



H&S PORTFOLIO

29 BULK UNSOLD SHARES
IN 7 CO-OP BUILDINGS



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EXECUTIVE SUMMARY

RM Friedland is proud to present the H&S Portfolio: (29) bulk unsold sponsor-owned cooperative shares across seven modern, exceptionally well-maintained, elevator co-op apartment buildings in the New York Metro area. RM Friedland has been retained on an exclusive basis by ownership to act as advisor and agent in arranging the sale of this package.

The portfolio is diversified across several of Westchester's and the Bronx's most desirable sub markets, with holdings in Northeast Yonkers, Riverdale, Port Chester, and New Rochelle. Each building is professionally managed, elegantly appointed, and strategically positioned in a densely populated corridor bordering New York City, with convenient access to multiple forms of public transportation, shopping, and area amenities.

Opportunities of this caliber are extremely rare in the region. There is currently an acute shortage of prime, high-quality multi-family assets for sale in the New York Metro area, and very few packages of this size and quality ever trade.

In total, the offering comprises (29) units of varying layouts spread over (7) exceptionally maintained large cooperative buildings. A breakdown of the tenants shows (1) rent-controlled tenancy and (28) rent-stabilized tenants. As sponsor owned units, upon vacancy, each of the units/shares can be sold on the open market with process ranging from \$210-\$350 per square foot offering significant value-add upside.

PORTFOLIO PROPERTIES:

- 377 Westchester Avenue, Port Chester, NY
- 629 Kappock Street, Riverdale, NY
- 30 Clinton Place, New Rochelle, NY
- 1101 Midland Avenue, Yonkers, NY
- 333 Bronx River Road, Yonkers, NY
- 555 Bronx River Road, Yonkers, NY
- 575 Bronx River Road, Yonkers, NY



II. PROPERTY DESCRIPTIONS

29 BULK UNSOLD SHARES IN 7 CO-OP BUILDINGS FOR SALE

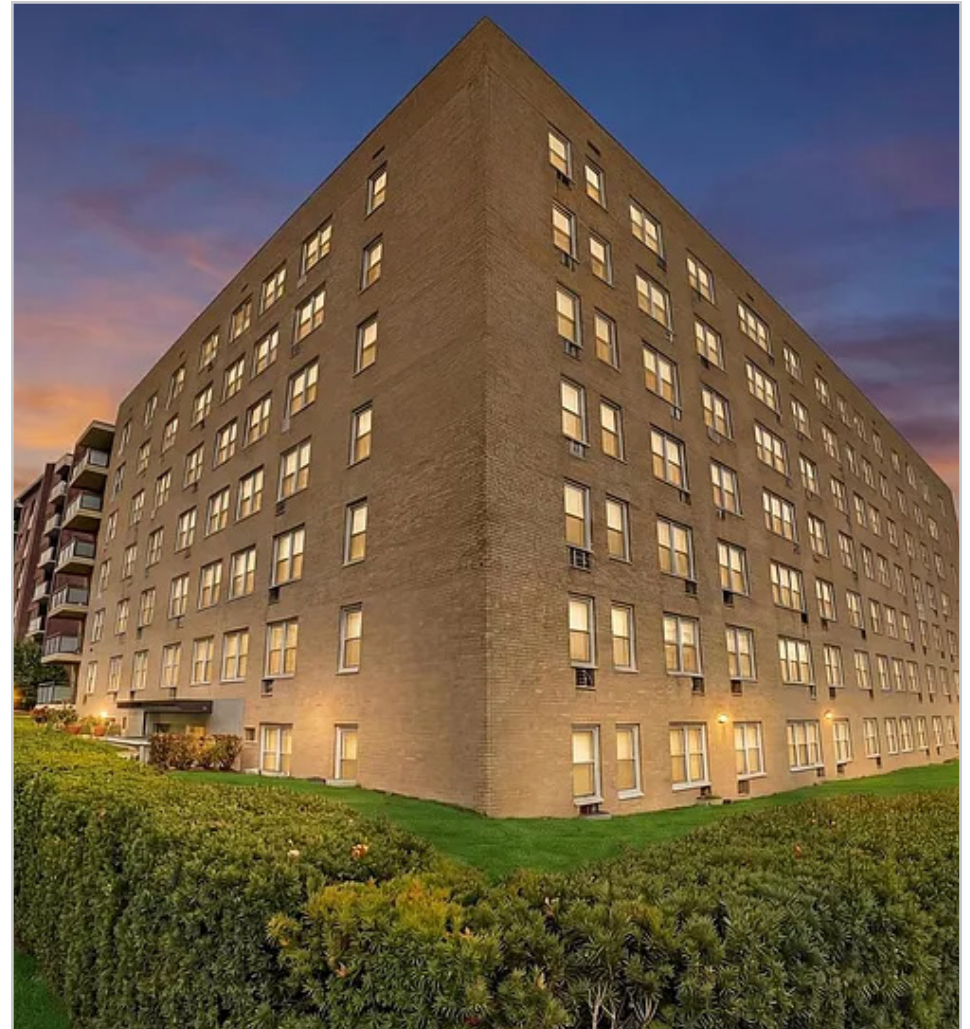


PROPERTY INFORMATION | THE IMPERIAL

377 WESTCHESTER AVENUE PORT CHESTER, NY

SECTION BLOCK & LOT: **134.77-1-53**
STATUS: **(1) RS**
LOT SIZE: **1.18 Acres | 51,401 SF**
STORIES: **7**
TOTAL BUILDING UNITS: **91**
UNITS: **1**
UNIT TYPE: **1BR/1BA**
PARKING: **1 Spot**
TOTAL SHARES: **483**

	PER MONTH	PER YEAR
RENT	\$967.11	\$11,605.32
EXPENSES	\$997.87	\$11,998.44
INCOME	(-\$32.76)	(-\$393.12)



PROPERTY INFORMATION | THE BONNIE CREST

629 KAPPOCK STREET RIVERDALE, NY

SECTION BLOCK & LOT: **5725-0776**
STATUS: **(1) RC, (2) RS**
LOT SIZE: **1.82 Acres | 79,279 SF**
STORIES: **7**
TOTAL BUILDING UNITS: **96**
UNITS: **6**
UNIT TYPES: **(1) 2 BR/2 BA**
(4) 2 BR/1 BA
(1) Studio
PARKING: **No**
TOTAL SHARES: **1,477**



	PER MONTH	PER YEAR
RENT	\$7,142.50	\$85,710.92
EXPENSES	\$6,240.91	\$74,891.84
INCOME	\$901.59	\$10,819.08

PROPERTY INFORMATION | DEVON PLAZA COOPERATIVE

1101 MIDLAND AVENUE YONKERS, NY

SECTION BLOCK & LOT: **5-5378-125**
STATUS: **(8) RS**
LOT SIZE: **3.47 Acres | 151,153 SF**
STORIES: **4**
TOTAL BUILDING UNITS: **151**
UNITS: **8**
UNIT TYPES: **(1) 1 BR/1 BA**
(5) 2 BR/1 BA
(1) 2 BR/2 BA
(1) Studio
PARKING: **No**
TOTAL SHARES: **5,639**
YEAR BUILT: **1970**

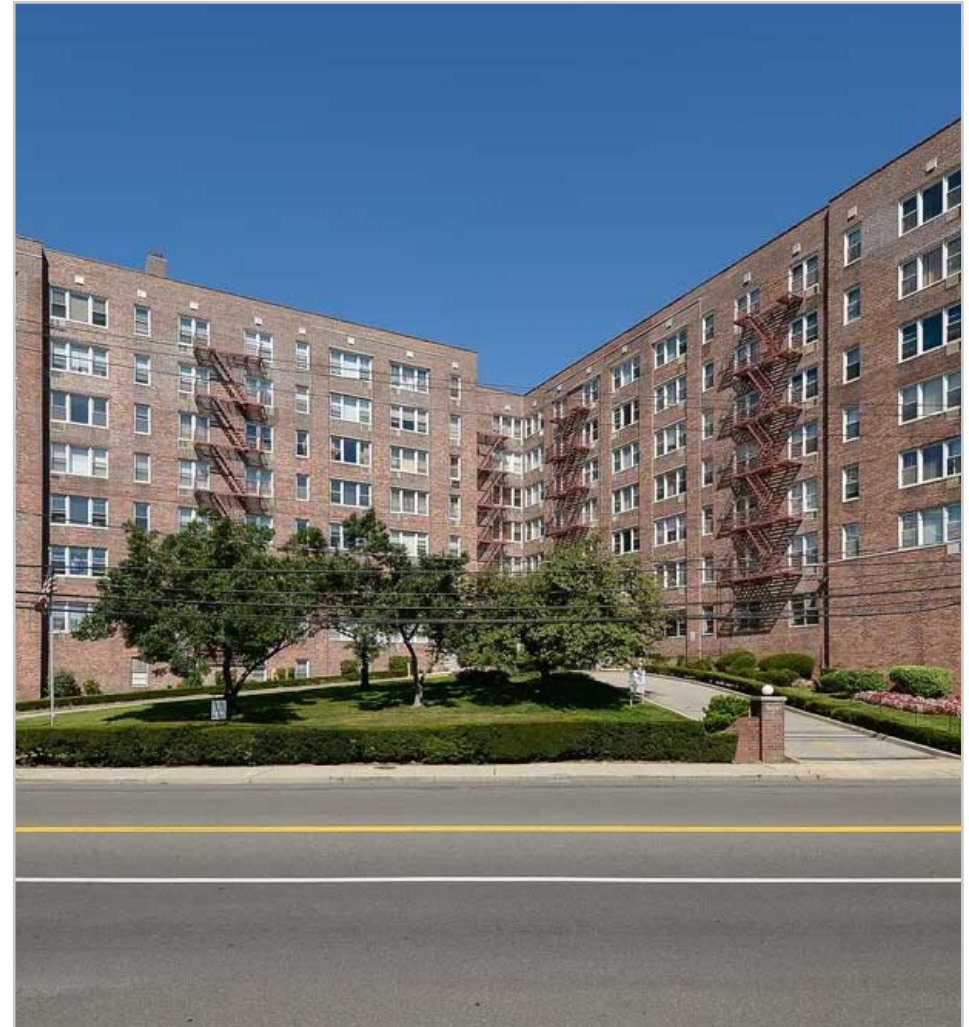
	PER MONTH	PER YEAR
RENT	\$7,408.99	\$88,907.88
EXPENSES	\$7,476.18	\$89,714.16
INCOME	(-\$67.19)	(-\$806.28)



PROPERTY INFORMATION | THE RAYBROOK

333 BRONX RIVER ROAD YONKERS, NY

SECTION BLOCK & LOT: **6-6307-150**
STATUS: **(6) RS**
LOT SIZE: **2.98 Acres | 129,089 SF**
STORIES: **7**
TOTAL BUILDING UNITS: **163**
UNITS: **6**
UNIT TYPES: **(1) 2 BR/2 BA**
(4) 2 BR/1 BA
(1) 1 BR/1 BA
PARKING: **No**
TOTAL SHARES: **2,202**



	PER MONTH	PER YEAR
RENT	\$5,116.99	\$61,403.88
EXPENSES	\$5,104.31	\$61,251.84
INCOME	\$12.68	\$152.04

PROPERTY INFORMATION | PARK CREST COOPERATIVE

555 BRONX RIVER ROAD YONKERS, NY

SECTION BLOCK & LOT: **5-5222-29**
STATUS: **(2) RS**
LOT SIZE: **1.13 Acres | 49,336 SF**
STORIES: **7**
TOTAL BUILDING UNITS: **101**
UNITS: **2**
UNIT TYPE: **(2) 1 BR/1 BA**
PARKING: **1 Spot**
TOTAL SHARES: **1,186**

	PER MONTH	PER YEAR
RENT	\$1,750.58	\$21,006.96
EXPENSES	\$1,990.47	\$23,885.64
INCOME	(-\$239.89)	(-\$2,878.68)



PROPERTY INFORMATION | JAYRO COOPERATIVE APARTMENTS

575 BRONX RIVER ROAD YONKERS, NY

SECTION BLOCK & LOT: **5-5222-23**
STATUS: **(3) RS**
LOT SIZE: **.92 Acres | 40,075 SF**
STORIES: **8**
TOTAL BUILDING UNITS: **73**
UNITS: **3**
UNIT TYPES: **(1) 2 BR/2 BA**
(1) 2 BR/1 BA
(1) 1 BR/1 BA
PARKING: **No**
TOTAL SHARES: **2,093**
YEAR BUILT: **1964**



	PER MONTH	PER YEAR
RENT	\$2,824.40	\$33,892.80
EXPENSES	\$3,290.71	\$39,488.52
INCOME	(-\$466.31)	(-\$5,595.72)

PROPERTY INFORMATION

30 CLINTON PLACE NEW ROCHELLE, NY

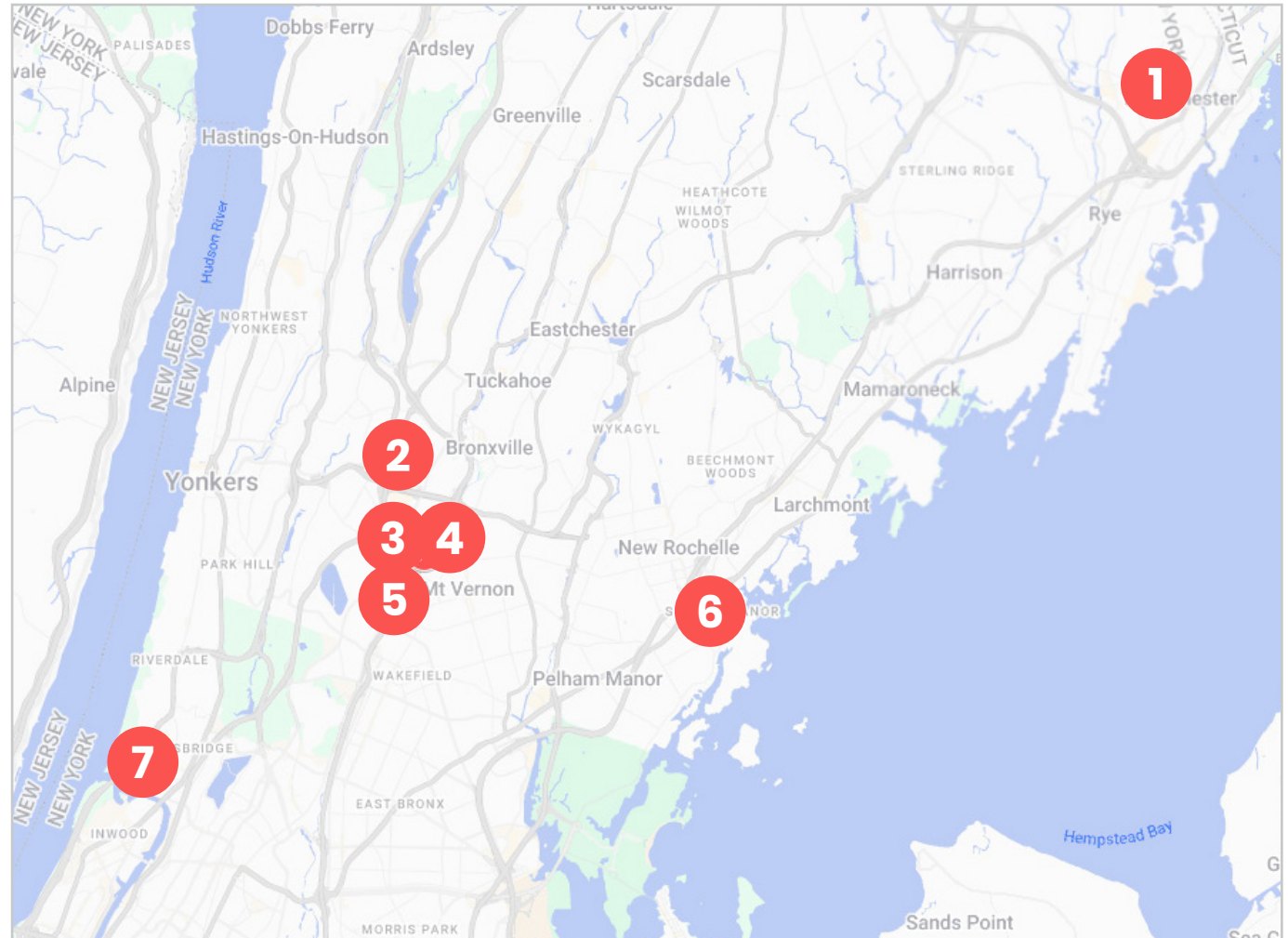
SECTION BLOCK & LOT: **1-212-71**
STATUS: **(1) RC, (2) RS**
LOT SIZE: **.35 Acres | 15,246 SF**
STORIES: **6**
TOTAL BUILDING UNITS: **49**
UNITS: **3**
UNIT TYPES: **(2) 2 BR/2 BA**
(1) 1 BR/1 BA
PARKING: **No**
TOTAL SHARES: **1,186**
YEAR BUILT: **1938**

	PER MONTH	PER YEAR
RENT	\$2,573.49	\$30,881.88
EXPENSES	\$3,939.76	\$47,277.12
INCOME	(-\$1,366.27)	(-\$16,395.24)



PROPERTY MAP

- 1** 377 Westchester Avenue
Port Chester
- 2** 1101 Midland Avenue
Yonkers
- 3** 555 Bronx River Road
Yonkers
- 4** 575 Bronx River Road
Yonkers
- 5** 333 Bronx River Road
Yonkers
- 6** 30 Clinton Place
New Rochelle
- 7** 629 Kappock Street
Bronx



FINANCIAL OVERVIEW OF THE H&S UNSOLD SHARES PORTFOLIO

REVENUE:

Scheduled Gross Annual Income:			\$334,215
Vacancy/Loss Factor Residential:	0.0%	Of S.G.I.	\$-
Effective Gross Income:			\$334,215

EXPENSES: (Actual Common Charges & Estimated Owners Discretionary Expenses):

Common Charges:	Actual			\$347,700
In House Maintenance:	Discretionary	\$125	/ Unit	\$3,875
Insurance:	Discretionary	\$175	/ Unit	\$5,425
Management Fee:	Discretionary	2.50%	Of S.G.A.I.	\$8,355
Total:				\$365,356

Effective Gross Income:

Less Expenses:	Expenses as a % of Income	109.32%	\$365,356
Net Operating Income:			(-\$31,141)

SELF-MANAGED & INSURED:

Scheduled Gross Annual Income:	\$334,215
Vacancy/Loss Factor Residential:	\$-
Effective Gross Income:	\$334,215

EXPENSES: (Actual Common Charges):

Common Charges:	\$347,700
Total:	(-\$13,485)



1101 Midland Ave



III. MARKET OVERVIEW

29 BULK UNSOLD SHARES IN 7 CO-OP BUILDINGS FOR SALE



WESTCHESTER DEMOGRAPHICS

LIVE BIGGER. WORK CLOSER.

WESTCHESTER COUNTY

Estimated Population (2025)	1.01 M
Projected Population (2030)	1.01 M
Daytime Population (2025)	779,801
Average HH Size	2.6
Female / Male Ratio (2025)	50.7% / 49.3%
Median Age	41.0
Age 19 Years or Less	235,913 (23.3%)
Age 20 to 64 Years	582,550 (57.6%)
Age 65 Years or Over	193,663 (19.1%)
High School/GED Graduate	17.4%
College Graduate	72.3%
Graduate/Profesional Degree	53.8%
Average HH Income (2025)	\$211,807
Median HH Income (2025)	\$125,228
Median Home Value	\$645,959
Median Rent (2025)	\$1,730/Mo.
Avg. HH Net Worth (2025)	\$2.02 M



CONFIDENTIALITY

This is a confidential brochure intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of Cooperative Units at 377 Westchester Avenue Port Chester, 1101 Midland Avenue Yonkers, 629 Kappock Street Bronx, 333 Bronx River Road Yonkers, 555 Bronx River Road Yonkers, 575 Bronx River Road Yonkers, 30 Clinton Place New Rochelle (the "Properties").

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Owner(s) expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Properties and/or to terminate discussions with any entity at any time with or without notice. Owner(s) shall have no legal commitment or obligation to any entity reviewing this brochure or making an offer to purchase the Properties unless and until a written agreement satisfactory to Owner(s) has been fully executed, delivered, and approved by Owner(s) and any conditions to Owner(s) obligations thereunder have been satisfied or waived.

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It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate.

RMF does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Properties and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Properties.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Properties, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Properties, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

While this brochure contains physical description information, there are no references to condition. Neither Owner(s) nor RMF make any representation as to the physical condition of the Properties. Prospective purchasers should conduct their own independent engineering report to verify Properties condition. In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents.

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Once you have expressed an offer to acquire the Properties and have demonstrated certain bonafides satisfactory to owner, certain further and additional information may be provided in order for you to complete your due diligence investigation.

Zoning is a critical factor in the value of these Properties. All zoning information must be independently verified.

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