

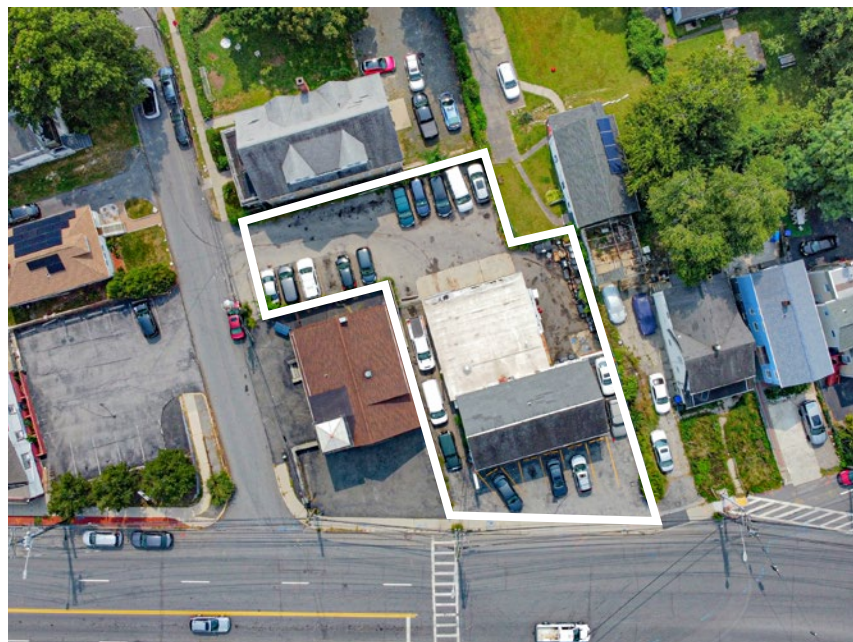
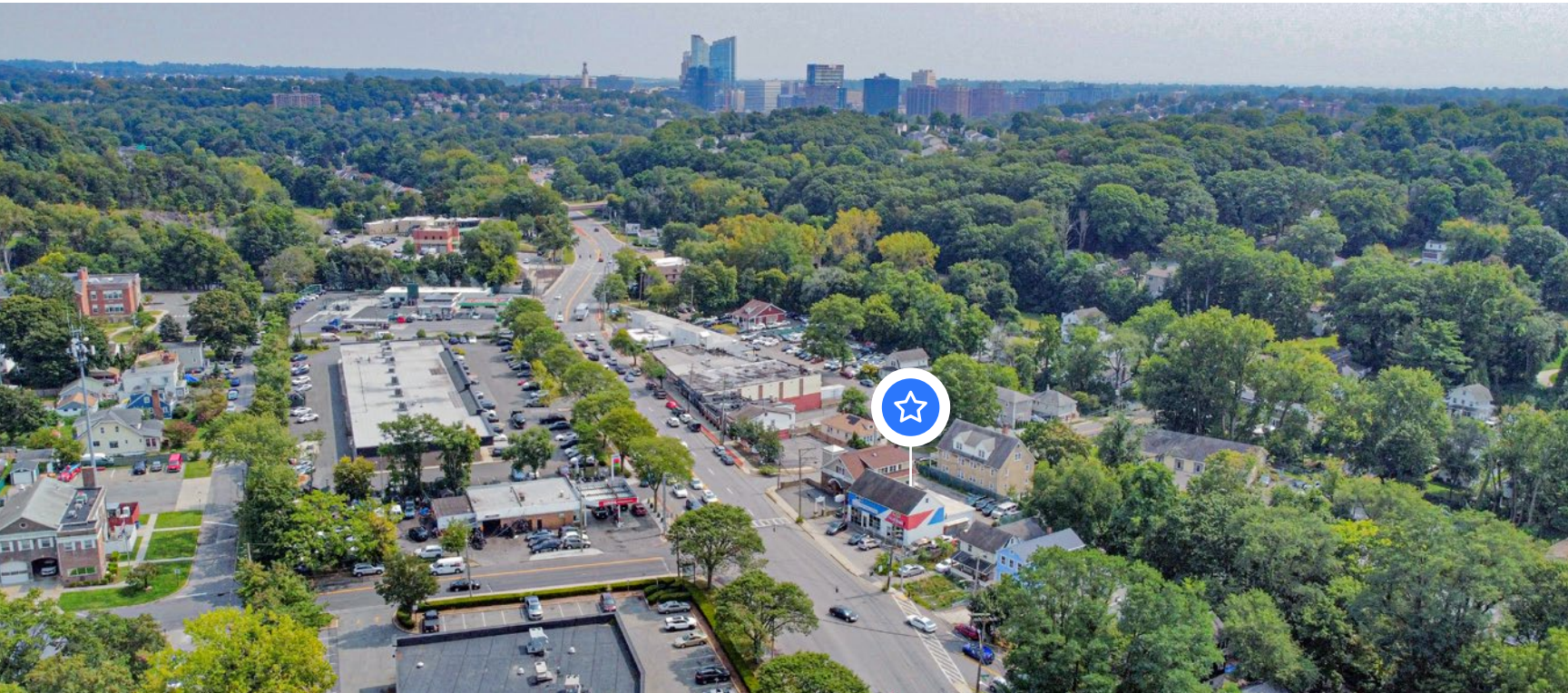
MATTHEWS™



281 Tarrytown Road

White Plains, NY 10607

Automotive Anchored Commercial Opportunity | Offering Memorandum



| The Opportunity

\$1,900,000 (8.10% Cap)

Asking Price

**Automotive-Anchored
Opportunity**

±5,460 SF

Square Footage

±11,500 SF

Lot Size

\$200,000+

Gross Income

**Modified Gross
Leases**

3 Commercial

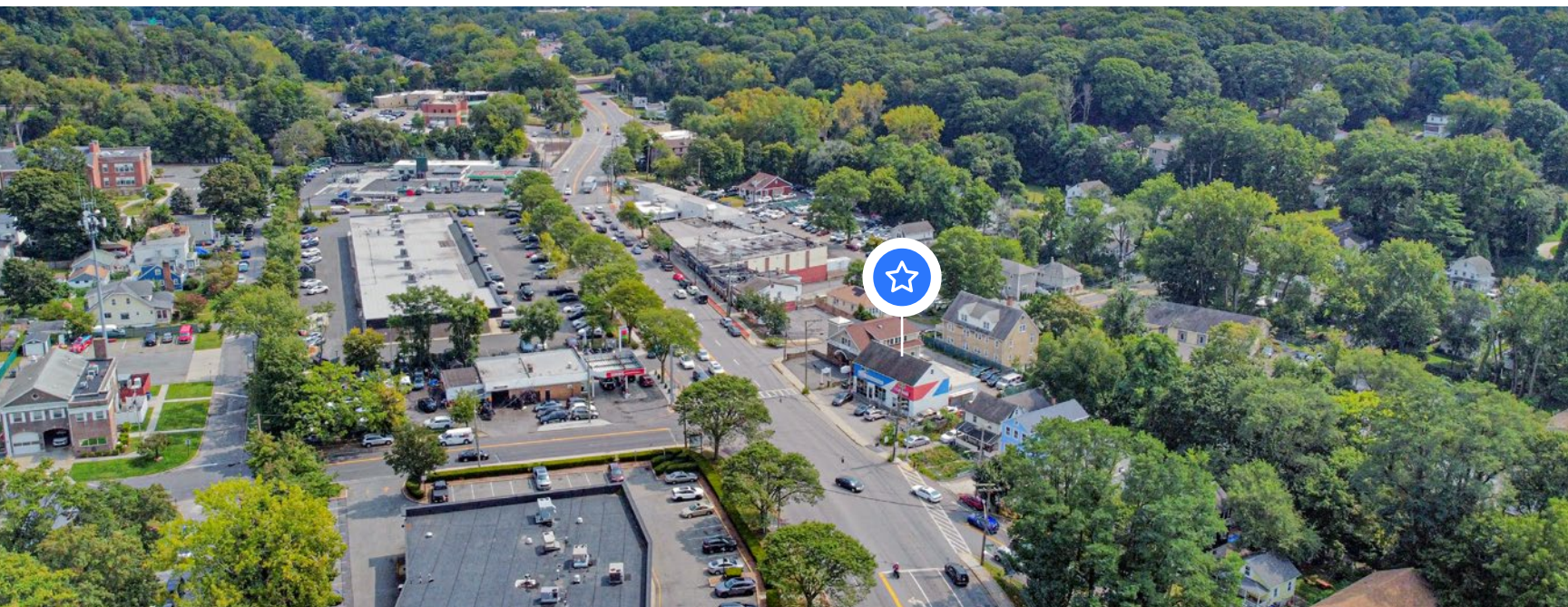
Units

100% Occupied

Tenancy

\$29,828

Taxes 2025-2026



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Investment Highlights

- **Stable Cash Flow:** The property is 100% occupied by established businesses, anchored by a successful AAMCO Transmissions & Total Car Care operator.
- **Advantageous Lease Structure:** Tenants are responsible for all utilities and non-structural repairs, ensuring net income growth over time.
- **Anchor Tenant:** The AAMCO lease includes annual rent increases tied to CPI (average 3.09% per year from 2016-2025). The tenant is responsible for 85% of tax increases over base year (2024).
- **Strong Retail Corridor with Automotive Focus:** Neighbors within 1 mile along Tarrytown Road include Tesla, Volkswagen, Kia, Nissan, Lexus, BMW, Infiniti, Mini, Land Rover, Volvo, Subaru, Lincoln, Mazda, Mavis, AutoZone, Enterprise, Harbor Freight, BJ's, PGA Tour Superstore, HomeGoods, DSW, Men's Warehouse, New Balance, Raymour & Flanigan, Bowlero, and Saks.
- **Access to Major Thoroughfare:** The on/off ramp for I-287 is less than half a mile away.



Tax & Transportation Maps



Income & Expenses

Current Rent Roll	Tenant	Lease Exp.	NRSF	Rent / Mo	Rent / Yr	Rent / SF
281 + Rear Lot	AAMCO	Dec 2040	3,650	\$13,704	\$164,448	\$45
283	Tee Time Fitness	Nov 2026	900	\$1,700	\$20,400	\$23
285	Favi's Hair Salon	Month to Month	900	\$1,800	\$21,600	\$24
GROSS REVENUE			5,450	\$17,204	\$206,448	\$38
Less Vacancy & Credit Loss at 3.0%					(\$6,193)	-\$2
EFFECTIVE GROSS INCOME					\$200,255	\$37

Expenses (Estimated)	Matthews™ Metrics	Projected	% of EGI
Real Estate Taxes (25/26)	Tax Bill	\$29,828	14.90%
Insurance	\$1.50 / GSF	\$5,888	2.94%
Water & Sewer	Pass Through	--	--
Heating Fuel	Pass Through	--	--
Electric (Common)	Pass Through	--	--
Repairs & Maintenance	2.00% of EGI	\$4,005	2.00%
Management	3.00% of EGI	\$6,008	3.00%
TOTAL EXPENSES		\$45,728	22.84%
NET OPERATING INCOME		\$154,526	



| Neighborhood Overview



White Plains, NY

Location Overview

White Plains, New York, is located in central Westchester County, about 25 miles north of Manhattan. It serves as both a commercial hub and a suburban community, with easy access to New York City via major highways and the Metro-North Railroad. Surrounded by parks, residential neighborhoods, and corporate offices, the city combines urban convenience with suburban living, making it a key center for business, shopping, and government in the Hudson Valley region.

Landmarks & Points of Interest

- Battle of White Plains Park — Commemorates the Revolutionary War battle of 1776 with monuments and educational displays.
- Jacob Purdy House — A historic home believed to have served as General Washington's headquarters during the battle.
- White Plains Performing Arts Center — A modern venue offering live theater, concerts, and community events.
- The Westchester — A premier shopping mall featuring luxury retailers and fine dining.
- Saxon Woods Park — A large recreational area with hiking trails, an 18-hole golf course, and one of the largest swimming pools in Westchester County.
- Silver Lake Preserve — Popular for hiking, birdwatching, and enjoying natural scenery just minutes from downtown.
- Downtown White Plains — Known for its restaurants, nightlife, and ongoing development projects that blend historic charm with modern city living.

| Neighborhood Overview

Residential Market Overview

White Plains offers a diverse housing market that appeals to a wide range of residents. The city features single-family homes, condominiums, and apartment complexes, with many neighborhoods providing suburban-style living while still being close to downtown amenities. Proximity to New York City makes it especially attractive to commuters, while local schools, parks, and services draw families and long-term residents. Recent years have seen steady demand, with rising property values and strong interest in both ownership and rental opportunities.

Development Market Overview

White Plains has experienced significant redevelopment and modernization in recent decades. The city has encouraged mixed-use projects that blend residential, retail, and office space, reshaping its downtown core into a more urban, pedestrian-friendly environment. High-rise apartments, transit-oriented developments near the Metro-North station, and adaptive reuse of older properties highlight ongoing investment. This growth positions White Plains as a regional hub, balancing new construction with efforts to maintain community character.

Retail Market Overview

Retail in White Plains is anchored by its reputation as one of Westchester County's premier shopping destinations. The city is home to The Westchester, a luxury mall with high-end retailers, as well as the Galleria White Plains, which provides more accessible shopping options. In addition, the revitalized downtown area has drawn a mix of boutiques, restaurants, and entertainment venues, making retail a central driver of the local economy. With steady consumer traffic from residents, commuters, and visitors, the retail market remains resilient and continues to adapt to shifting consumer preferences.

Transportation Snapshot

White Plains is a major transportation hub in Westchester County, offering strong regional and city connections. The Metro-North Railroad provides frequent service to Grand Central Terminal in Manhattan, making commuting efficient. Major highways—including I-287, the Bronx River Parkway, and the Hutchinson River Parkway—connect the city to surrounding areas. Westchester County Airport is just minutes away, adding air travel convenience. Local bus services and pedestrian-friendly streets support residents, workers, and visitors, reinforcing White Plains as both a destination and a gateway to New York City and the Hudson Valley.



Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **281 Tarrytown Rd, White Plains, NY 10607** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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Exclusively Listed By

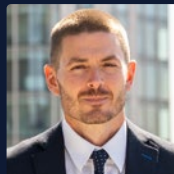


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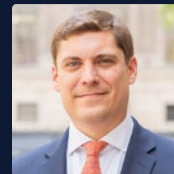


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