

181 Glenerie Blvd					
Ulster, NY	Asking	\$895,000.00			
Apt.	BR&B	Utilities Included	Lease	Actual	Market
1	1/1	Heat/HW/Elec	Month to Month	\$1,300	\$1,450
2	1/1	Heat/HW/Elec	Month to Month	\$1,322	\$1,450
3	1/1	Heat/HW/Elec	Month to Month	\$1,250	\$1,450
4	1/1	Heat/HW/Elec	Month to Month	\$1,300	\$1,600
5	2/1	Heat/Hot Water	(Super)	\$750	\$750
6	2/1	None	Month to Month	\$1,400	\$1,600
7	3/1	None	Month to Month	\$1,600	\$1,800
RENTAL INCOME	Per Month			\$8,922	\$10,100
RENTAL INCOME	Per Year			\$107,064	\$121,200
Vacancy	3%			\$3,211.92	\$3,636.00
Adjusted Gross Income				\$103,852	\$117,564
EXPENSES	Note:			EXPENSE	EXPENSE
Maintenance / Repairs	3% estimated		Super Included	\$3,115.56	\$3,526.92
Lawn/Snow	Actual		Super Maintained	\$0.00	\$0.00
Water/Sewer/Water Treatment	Actual			\$1,200.00	\$1,200.00
Insurance	Actual			\$4,018.00	\$4,018.00
County Tax	Confirmed 2025			\$3,728.83	\$3,728.83
School Tax	Confirmed 2024			\$6,238.41	\$6,238.41
Electric	Actual 2024			\$4,452.00	\$4,452.00
Sanitation/Trash	Actual			\$3,772.00	\$3,772.00
Propane	Est.			\$7,000.00	\$7,000.00
EXPENSES				\$33,524.80	\$33,936.16
NOI				\$70,327.28	\$83,627.84
CAP RATE at ask				7.86%	9.34%