

# Westchester Plaza

MOUNT VERNON, NY



**699**  
Residential Units



**7**  
Buildings



**11**  
Commercial Units



**96.8%**  
Occupancy

## Let's connect.

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Portfolio Summary	The Saratoga	The Williamsburg	The Monticello	The Lenox	Retail (11 Tenants)	Portfolio Total
<b>Address</b>	40 E. Sidney Ave	33 N. 3rd Ave	30 Park Ave	111 N. 3rd Ave	21, 31, and 47 E. Prospect Ave	-
<b>Asset Type</b>	Multifamily (High-Rise)	Multifamily (High-Rise)	Multifamily (High-Rise)	Multifamily (High-Rise)	Retail (Ground)	Multifamily, Retail
<b>Submarket</b>	Mt. Vernon	Mt. Vernon	Mt. Vernon	Mt. Vernon	Mt. Vernon	Mt. Vernon
<b>Rentable SF</b>	176,138 SF	258,596 SF	117,355 SF	106,627 SF	44,551 SF	703,267 SF
<b>Lot Area (AC)</b>	1.82 AC	1.64 AC	1.23 AC	2.12 AC	2.13 AC	8.94 AC
<b>Year Built</b>	1960s	1960s	1960s	1960s	1960s	1960s
<b>Occupancy</b>	97.6%	95.6%	94.9%	98.5%	100.0%	96.8%
<b>Total Units</b>	287	138	138	136	11	699 Residential, 11 Retail
<i>Rent Stabilized</i>	285	129	126	119	-	659
<i>Free Market</i>	1	8	11	16	11	36
<b>Net Annual Rent</b>	\$4,531,535	\$2,785,938	\$2,936,310	\$2,731,120	\$1,052,032	\$14,036,935
<b>Net Annual Rent Per Unit/SF</b>	\$1,316	\$1,682	\$1,773	\$1,673	\$23.61	\$1,548

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## Building Size

Residential (699 Units) 658,716 RSF

Retail (11 Units) 44,551 RSF

**Total 703,267 RSF**

## Investment highlights

- **Institutional scale with operational efficiency**  
699 units across four mid/high-rise buildings create rare scale in Westchester, driving efficiency, financing appeal, and strong exit optionality.
- **Stable cash flow with embedded upside**  
Portfolio is 96.8% occupied with 94% rent-stabilized units averaging 39% below market, supporting durable occupancy and long-term free-market upside from 36 market-rate units.
- **Diversified retail income stream**  
Adjacent, fully leased shopping center includes 11 retail tenants anchored by Foodtown through 2036, alongside neighborhood dining and service operators.
- **Excellent regional connectivity**  
Near three Metro-North stations with 25-minute access to Grand Central, plus convenient access to major highways, employment hubs, and regional transit.

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