

415 Grand Street | Newburgh, NY

Four-Unit Investment Property

Asking Price: \$895,000

Income Summary

Income Source	Monthly	Annual
Unit 1	\$1,600	\$19,200
Unit 2	\$1,400	\$16,800
Unit 3	\$2,400	\$28,800
Unit 4	\$2,000	\$24,000
Basement Storage	\$380	\$4,560
Garage Rent	\$400	\$4,800
TOTAL GROSS INCOME	\$8,180	\$98,160

Operating Expenses (Actual)

Expense	Annual
Property Taxes	\$14,881.46
Insurance	\$6,000.00
Water and Sewer	\$2,543.90
Sanitation	\$1,923.40
Electric and Heat	\$5,748.20
TOTAL OPERATING EXPENSES	\$31,096.96

Financial Performance

Metric	Amount
Net Operating Income (NOI)	\$67,063.04
Expense Ratio	31.7%
Cap Rate at \$895,000	7.49%