



2
SECOND STREET
LOFTS
— RYE, NEW YORK —
MODERN • LUXURY • RENTALS

12-Unit Luxury Rental Community with Ground Floor Retail – 84.7% Leased

Cushman & Wakefield's Capital Markets Group is pleased to present the opportunity to purchase Second Street Lofts in Rye, New York.

Built in 2017, Second Street Lofts is a 12-unit luxury apartment building with a 3,826 SF ground floor retail tenant (Patisserie Salzberg). The residential portion of the building is comprised of 1-bedroom units that range in size between 777 SF to 1,091 SF. All units feature gourmet kitchens with Bosch appliances and Quartz counter tops, hardwood floors, high ceilings and an abundance of natural light. Residents enjoy private covered parking with elevator access to the apartment units. Second Street Lofts is currently 84.7% leased and has historically experienced high occupancy with consistent rent growth and limited turnover.

Second Street Lofts is conveniently located immediately south of the Rye Metro-North Train Station and steps from downtown Rye's active Purchase Street. This location provides an enviable shopping experience with a unique mix of casual and fine dining restaurants, boutiques and specialty stores.

In addition to being proximate to countless amenities, Second Street Loft's location is also highly accessible to the area's nearby neighborhoods and employment centers. The property is situated just off of Exit 20 of Interstate 95 and 1 mile from Interstate 287, situating it equidistant from downtown White Plains and Greenwich, CT (10 minutes), and is only a 45-minute train ride to Grand Central Terminal.

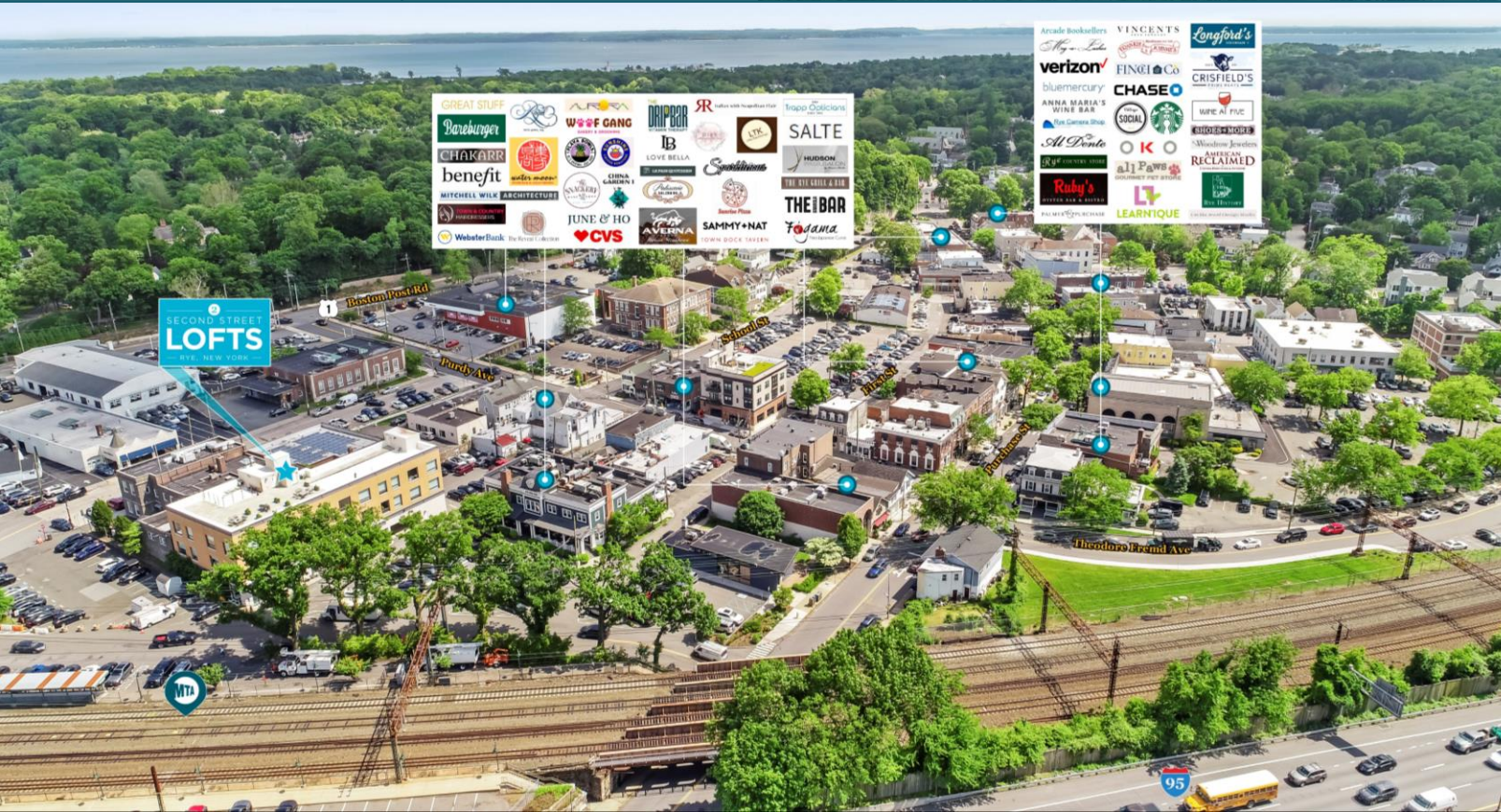
Secure In-Place
Cashflow

Luxury Residential
Construction

Prime Setting—Direct
Access to Amenities

Local & Regional
Accessibility

Excellent Area
Demographics



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