7.41%
CURRENT CAP RATE

NATIONAL MULTIFAMILY

406 WARBURTON AVENUE
HASTINGS-ON-HUDSON, NY

8
UNITS

DEAL CONTACT

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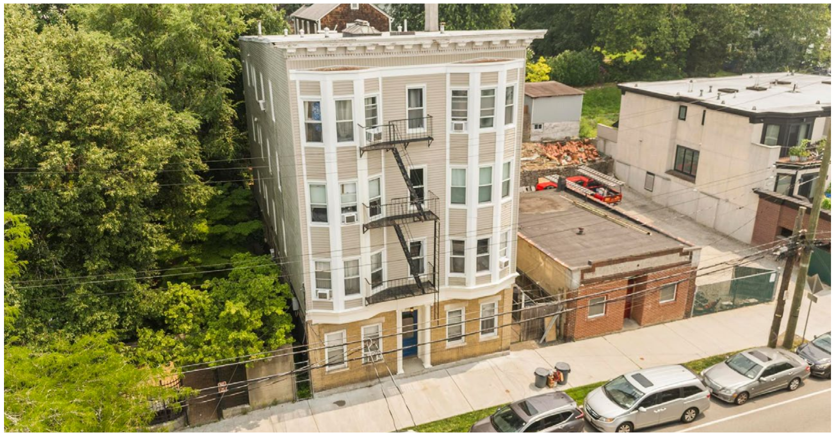
INVESTMENT OVERVIEW

National Multifamily is pleased to present 406 Warburton Avenue, an 8-unit fully ETPA multifamily property located in the desirable village of Hastings-on-Hudson, NY. The property is approximately 0.4 miles from the Hastings-on-Hudson Metro-North stop with service into Grand Central in Midtown Manhattan in under 40 minutes.

The building contains 6,828 rentable square feet across 4 stories and was built in 1900. The property is situated on a deep 0.12-acre through-lot extending from Warburton Avenue back to Marble Terrace. The building is comprised of eight two-bedroom residential units that are all rent regulated under ETPA. The landlord pays for the heat and hot water through two gas boilers.

The property offers consistent and predictable cash flow with limited turnover due to the long-term tenancy at the property. In addition to the stable cash flow, the Westchester County Rent Guidelines Board approved rent adjustments of 3.5% for one-year leases and 4.5% for two-year leases for rent stabilized apartments, effective October 1, 2026. The approved increases represent a departure from the lower adjustments adopted in recent years.



INVESTMENT HIGHLIGHTS & BASE METRICS

NATIONAL MULTIFAMILY

LOCATION & ACCESS:

Hastings-on-Hudson sits directly on the Hudson River approximately 19 miles north of Midtown Manhattan. The property is approximately 0.4 miles from the Hastings-on-Hudson Metro-North stop with service into Grand Central in under 40 minutes. In addition to the train station, the property is just a short walk away from the village's main street retail corridor and the riverfront, both of which position Hastings-on-Hudson as a highly desirable place to live and one of Westchester County's most in-demand rental markets.

STABLE CASH FLOW & UPSIDE:

The property offers consistent and predictable cash flow with limited turnover due to the long-term tenancy at the property. In addition to the stable cash flow, the Westchester County Rent Guidelines Board approved rent adjustments of 3.5% for one-year leases and 4.5% for two-year leases for rent stabilized apartments, effective October 1, 2026. The approved increases represent a departure from the lower adjustments adopted in recent years.

LOT CONFIGURATION:

Unlike typical mid-block multifamily parcels, 406 Warburton Avenue's lot runs the full depth of the block, fronting both Warburton Avenue and Marble Terrace. This through-lot configuration is uncommon in the immediate area and warrants attention from a future site-planning perspective, subject to the Town of Greenburgh zoning and use regulations.

$1,395,000
PRICE

7.41%
CURRENT CAP RATE

8
UNITS

6,828
RENTABLE SF

1900
YEAR BUILT

0.12
ACRE LOT

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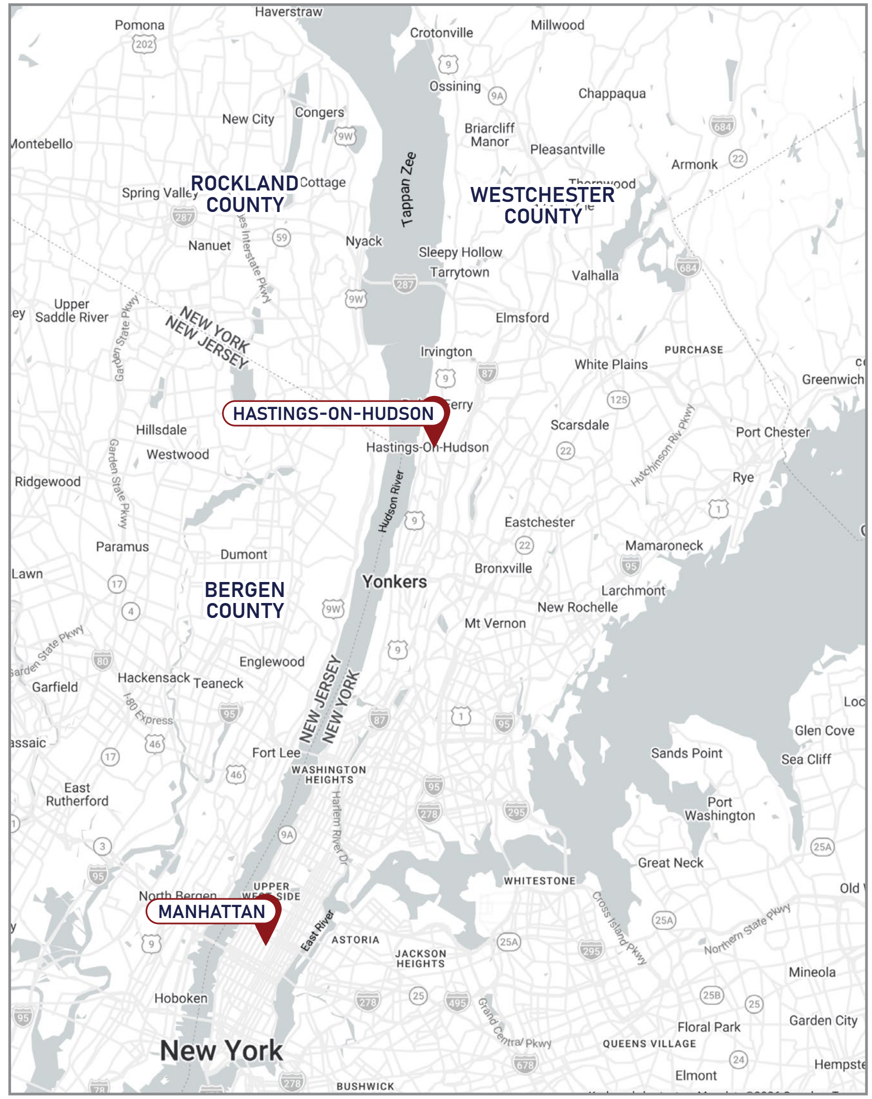
HASTINGS-ON-HUDSON

Hastings-on-Hudson is one of the “River Towns” located in the Town of Greenburgh in Westchester County. Prized for its walkable Main Street, riverfront parks, and small-town character – all within direct commuting distance of Manhattan. The village consistently ranks among the more desirable rental markets on the lower Hudson Line corridor, driven by a combination of strong public schools, limited housing turnover, and steady demand from renters.

The property is uniquely positioned within walking distance of the Hastings-on-Hudson Metro-North Station, providing direct Hudson Line service into Grand Central Terminal in Midtown Manhattan in under 40 minutes. The rail access, combined with proximity to the Saw Mill River Parkway and Route 9, gives residents flexibility for both Manhattan commuting and regional driving access.

The property sits along Warburton Avenue, one of the village's primary north-south corridors, within close proximity to downtown Hastings-on-Hudson's restaurants, retail, waterfront, and Draper Park.



19 MILES
NORTH OF MANHATTAN

8,590
POPULATION

HUDSON RIVER
VIEWS

Source: United States Census Bureau

PROPERTY OVERVIEW

ADDRESS

Street	406 Warburton Avenue
City	Hastings-on-Hudson
State	NY
Zip Code	10706

THE PROPERTY

Year Built	1900
Unit Count	8
Buildings On Site	1
Gross Living Area	6,828 SF
Lot Size	0.12 Acres
Off-Street Parking	None
Walk-Up	Yes
Laundry	No
Regulated	Yes, ETPA

UTILITIES

Electric (Unit)	Tenant Paid
Electric (Common)	Landlord Paid
Heating (Gas)	Landlord Paid
Hot Water (Gas)	Landlord Paid
Water	Landlord Paid
Sewer	Landlord Paid (In Taxes)
Trash	Landlord Paid (In Taxes)

ADDITIONAL BUILDING PHOTOS

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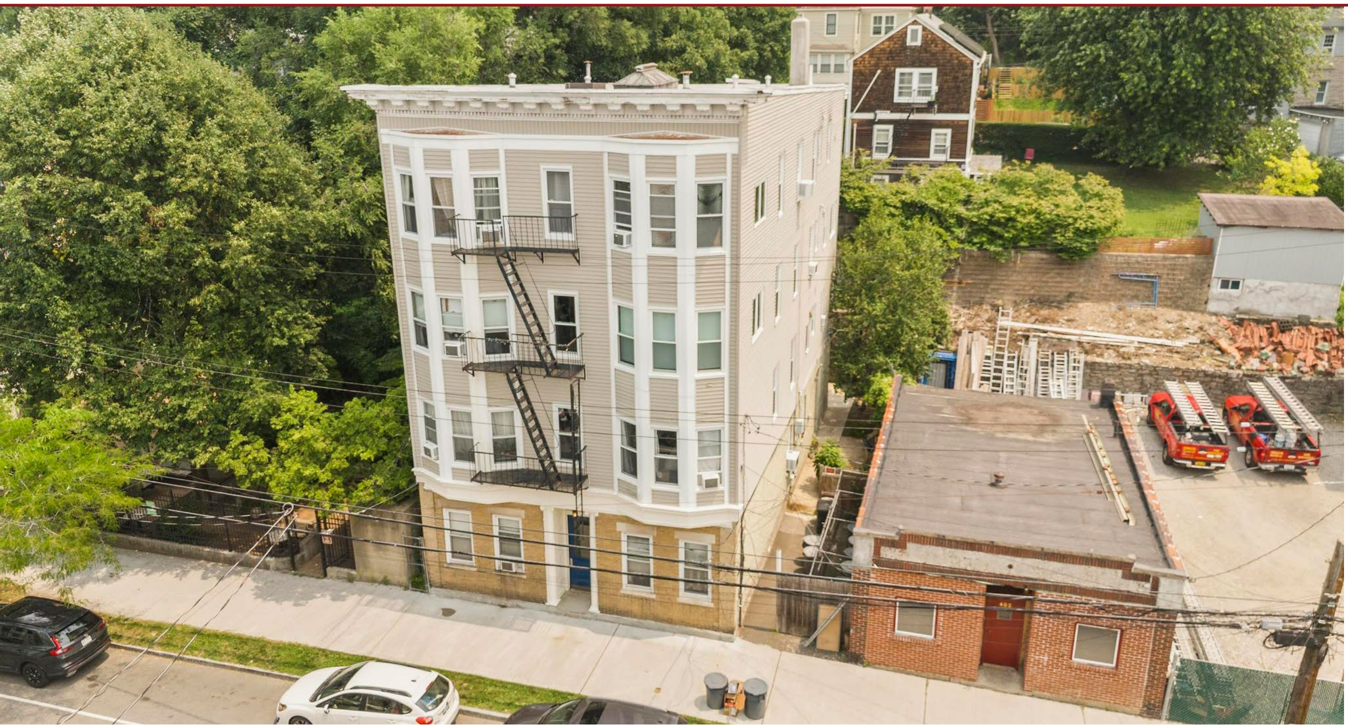

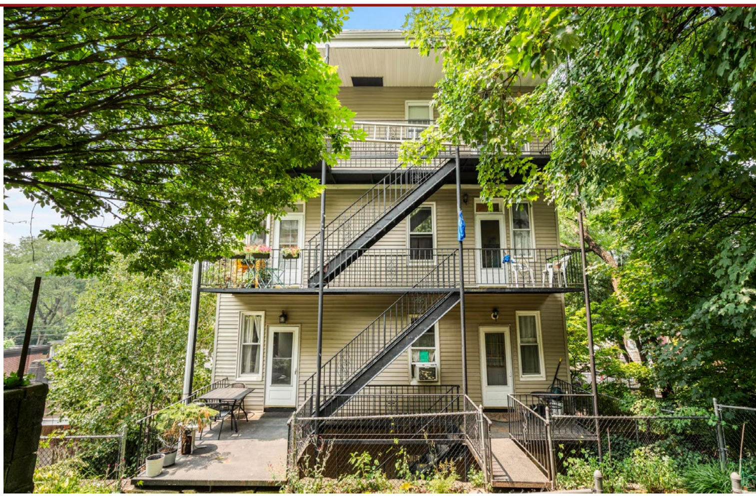

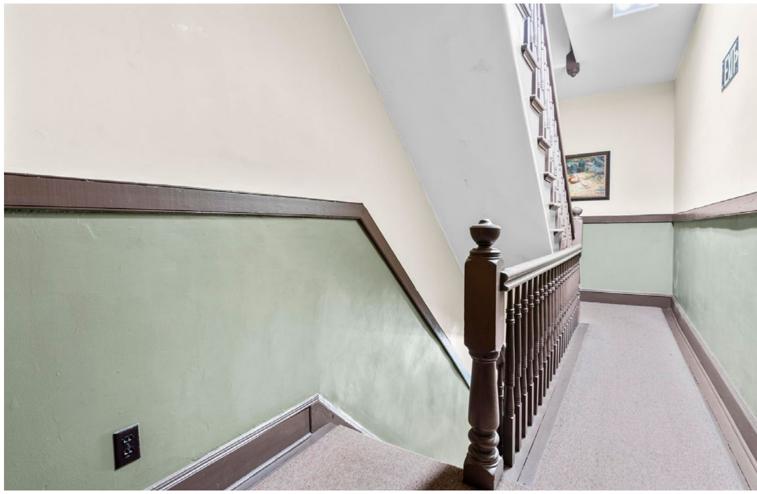

RENT ROLL

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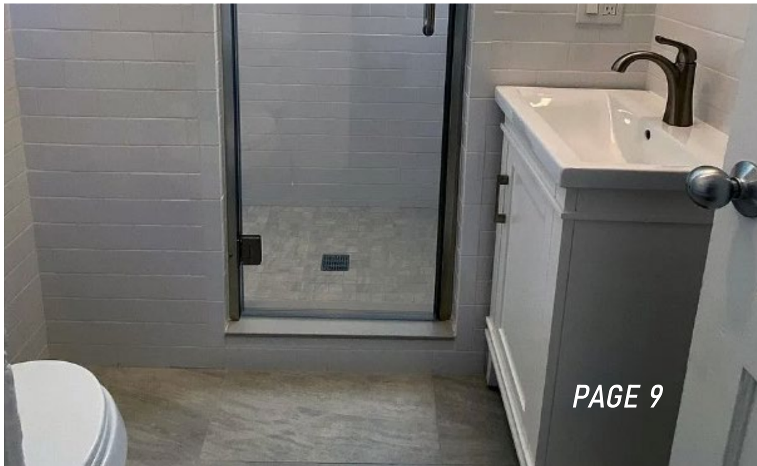
Current & Potential Rent Roll - 406 Warburton Avenue, Hastings-on-Hudson NY					
Unit	Type	Status	Current Rent	Potential Rent	Lease Expiration
1N	2 BR / 1 BA	RS	$1,489.75	$1,541.89	1/31/2027
1S	2 BR / 1 BA	RS	$2,312.58	$2,393.52	7/31/2028
2N	2 BR / 1 BA	RS	$989.87	$1,019.57	8/31/2026
2S	2 BR / 1 BA	RS	$2,357.22	$2,439.72	9/30/2026
3N	2 BR / 1 BA	RS	$1,079.33	$1,111.71	8/31/2026
3S	2 BR / 1 BA	RS	$2,665.00	$2,758.28	2/28/2027
4N	2 BR / 1 BA	RS	$2,095.33	$2,168.67	1/31/2028
4S	2 BR / 1 BA	RS	$1,730.66	$1,791.23	1/31/2027
			$14,719.74	**$15,224.59**	

SAMPLE TWO BEDROOM



FINANCIAL REVIEW

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Income	Current	Potential		Notes
Gross Schedule Rent	$176,636.88	$182,695.07		
Less Vacancy & Credit Loss	-$3,532.74	-$3,653.90	2.00%	[1]
Plus: Coin-Op Laundry	$2,400.00	$2,400.00		[2]
Plus: Storage	$0.00	$2,400.00		[3]
Plus: Parking	$0.00	$3,600.00		[4]
Total Operating Income	**$173,104.14**	**$187,441.17**		
Expenses				
Real Estate Taxes	$28,399.16	$28,399.16		[5]
Insurance	$9,514.23	$9,514.23		[6]
Heat & Hot Water (Gas)	$10,309.41	$10,309.41		[7]
Electric (Common)	$1,313.21	$1,313.21		[7]
Water	$4,408.02	$4,408.02		[7]
Sewer	$0.00	$0.00		[8]
Trash Removal	$0.00	$0.00		[8]
Internet	$2,363.40	$2,363.40		[9]
Maintenance & Repairs	$8,775.21	$9,372.06	5.00%	[10]
Management	$7,020.17	$7,497.65	4.00%	[11]
TOTAL EXPENSES	**$72,102.80**	**$73,177.13**		
NET INCOME	**$103,401.34**	**$114,264.03**		
PRICE	**$1,395,000.00**	**$1,395,000.00**		
CAP RATE	**7.41%**	**8.19%**		

1. Vacancy & Credit Loss - Standard estimate for Hastings-on-Hudson, NY
2. Coin-Op Laundry in basement with estimated collections of $200/Month
3. Potential to rent out 4 storage units to tenants in the basement for $50/Month
4. Potential to review land section on Marble Terrace for 2 parking spaces for $150/Month each
5. Current Actual Taxes (2025-2026)
6. Current Insurance Premium
7. T-12 Anaylsis of Current Utility Bills
8. Sewer & Trash Pickup Included in Taxes
9. Monthly Internet Bill Annualized
10. Maintenance & Repairs - Standard estimate for Hastings-on-Hudson, NY
11. Management - Standard estimate for Hastings-on-Hudson, NY

SALES COMPS & SALES COMPS MAP

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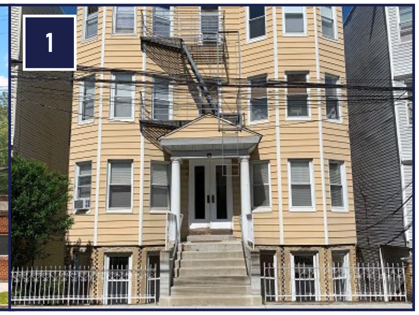
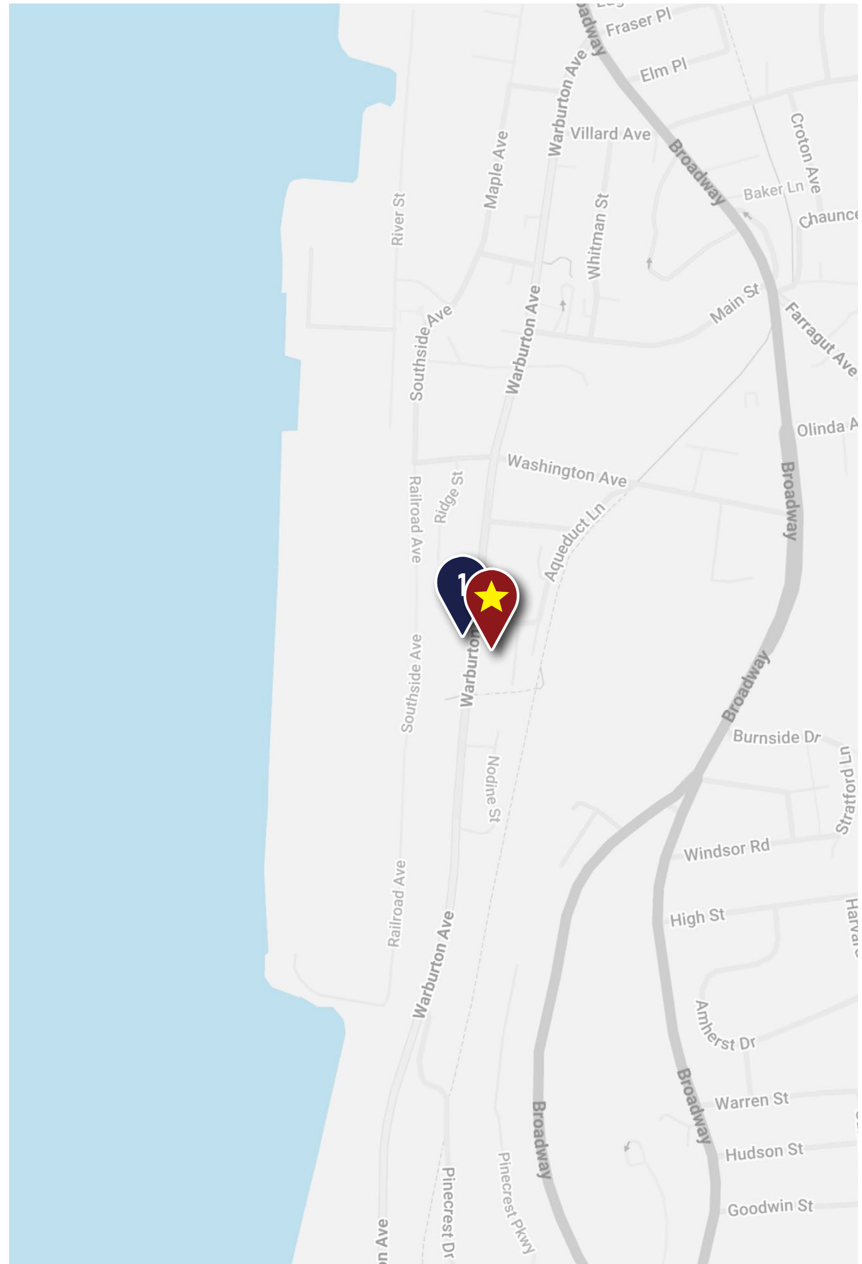


Address	**406 Warburton Avenue**	411 Warburton Avenue
City	**Hastings-On-Hudson**	Hastings-On-Hudson
State	**NY**	NY
Status	**100% ETPA**	100% ETPA
Year Built	**1900**	1940
Lot Size (Acres)	**0.12**	0.07
Units	**8**	8
SF	**6828**	4960
Sale Date		8/28/2020
Sale Price	**$1,395,000***	$1,550,000
Price/Unit	**$174,375**	$193,750
Price/SF	**$204.31**	$312.50
Cap Rate	**7.41%**	6.44%



** Asking Price*

DISCLAIMER & DISCLOSURE

National Multifamily Corp. has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchasers may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchases may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualifed prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitablity or advice as to the value of the property by National Multifamily Corp. or the current Owner/ Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgement as to the advisablity of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expression of interest or offers and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer on the property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived.

This Offering Memorandum may be used by parties approved by the Broker. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reporduced or disclosed to anyone without the prior written authorization of National Multifamily Corp. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents and other information provided in connection therewith.

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ABOUT NATIONAL MULTIFAMILY

National Multifamily exclusively focuses on the investment sales of multifamily and mixed-use properties. The company is based in New York and was launched by Matt Cawley in 2022. In addition to being licensed in New York, both President Matt Cawley and the company are additionally licensed in the states of Connecticut, Rhode Island, Massachusetts, New Hampshire, New Jersey, Pennsylvania, Colorado, Florida, Georgia, South Carolina, & North Carolina.