



Agent: Rebecca Hanlon

**Address: 5635-5639 Route
82, Clinton Corners, NY,
12514**

Property Type: Multifamily

Purchase Price: \$795,000

Cap Rate: 9%

CORCORAN

Property Overview

Nestled in the serene countryside of Clinton Corners, NY, this stunning multifamily property at 5635-5639 Route 82 offers an idyllic blend of rural charm and modern living. Set on a picturesque lot, the property features four spacious apartments and a separate two-bedroom cottage, providing ample living space and privacy for residents. Each unit is thoughtfully designed to capture the beauty of the surrounding landscape, with large windows that flood the interiors with natural light and offer breathtaking views of the rolling hills and lush greenery. With a total monthly rental income of \$7,842 and an impressive annual income of \$94,104, this property not only exudes beauty but also promises solid returns.

Beyond its aesthetic appeal, the property is meticulously maintained to ensure comfort and convenience for its tenants. The grounds are beautifully landscaped, with well-kept lawns and mature trees that provide shade and enhance the property's curb appeal. Practicality meets elegance with essential amenities like ample parking and a reliable heating system, powered by an efficient oil/fuel/gas setup that costs \$7,600 annually. The electric expenses are kept manageable at \$4,500 per year, ensuring the property's operational costs remain reasonable while maintaining a high standard of living for residents.

Financially, this property is a standout investment. With total annual expenses of \$25,192, the net operating income (NOI) reaches an impressive \$68,912, reflecting the property's profitability and efficiency. The cap rate, a key indicator of investment potential, will be calculated based on the final purchase price, offering potential buyers a clear view of the property's return on investment. This cap rate, combined with the solid NOI and the property's inherent charm, makes this multifamily home in Clinton Corners a rare find that offers both aesthetic beauty and financial stability.

Property Financials

Rebecca Hanlon(Corcoran)
5635-5639 Route 82, Clinton Corners, NY, 12514
Purchase Price: \$795,000
Cap Rate: 9%

Monthly Rental Income	Amount
Unit 1	\$ 1,225
Unit 2	\$ 975
Unit 3	\$ 2,000
Unit 4	\$ 1,500
2 Bedroom Cottage	\$ 1,755
Wash/Dryer	\$ 67
Garage	\$ 320
Total	\$ 7,842
Monthly Operating Expense	Amount
Taxes	\$ 650
Insurance	\$ 250
Oil/Fuel	\$ 583
Gas	\$ 50
Electric	\$ 375
Misc.(Lawn/Snow)	\$ 191
Total	\$ 2,099
Monthly Net Operating Income	\$ 5,743
Purchase Price	\$795,000.00

Annual Rental Income	Amount
Unit 1	\$ 14,700
Unit 2	\$ 11,700
Unit 3	\$ 24,000
Unit 4	\$ 18,000
2 Bedroom Cottage	\$ 21,060
Wash/Dryer	\$ 804
Garage	\$ 3,840
Total	\$94,104
Annual Operating Expense	Amount
Taxes	\$ 7,800
Insurance	\$ 3,000
Oil/Fuel	\$ 7,000
Gas	\$ 600
Electric	\$ 4,500
Misc.(Lawn/Snow)	\$ 2,292
Total	\$ 25,192
Annual Net Operating Income	\$ 68,912
Cap Rate	9%



- **Rebecca joins Corcoran Country Living from a prominent Rhinebeck firm, bringing with her a steady career in real estate and a deep connection to the Hudson Valley. Newly licensed in 2020, Rebecca quickly made her mark, earning recognition in March 2021 by the Dutchess County Board of Realtors as one of their "Rookies of the Year." Her strong work ethic and dedication have continued to fuel her success in real estate sales.**
- **A lifelong resident of Dutchess County, Rebecca has both lived and raised her family in the Hudson Valley, giving her unmatched knowledge of the area's history and unique charm. The allure of the Hudson River, the majestic Catskill Mountains, and the region's diverse amenities have not only kept her rooted in the community but also driven her passion for helping others find their perfect Hudson Valley home.**
- **For over 16 years, Rebecca owned and managed a property management company, offering a range of services from concierge support to post-construction cleaning. Her extensive experience working closely with builders and contractors has given her deep insight into the building, renovation, and property management industries, skills that she now brings to her real estate clients.**
- **Passionate about interior decorating and design, Rebecca's creative eye is an asset to her clients as they envision their future homes. She also devotes time to her community by serving on the board of directors at the Brookmeade Community Center, an independent and assisted living community at The Baptist Home in Rhinebeck. Her commitment to both real estate and the local community is at the heart of her work, making her a trusted advisor for anyone seeking to buy or sell in the Hudson Valley.**