

2651 E Main St

Wappingers Falls, NY 12590

Offered Exclusively Off-Market For \$1,250,000



Jake Garay

The Garay-Michaud Team

914.772.2603

jakegaray@serhant.com



Composition	Bd	Ba	Sq Ft	Rent	Tenant Pays	Lease
Unit A: Carriage House	2	1.0	1,000	\$2,700.00	Heat, HW, Electric	1 Year
Unit B: Top Floor Apt	2	1.0	1,104	\$2,200.00	Heat, HW, Electric	1 Year
Unit C: Middle Floor Apt	3	2.0	1,104	\$2,450.00	Heat, HW, Electric	1 Year
Unit D: Commercial Store		1.0	1,104	\$1,900.00	Heat, HW, Electric, Common Maint	3 Year

Income	Current	Expenses	Current
Unit A: Carriage House	\$2,700.00	Heat	\$0.00
Unit B: Top Floor Floor	\$2,200.00	Electric	\$960.00
Unit C: Middle Floor	\$2,450.00	Taxes	\$15,992.00
Unit D: Commercial Store	\$1,900.00	Insurance	\$2,700.00
Total Monthly	\$9,250.00	Water / Sewer	\$2,000.00
Total Annual	\$111,000.00	Management (5%)	\$5,400.00
		Vacancy (3%)	\$3,240.00
		Cap X (3%)	\$3,240.00
		Total	\$33,532.00
		Total Revenue	\$108,000.00
		Total Expenses	\$33,532.00
		NOI	\$74,468.00

- Building Completely Renovated in 2019
- All mechanicals updated 2019
- Main Building Gas, Carriage House all electric
- Landlord pays for common area electric & insurance, property taxes
- Common areas maintained by tenants
- Shoveling of walkways responsibility of commercial tenant

For more information, please contact Jake Garay, Associate Real Estate Broker, at 914.772.2603 or jakegaray@serhant.com

