

231 Clinton Ave.						
Kingston NY 12401	Asking	\$695,000.00				
UNIT	Type / Number	Floor	Dimensions	Lease	Actual	Pro-Forma
1	Large Office	1	14'2" X 17'3"		\$3,500.00	\$3,500.00
2 (D/E/F)	Sm Office w/loft	1/2			\$2,000.00	\$2,000.00
3 (1)	Office w/ Bath	2	14'2" x 15'2"		\$700.00	\$700.00
4 (2)	Office Shared Bath	2	14'3 x 10'8"	MTM	\$625.00	\$700.00
5 (C)	Office Shared Bath	2	13'7" x 17'2"	MTM	\$625.00	\$700.00
6 (B)	Office Shared Bath	2	13'7 x13'6"	MTM	\$700.00	\$700.00
7 (A)	Waiting Room	2				
TOTAL INCOME	Per Month				\$8,150.00	\$8,300.00
Tax paid by Tenants					\$9,934.00	\$9,934.00
	Per Year				\$107,734.00	\$109,534.00
Vacancy	3% estimated				\$3,232.02	\$3,286.02
Adjusted Gross Income					\$104,501.98	\$106,247.98
EXPENSES	Note:				EXPENSE	EXPENSE
maintenance	3% estimated				\$3,232.02	\$3,286.02
Lawn/Snow Plow	Estimate				\$1,800.00	\$1,800.00
Water/Sewer	Estimate				\$1,000.00	\$1,000.00
Insurance	Actual				\$2,850.00	\$2,850.00
County Tax	Confirmed 2023				\$7,009.17	\$7,009.17
School Tax	Confirmed 2022				\$12,318.20	\$12,318.20
Trash	Actual				CITY	CITY
Electric LL					\$7,200.00	\$7,200.00
Oil					\$3,500.00	\$3,500.00
EXPENSES					\$38,909.39	\$38,963.39
NOI					\$65,592.59	\$67,284.59
CAP RATE at ask					9.44%	9.68%