investment (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and Prepayment Penalty, If Applicable, etc. Subject to Change & Error)				<b>15.3%</b>	<b>16.7%</b>
<b>E2) ROI:</b>	ROI: Initial Cash On Cash Return on Investment With Proposed New Financing:(Cash Flow Divided by Equity Investment) (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and Prepayment Penalty If Applicable etc. Subject to Change & Error)				<b>26%</b>	<b>46%</b>
<b>E5) ROE w/Deprec. Owner Occupied Residential Mortgage:</b>	True Initial Cash On Cash Return on Equity Investment Including Net Income Owner Occupied Residential Financing PLUS Amortization Principal Reduction PLUS Depreciation Tax Deduction Benefits: (NOIADS Plus Amortization Principal Reduction) Divided by Investment (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and Prepayment Penalty, If Applicable, etc. Subject to Change & Error)				<b>149.3%</b>	<b>169.0%</b>
<b>Property Address:</b>	<b>71 Maple Street</b>					
<b>City, State, Zip:</b>	<b>Yonkers, New York 10701</b>					
<b>Location:</b>	<b>Westchester County</b>					
	<b>(Between Oak Street and Walnut Street )</b>					
	<b>Section Block &amp; Lot:1-456-48 Parcel ID:5195</b>		<b>Year Built 1898. Gut renovated 2018.</b>			
<b>DESCRIPTION: A Three-story Fully Renovated walk-up apartment building with Two (4) Bedroom and One (3) Bedroom Residential Apartments with a Gross total floor area of 3,468 Square foot.</b>						
		<b>Building Class: 3 Family Year Round</b>	<b>Zoning District: Apartment Houses, Medium Density (M)</b>			
		<b>Land Size:</b>	<b>25' Wide x 100' Deep</b>	<b>3,468 Square Feet</b>		
		<b>Lot Size Land Acreage:</b>	<b>0.08</b>			
		<b>TOTAL EXISTING USABLE BUILDING SQUARE FOOTAGE NOW:</b>	<b>3,468</b>			
<b># of Each</b>	<b>APARTMENT LAYOUTS:</b>	<b>Value Each Apartment Layout Comparable Quality Rental Apartments</b>	<b>Rooms</b>	<b>Baths</b>	<b>Total # of Rooms</b>	<b>Total Monthly Market Value Of Each Apartment Unit Layout</b>
<b>2</b>	<b>4 Bedroom 1 Bathroom</b>	<b>\$2,600</b>	<b>6.0</b>	<b>1.00</b>	<b>12</b>	<b>\$5,200</b>
<b>1</b>	<b>3 Bedroom 1 Bathroom</b>	<b>\$2,300</b>	<b>5.0</b>	<b>1.00</b>	<b>5</b>	<b>\$2,300</b>
<b>3</b>	<b>TOTAL Apartments On Owner's Rent Roll Listed As Rented With # of Rooms</b>				<b>17</b>	<b>\$7,500</b>
					<b>Annually</b>	<b>\$90,000</b>
<b>17</b>	<b>TOTAL NUMBER OF ROOMS</b>				<b>Market Rate Average Apt. Rent/Month</b>	<b>\$2,500.00</b>
<b>Layout Summary: 2 (4 Bedroom) and 1 (3 Bedroom) Apartments. 17 Rooms Total.</b>						





Financial Overview					A	B	
					CURRENT NOW ANNUAL INCOME	Long Term Future PROFORMA <small>Projected Potential Gross Annual Income Assuming Upgrading Existing Apartments to Similar Quality Comparable Rentals at Market Value</small>	
# of Apartments	PROJECTED INCOME FULLY RENTED RESIDENTIAL INCOME:		Square Feet +/-				
3	Residential Apartments	Apartments	3,468		\$83,604	\$90,000	
	Average Rent Per Month				\$2,322	\$2,500	
	Residential Rent Per Square Foot Per Year				\$24.11	\$25.95	
<b>TOTAL GROSS ANNUAL RENTAL INCOME ACTUAL &amp; PROJECTED ALL SOURCES:</b>					<b>\$83,604</b>	<b>\$90,000</b>	
<b>ORDINARY OPERATING EXPENSES: (Estimated)</b>							
<b>Expenses: (As provided by owner) (Ordinary Operating Excluding Capital Expenses &amp; Improvements)</b>							
* Real Estate Taxes 2016/2017 (County-\$1,462, City-\$3,107, School District- \$6,659)					\$6,986	\$6,986	
Water & Sewer: as per Seller					\$2,000	\$2,000	
Insurance : as per Seller					\$2,822	\$2,822	
Heating Fuel: as per Seller					\$2,500	\$2,500	
Janitorial:as per Seller					\$0	\$0	
Repair & Maintenance:					\$1,500	\$1,500	
Electric: as per Seller					\$731	\$731	
Management Fee- Proposed					\$2,508	\$2,700	
<b>TOTAL ORDINARY OPERATING EXPENSES: (Estimated)</b>					<b>\$19,047</b>	<b>\$19,239</b>	
Expenses Per Unit Per Year					(\$6,349)	(\$6,413)	
Expenses Per Square Foot Per Year					(\$5.49)	(\$5.55)	
Expenses As Percentage of EGI					23%	21%	
<b>NET Ordinary Operating INCOME Projected Annually Available For Debt Service: NABDS (Based On The Above Information Before Vacancy, Collection Loss, Capital Improvements, Replacement Reserves, TILC, etc.)</b>					<b>\$64,557</b>	<b>\$70,761</b>	
<b>A)</b>	<b>PRICING METRICS:</b>						
	<b>PRICE Seller will Accept All Cash</b>	Acquisition Cost	3,468 Sq. Ft.		\$899,000	\$899,000	
	GRM = Gross Rent Multiplier		BARGAIN		10.75	9.99	
	Price Per Unit				\$299,667	\$299,667	
	Price Per Square Foot				\$259	\$259	
	Cap Rate		HUGE RETURNS!!!		7.18%	7.87%	
<b>B)</b>	<b>True Value To Efficient Hands On Self Managed Buyers, but All Lenders, Appraisers will not value it based on the following:</b>						
	Add Back Vacancy, Collection, TILC, Replacement Reserves & Management Fee				\$2,508	\$2,700	
	NET INCOME CURRENT PROJECTED (Estimate Based On Above Information Before Closing Costs, Capital Improvements, Vacancy, Collection Loss, etc.)				\$67,065	\$73,461	
	Cap Rate All Cash Purchase; Cash On Cash Return On Investment (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, Vacancy, Collection Loss, etc.)				7.5%	8.2%	
	Depreciation Annual Tax Deduction Benefit As An Add Back to Determine Total Return Benefits Straight Line 30 Years After Deducting 20% of Purchase Price For Land Value				\$23,973	\$23,973	
	Total Initial Return NOIADS Plus Depreciation Tax Deductions				\$69,573	\$76,161	
<b>B1) ROE w/Deprec:</b>	<b>True Initial Cash On Cash Return on Equity Investment Including Net Income PLUS Depreciation Tax Deduction Benefits: (NOIADS Divided by Investment) (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and Prepayment Penalty, If Applicable, etc. Subject to Change &amp; Error)</b>					<b>7.74%</b>	<b>8.47%</b>

C)		PROJECTED POSSIBLE POTENTIAL FUTURE RESALE PROFITABILITY:			
	<b>Projected Resale Value of Property:</b>	Cap Rate:	<b>6.00%</b>	<b>\$1,075,948</b>	<b>\$1,179,350</b>
	<b>Projected Resale Profit:</b> (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, Vacancy, Collection Loss, etc.)			<b>\$176,948</b>	<b>\$280,350</b>
	<b>Projected Resale Profit Markup:</b> (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, Vacancy, Collection Loss, etc.)		<b>HUGE RETURNS!</b>	<b>20%</b>	<b>31%</b>
	<b>Projected Cash On Cash Return on Equity Investment:</b> (Projected Resale Profit Divided by Cash Equity Required Over Proposed Financing Based On Above Information Before Closing Costs, Capital Improvements, Vacancy, Collection Loss, etc.)			<b>39%</b>	<b>62%</b>

D) & E)		POSSIBLE FINANCING OPTIONS:			
D)		POSSIBLE? PROPOSED PERMANENT INVESTOR NON OWNER OCCUPIED FINANCING (Subject to lender approval & closing.)			
		<b>Optional Possible PRE-APPROVED FINANCING offered via 1% MORTGAGE BROKER FEE to ANDREW LICHTENSTEIN, INC. at closing.</b>			
5 Year FHLBNY Index Yield		3.02%	<b>As of Date:</b> 8/30/2018 subject to change until rate locked.		
Spread		1.36%			
<b>FIXED INTEREST RATE:</b>		<b>4.38%</b>	FIXED FOR 3+3+3+3+3+3+3+3+3+3+3+3 YEARS WITH 30 YEAR AMORTIZATION SCHEDULE.		
<b>Amortization Schedule in Years</b>		<b>30</b>		<b>A</b>	<b>B</b>
<b>NOI BDS:</b>	<b>NET Ordinary Operating INCOME Projected Annually Available For Debt Service: NABDS</b> (Based On The Above Information Before Vacancy, Collection Loss, Capital Improvements, Replacement Reserves, TILC, etc.)			<b>\$64,557</b>	<b>\$70,761</b>
<b>First Mortgage Offer Proposed by Lender</b> of Mortgage Broker Andrew Lichtenstein, Inc.				<b>\$449,500</b>	<b>\$449,500</b>
<b>Loan to Purchase Price</b>				50%	50%
<b>Annual Debt Service Principal &amp; Interest Payments:</b> (Projected Estimate Subject to Rate Lock, Changing Rates, Terms, Withdrawal & Error)				<b>(\$26,947)</b>	<b>(\$26,947)</b>
Rate Constant: [Formula: Annual Debt Service P & I Divided By Mortgage Amount Borrowed]				5.99%	5.99%
DSCR = Debt Service Coverage Ratio [Formula: NABDS/Annual Debt Service]				(2.40)	(2.63)
Debt Yield: [Formula: NABDS/Lender's Proposed First Mortgage]				14.36%	15.74%
LTV (Estimated Based on Cap Rate PROJECTED RESALE VALUE, & I&E Above):				42%	38%
<b>NOI ADS:</b>	<b>CASH FLOW NET INCOME AVAILABLE AFTER DEBT SERVICE: NAADS</b> (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, Vacancy, Collection Loss, etc. Subject to Rate Lock, Changing Rates, Terms, Withdrawal & Error)			<b>\$37,610</b>	<b>\$43,814</b>
<b>Cash Equity Required to Remain Invested Above The Projected Cost Basis Above the Proposed Financing Herein:</b> (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, Vacancy, Collection Loss, etc. Subject to Change & Error)				<b>\$449,500</b>	<b>\$449,500</b>
<b>D1) ROI:</b>	<b>ROI: Initial Cash On Cash Return on Investment With Proposed New Financing:</b> (Cash Flow Divided by Equity Investment) (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and Prepayment Penalty If Applicable etc. Subject to Change & Error)			<b>8%</b>	<b>10%</b>
D2) Amort.	<b>Add Back Principal Reduction Amortization Equity Buildup:</b> (Based on year 1)			<b>\$7,407</b>	<b>\$7,407</b>
D3) Deprec.	<b>Depreciation Annual Tax Deduction Benefit As An Add Back to Determine Total Return Benefits Straight Line 27.5 Years After Deducting 20% of Purchase Price For Land Value</b>			<b>\$23,973</b>	<b>\$23,973</b>
<b>D4)</b>	<b>TRUE INITIAL TOTAL RETURN: NOIADS PLUS AMORTIZATION PRINCIPAL REDUCTION From DEBT SERVICE:</b> (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and Prepayment Penalty If Applicable, etc. Subject to Rate Lock, Changing Rates, Terms, Withdrawal & Error)			<b>\$68,990</b>	<b>\$75,194</b>
<b>D5) ROE w/Deprec. Investor Mortgage:</b>	<b>True Initial Cash On Cash Return on Equity Investment Including Net Income PLUS Amortization Principal Reduction PLUS Depreciation Tax Deduction Benefits:</b> (NOIADS Plus Amortization Principal Reduction) Divided by Investment) (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and Prepayment Penalty, If Applicable, etc. Subject to Change & Error)			<b>15.35%</b>	<b>16.73%</b>



**E**

**UP TO 96.5% MAXIMUM LTC OWNER OCCUPIED PRIMARY RESIDENCY (or first time home buyer, or second home where first home is over 100 miles away) POSSIBLE FINANCING ASSUMING PURCHASE VIA HIGHEST LTV ACQUISITION FINANCING AND REHAB FINANCING BY A PRIMARY OWNER OCCUPANT WITH SATISFACTORY PERSONAL CREDIT (700 FICO) AND PERSONAL GUARANTY WHO RENTS OUT THE OTHER UNITS: (After a period of time satisfactory to the lender these numbers reflect buyer moving out and renting out the owners unit.)**

**Optional Possible Future ReFinancing After Completion of Property via 1% MORTGAGE BROKER FEE to ANDREW LICHTENSTEIN, INC. at closing. PAR 0% to lender.**

30 Year Constant US Treasury Index Yield	3.23%	As of Date: 9/20/2018 Subject to change & final approval until rate locked.
Spread	1.85%	
<b>FIXED INTEREST RATE:</b>	<b>5.075%</b>	<b>FIXED FOR 30 YEARS with 30 YEAR AMORTIZATION SCHEDULE SELF LIQUIDATING</b>
<b>Amortization Schedule in Years</b>	<b>30</b>	Proposed Permanent Takeout Financing. Rate reflects what it would have been if it had closed at date

<b>Maximum Estimated Proposed Takeout Permanent First Mortgage Financing AFTER Buyer Buys, Closes, lives there for lender's minimum time then Rents Up The Property, that may be available to qualified buyer via commercial mortgage broker Andrew Lichtenstein, Inc..</b>	<b>\$867,535</b>
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<b>Estimated LTC Loan to Cost Basis of Buyer/Builder/Developer:</b>	<b>96.5%</b>	Estimated As Completed Loan To Future Value As a Stabilized Rental Property:
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<b>NOI BDS:</b>	<b>NET INCOME Projected Before Debt Service Annually: NOI BDS</b> <i>(Based On The Above Information Before Capital Improvements, and prepayment penalty if applicable etc.)</i>	<b>\$64,557</b>	<b>\$70,761</b>
<b>E2) DS:</b>	<b>Debt Service Principal &amp; Interest Payments Annually:</b> (Projected Estimate Subject to Rate Lock, Changing Rates, Terms, Withdrawal & Error)	<b>(\$56,364)</b>	<b>(\$56,364)</b>
	Rate Constant: [Formula: Annual Debt Service P & I Divided By Mortgage Amount Borrowed]	6.50%	6.50%
	DSCR = Debt Service Coverage Ratio [Formula: NABDS/Annual Debt Service]	1.15	1.26
	Debt Yield: [Formula: NABDS/Lender's Proposed First Mortgage]	7.44%	8.16%
	LTV (Estimated Based on Cap Rate PROJECTED RESALE VALUE, & I&E Above):	<b>80.6%</b>	<b>73.6%</b>

<b>NOI ADS:</b>	<b>NET INCOME AFTER DEBT SERVICE From Proposed New Financing: NOI ADS:</b> <i>(Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and prepayment penalty if applicable etc. Subject to Rate Lock, Changing Rates, Terms, Withdrawal &amp; Error)</i>	<b>\$8,193</b>	<b>\$14,397</b>
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**E2) RETURN ANALYSIS PROJECTED AFTER CLOSING OF PURCHASE, PROPOSED FINANCING FOR PROPERTY ACQUISITION, PERMANENT MORTGAGE FINANCING AS A PARTIALLY OWNER OCCUPIED RESIDENTIAL HOME RENTAL INCOME PROPERTY:**

<b>E2)</b>	<b>Cash Equity Required to Remain Invested Over And Above Proposed New Financing Herein:</b> <i>(Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and prepayment penalty if applicable, etc. Subject to Change &amp; Error)</i>	<b>\$31,465</b>	<b>\$31,465</b>
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<b>E2) ROI:</b>	<b>ROI: Initial Cash On Cash Return on Investment With Proposed New Financing:</b> <i>(Cash Flow Divided by Equity Investment) (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and Prepayment Penalty If Applicable etc. Subject to Change &amp; Error)</i>	<b>26%</b>	<b>46%</b>
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<b>E3)Amort.</b>	<b>Add Back Principal Reduction Amortization Equity Buildup:</b>	<b>\$12,627</b>	<b>\$12,627</b>
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<b>Deprec.</b>	<b>Depreciation Annual Tax Deduction Benefit As An Add Back to Determine Total Return Benefits Straight Line 27.5 Years After Deducting 20% of Purchase Price For Land Value</b>	<b>\$26,153</b>	<b>\$26,153</b>
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<b>E4)</b>	<b>TRUE INITIAL TOTAL RETURN: NOIADS PLUS AMORTIZATION PRINCIPAL REDUCTION From DEBT SERVICE:</b> <i>(Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and Prepayment Penalty If Applicable, etc. Subject to Rate Lock, Changing Rates, Terms, Withdrawal &amp; Error)</i>	<b>\$46,973</b>	<b>\$53,177</b>
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<b>E5) ROE w/Deprec. Owner Occupied Residential Mortgage:</b>	<b>True Initial Cash On Cash Return on Equity Investment Including Net Income PLUS Depreciation &amp; Amortization Principal Reduction:</b> <i>(NOIADS Plus Amortization Principal Reduction) Divided by Investment) (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and Prepayment Penalty, If Applicable, etc. Subject to Change &amp; Error)</i>	<b>149%</b>	<b>169%</b>
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**MULTIFAMILY RENT ROLL**

9/14/2018

Property Address Being Sold:	<b>71 Maple Street</b>	
City, State, Zip:	<b>Yonkers NY 10701</b>	
# of Residential Units	<b>3</b>	
# of Commercial Units	<b>0</b>	<b>+</b>
<b>Total # of Units:</b>	<b>3</b>	<b>=</b>
# of Vacant Units:	<b>0</b>	<b>0.00% Vacancy Rate</b>
# of Occupied Units:	<b>3</b>	<b>100.00% Occupancy Rate</b>

UNIT #	TENANT NAME	Residential CURRENT Monthly Rent NOW	Projected Rent at Market Value	Square Footage	# BED ROOMS	# BATHS	# of ROOMS	Status (Rent Registration with DHCR) (RC, RS, FM Decontrolled Destabilized Free Market)
1		\$2,197.00	\$2,300.00		3	1	5	RS
2		\$2,470.00	\$2,600.00		4	1	6	RS
3		\$2,300.00	\$2,600.00		4	1	6	RS
<b>3</b>	<b>Total</b>	<b>\$6,967.00</b>	<b>\$7,500.00</b>	<b>0</b>	<b>11</b>	<b>3</b>	<b>17</b>	

Monthly Residential Scheduled Rent	<b>\$6,967.00</b>	<b>\$7,500.00</b>				<b>100.00%</b>	<b>3</b>	
TOTAL GROSS MONTHLY INCOME ALL SOURCES:	<b>\$6,967.00</b>	<b>\$7,500.00</b>	# of Apartments of Each Layout	Bed-Rooms	Baths	Rooms	Total # of Rooms	<b>APARTMENT LAYOUTS:</b>
<b>TOTAL ANNUAL INCOME:</b>	<b>\$83,604.00</b>	<b>\$90,000.00</b>						
			1	3	1.00	5	5	3 Bedroom 1 Bathroom
			2	4	1.00	6.0	12	4 Bedroom 1 Bathroom
			<b>3</b>				<b>17</b>	<b>TOTAL ROOMS</b>

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# location

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## PROPERTY NEIGHBORHOOD

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- The Property is located in Yonkers, Westchester County.



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## Property Location

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- The Property is located in Yonkers, Westchester County , New York.







## Property Location

- **Downtown Yonkers Revival**

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## Property Location

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- **Yonkers is becoming the next hip town to live in New York. New downtown and waterfront buildings, attract young professionals looking for beautiful views and easy commute. There are 5 active upscale residential construction projects within a five-block radius in the city's downtown area.**
- **It has been described by an expert as “the emergence of urban-suburban revival in historically small, but prominent cities in the region surrounding Manhattan.”**







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## Property Location

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- The Property is only one mile from Yonkers Metro North Station
- Yonkers is just 25 minutes to Midtown Manhattan's Grand Central Terminal







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## Property Location

- Beautiful Mansions blocks away from Nodine Hills



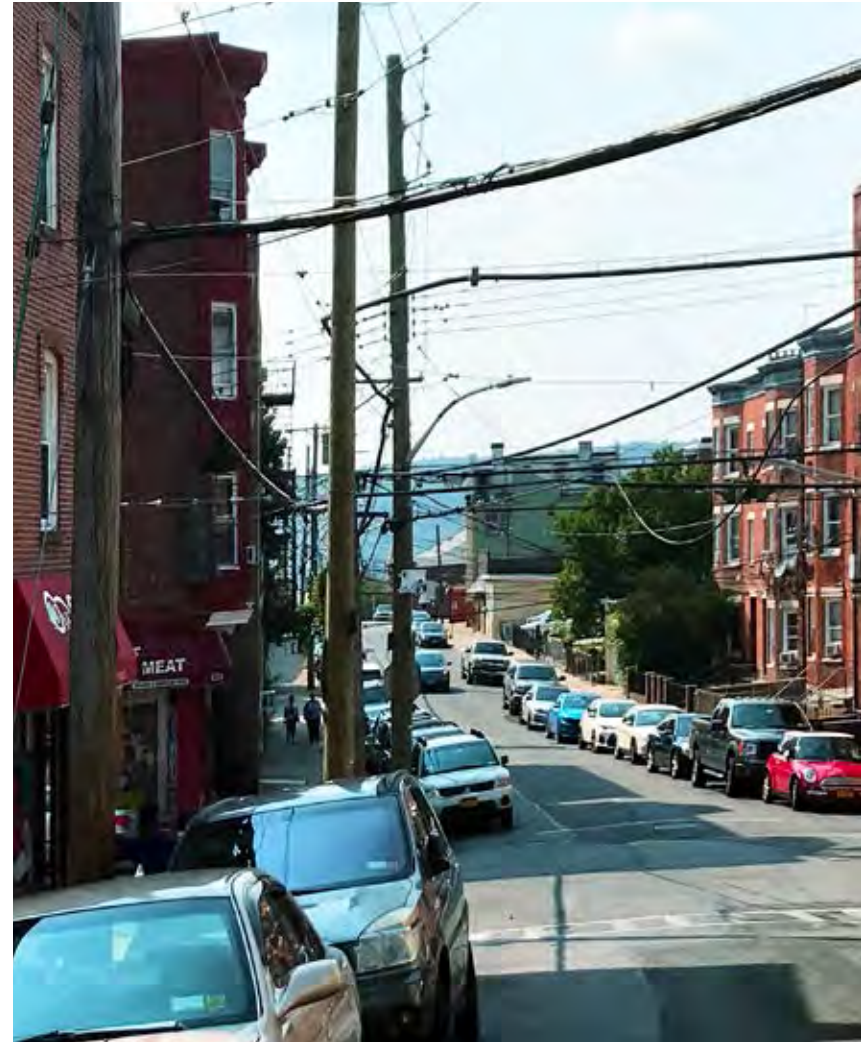


## Property Location

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- **The Property is located on 71 Maple Street in the Nodine Hills Section of Yonkers.**







## Property Location

- On a very nice street.

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## Property Location

- With Hudson River views from the apartment balconies.







## Property Location

- Right near stores.

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# description

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## PROPERTY DESCRIPTION

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## Property Description

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- **This property has recently been beautifully renovated nearly completely.**





## Property Description

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- This is a three story high apartment building containing 3 residential apartments.
- 1 Unit contains 3 Bedroom and 1 Bathroom
- 2 Units contain 4 Bedrooms and 1 Bathroom.



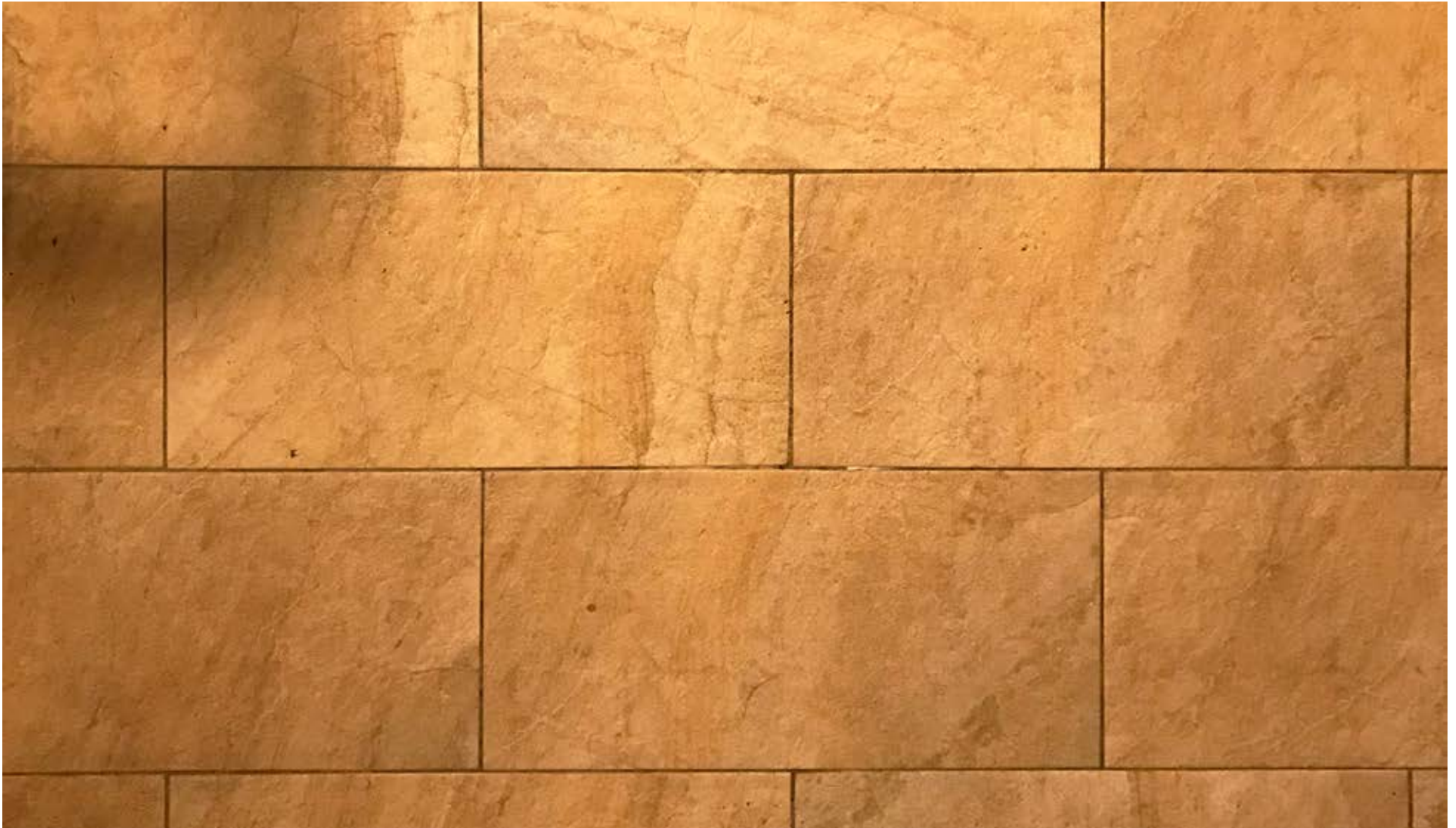


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## Property Description

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- **New floors in building's hallways and lobby**



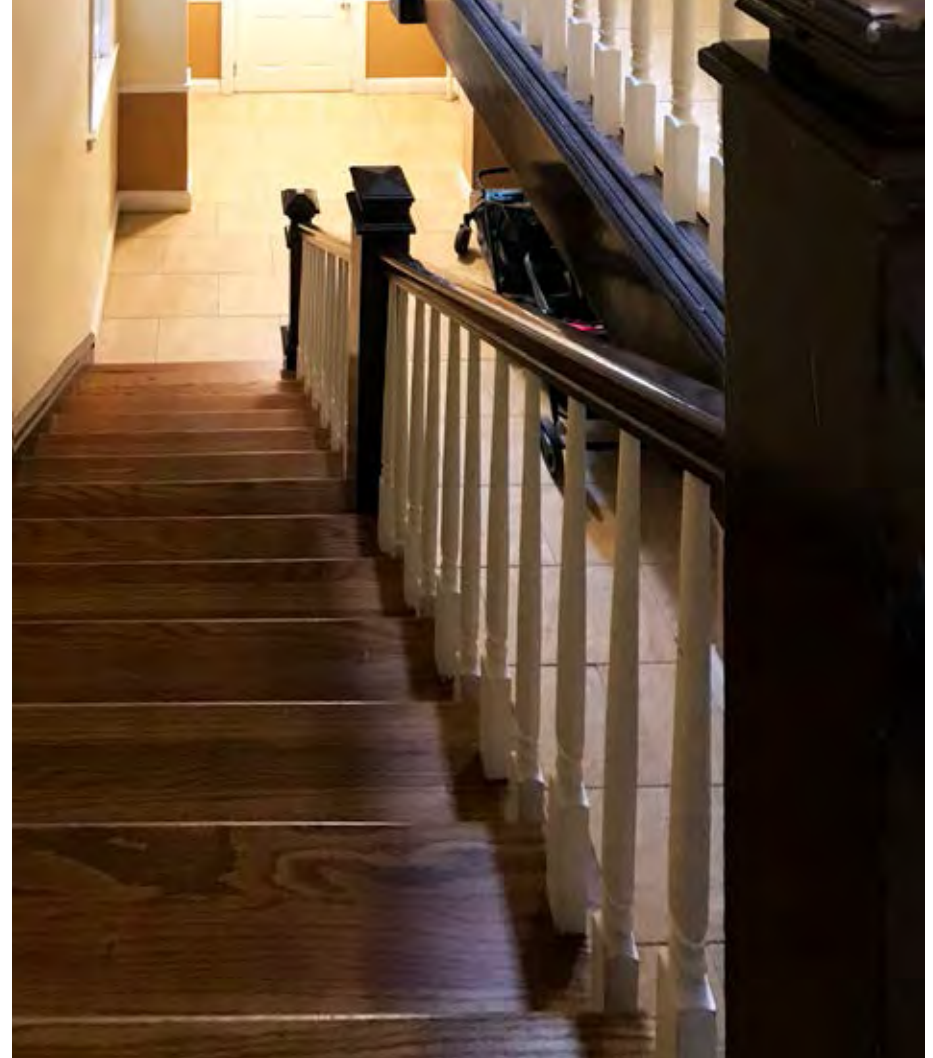




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## Property Description

- Immaculate completely rebuilt solid new stair cases.



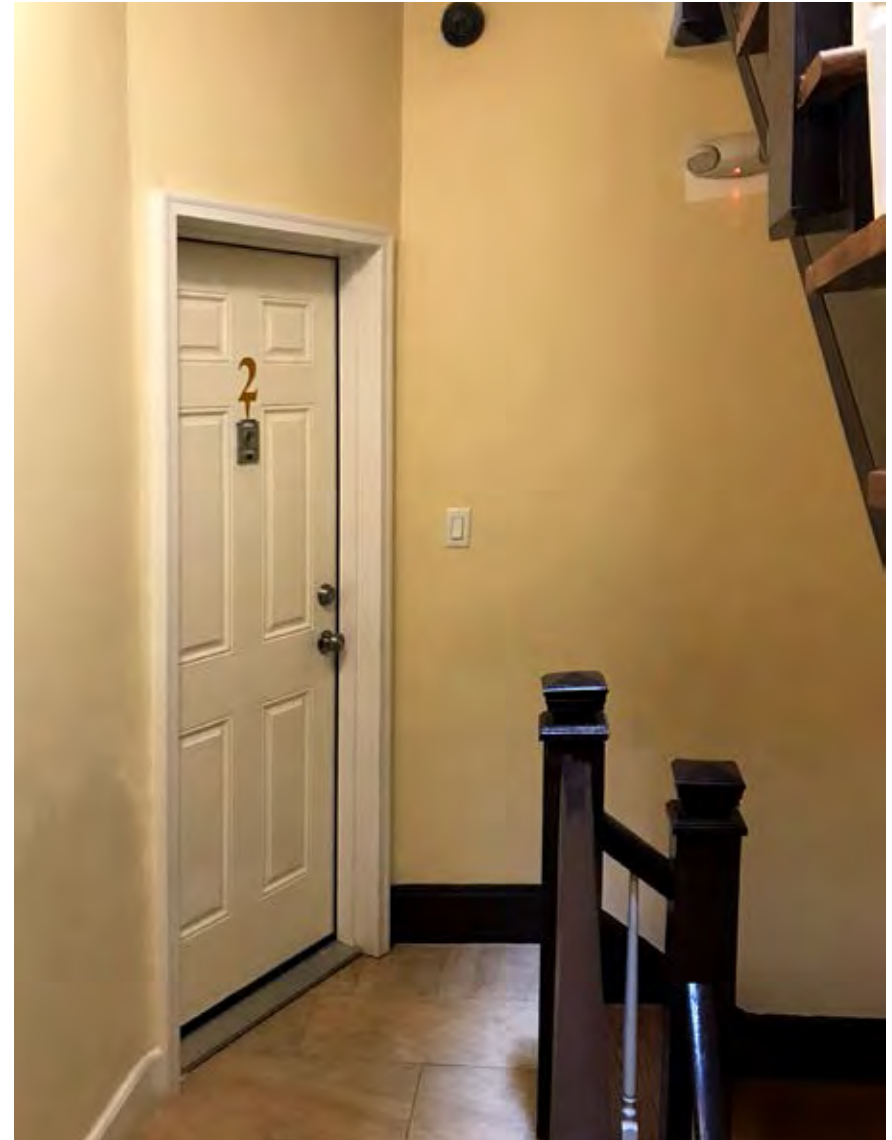


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## Property Description - Unit 2

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- **Unit 2, Second Floor.**  
**(Each of the 3 apartments take up their own private entire floor.)**



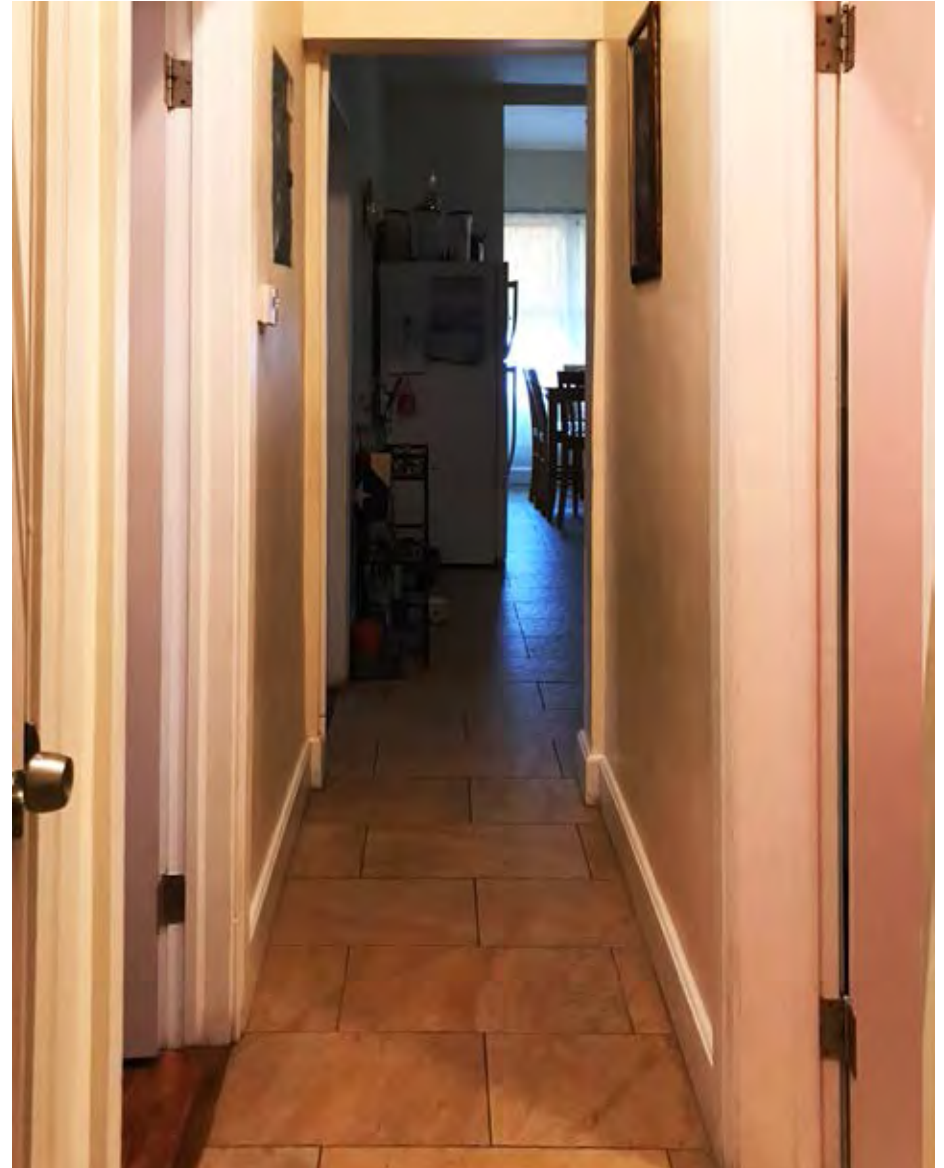
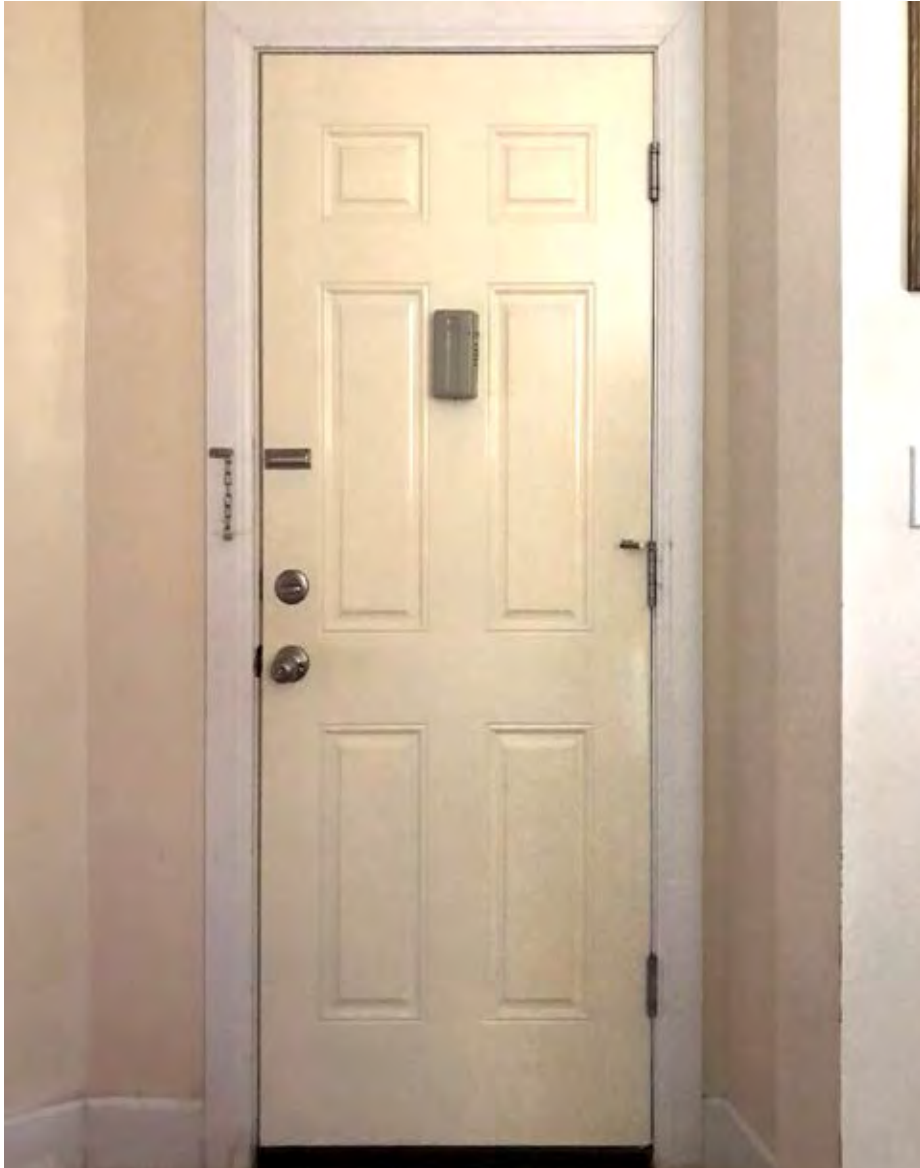


## Property Description - Inside Apartment

- Entrance door

- Hallway of interior Apartment

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## Property Description - Inside Apartment

- Living room.





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## Property Description - Inside Apartment

- **Brand new beautiful kitchens. Real natural wood cabinets, granite countertops, stainless steel sink, and new modern appliances.**







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## Property Description - Inside Apartment

- Eat In Dining Room next to the kitchen
- Blackplash with modern glass tile







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# Property Description - Inside Apartment

- **Bedroom #1**





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## Property Description - Inside Apartment

- **Bedroom #2**







## Property Description - Inside Apartment

- **Bedroom #3**

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## Property Description - Inside Apartment

- Modern shades on the windows
- Completely Gut Renovated 3 Piece Bathroom Including new tiled floor and walls.





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## Property Description

- **Basement - Entertainment Room**





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## Property Description

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- **Boiler**







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## Property Description

- 3 separate natural gas fired hot water heaters and water storage tanks





## Property Description

- Clean like new above ground oil tank in basement next to gas meters

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## Property Description

- 4 Electric meters located outside building. 1 for each apartment and 1 for landlord common area hallway lights etc.





## Property Description

- Electrical circuit breakers and gas meters for each apartment located in basement.





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## Property Description

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- Backyard







## Property Description

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- Each apartment has a balcony





## Property Description

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- Security Cameras



- Oil fill from outside building.





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## Disclaimer

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Seller's Required Terms and Conditions of Sale: All Cash. Unconditional agreement of sale to be signed by buyer upon completion of buyer's due diligence with 5% to 10% non-refundable deposit closing in "As Is" condition, subject to any and all violations, without any contingencies except good marketable insured title at closing.

Buyer must sign Broker ALI's Buyer Registration NCCFA Non-Circumvention and Conditional Optional Andrew Lichtenstein, Inc. 1% Financing brokerage Agreement.

Contact Seller's Exclusive Broker ONLY:  
Andrew Lichtenstein  
(800)242-9888 AL@LichtensteinRE.com  
Do Not circumvent Broker.  
No site access without Broker appointment.



# Disclaimer

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