4072 Route 28
Boiceville, NY 12412

Asking price $ 399,900

Unit #	Type	Tenancy	Rents	ProForma	
Apt 1	1BR	3/1/2019	800	925	
Apt 2	2BR	10/1/2018	900	1200	
Apt 3	1BR	7/1/2019	800	925	
Front Apt 1	2BR DUPLEX	10/1/2020	1150	1300	
Front Apt 2	2BR	6/1/2020	900	1150	
Garage		5/1/2020	200	250	
Total Gross Income			57000	69000	
VACANCY AND CREDIT LOSS APTS		5%	2850	3450	
Effective Gross Income			54150	65550	
Comm Space	VACANT	1500 per month	18000	21600	1800 per month
Total Gross Income			18000	21600	
VACANCY AND CREDIT LOSS COMM		10%	1800	2160	
Effective Gross Income			16200	19440	
			$5,863 / Monthly	$7,083 / Monthly	
			$70,350/ Yearly	$84,990 / Yearly	
Expenses			**Actual**		
Legal Fees		2%	1407	1670	
Management		5% of gross income	3518	4250	
Maintenance		3%	2111	2550	
Water/Sewer			1000	1000	
Landlord Electric			3086	3086	
Propane			12100	12100	
Garbage			2500	2500	
Lawn/Snow Removal		estimated @ 150 per month	1800	1800	
Insurance			4629	4629	
Flood Insurance			4500	4500	
School Tax			2809	2809	
County Tax			1919	1919	
Replacement Reserve		3% of gross income	2111	2550	
			$3,624/Monthly	$3,780/Monthly	
			$43,490/Yearly	$45,363/Yearly	
NOI (Net Operating Income)			$26,860	$39,627	
Cap Rate at Asking Price			6.71%	9.90%	

Updated 12/31/2021