Walter Finnerman, Director Commercial Investment Div. Berkshire Hathaway Hudson Valley Properties wfinnerman@bhhshudsonvalley.com 892 Main Street Fishkill, NY 12524 O & C: (845) 705-0994

FOR SALE: PRIME OFFICE SITE POTENTIAL ON RT. 9

Existing House for Conversion With RT. 9 Visibility

"230 ft. Rt 9. Frontage" "Near Malls" "Town of Poughkeepsie"

Property location:

Right side, south bound Rt. 9 lane.

Located between Sheafe Road and Spring Road (malls side entrance and Caddy dealership). Town of Poughkeepsie. Site is 6 Husky Hill Road, a right in from Rt, 9. (see attached color aerial)

Present Use;

Office Research: OR . permits offices.

Rt. 9 Land Frontage:

230 ft.

Land area:

.66 acre

House size:

approx. 1,100 sq. ft.

Utilities:

Town water/ septic

Taxes:

\$4,763

Offering Price;

\$425,000 subject to use permit.

Projected carrying cost:

Approx: 38 per sq. ft. (incl. mtg, taxes &

insurance) (see below)

Contact info/Inspection:

Call Walt @Berkshire Hathaway (854)705-0994

w finner man@bhh shuds on valley. com

Projected Carrying Cost: 6 Husky Lane Conversion

- 1) Based upon offering price of \$425,000
- 2) Renovation amount of \$100,000
- 3) 6.25% interest, 20 year amortization, constant (P&i):8.771%

Offering Price:

\$425,000

Plus improvement loan:

\$100,000

Total cost:

\$525,000

Proposed New bank Financing:

1) 75% of total Cost; \$525,000 x 75% = \$390,000

2) 25% equity down of total cost; approx. ;\$135,000

3) Annual debt service; loan x constant= \$390,000 x .08771 = \$34,200

4) Taxes; \$4,763

5) Proposed insurance;

\$2,500

Total carry Cost;

a) Annual debt service; \$34,200

b) Taxes:

\$4,763

c) Insurance est.

\$2,500

Total:

\$41,463

Carry Cost per sq. ft.; total/ sq. ft. = \$41,463/1,100 sq. ft. = \$37.70 per sq. ft.

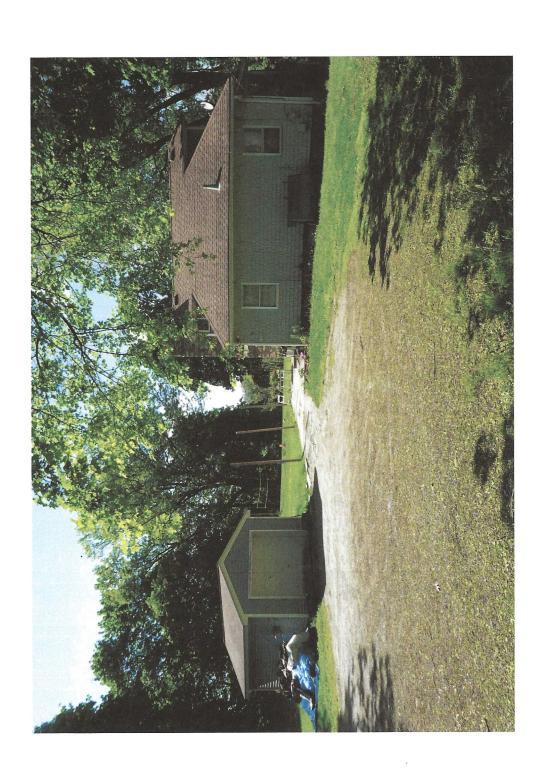


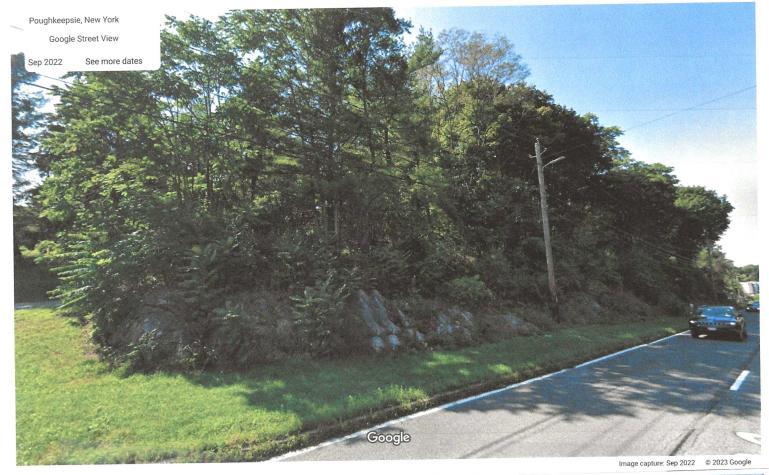


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