

UNION STREET APARTMENTS

140 -144 UNION STREET, POUGHKEEPSIE, NY 12601

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,075,000
Building Size:	8,775 SF
Available SF:	
Lot Size:	0.16 Acres
Number of Units:	12
Price / SF:	\$236.47
Cap Rate:	6.79%
NOI:	\$140,818
Year Built:	1920
Zoning:	RND
Market:	Hudson Valley

PROPERTY OVERVIEW

Two beautiful brick buildings with 12 apartments located in the desirable Union Street neighborhood. This multifamily asset presents an exceptional opportunity for investors seeking stable rental demand in well-maintained properties. The buildings offer thoughtfully updated interiors and efficient layouts designed to maximize rental appeal. With a focus on tenant comfort, the property features bright gathering spaces, quality finishes, and reliable mechanicals that ensure operational continuity. This asset represents a blend of practical amenities and investment upside in a market that values turnkey housing solutions.

PROPERTY HIGHLIGHTS

- 12 Unit multifamily asset at 140-144 Union Street in Poughkeepsie
- Updates units designed for tenant comfort and modern living
- Well-maintained building envelope and reliable structural components
- Separately metered utilities
- Strong rent-income potential with quality finishes throughout
- Turnkey condition reduces immediate capital expenditure needs
- Managed for consistent occupancy performance and tenant retention

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ADDITIONAL PHOTOS



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INCOME & EXPENSES

140 + 144 Union Street, Poughkeepsie Financial Overview					
Building	Unit	Unit type	Monthly rent	Lease start	Lease end
140 Union Street	1	Studio	\$1475.00	4/1/2019	at-will
140 Union Street	2	Studio	\$1540.00	11/29/2024	at-will
140 Union Street	3	Studio	\$1550.00	4/1/2026	3/31/2027
140 Union Street	4	1BR Loft	\$1705.00	4/1/2020	5/31/2026
140 Union Street	5	Studio	\$1300.00	11/1/2000	4/30/2027
140 Union Street	6	1BR Loft	\$1850.00	9/1/2023	at-will
144 Union Street	1	Studio	\$1300.00	8/1/2001	4/30/2027
144 Union Street	2	Studio	\$1650.00	5/1/2024	4/30/2026
144 Union Street	3	Studio	\$1650.00	4/4/2025	4/30/2026
144 Union Street	4	Studio	\$1500.00	4/1/2026	3/31/2027
144 Union Street	5	Studio	\$1600.00	10/1/2024	9/30/2026
144 Union Street	6	Studio	\$1575.00	11/15/2024	5/31/2026
		Total monthly	\$18,695		
		Total annual rent	\$224,340		
		Vacancy/Credit Loss (5%)	-\$11,217		
		Annual laundry income	\$1,010		
		Total revenue	\$214,133		
Expenses					
		Insurance	\$10,415		
		Taxes	\$41,139		
		Trash	\$2,674		
		Electric	\$2,807		
		Snow Removal	\$1,578		
		Water/Sewer	\$2,796		
		Repairs & Maintenance (3%)	\$6,424		
		Property Management (5%)	\$10,707		
		Legal/Bookkeeping	\$1,200		
		Reserve (3%)	\$6,424		
		Total	\$79,739		
		NOI	\$134,394		

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RENT ROLL

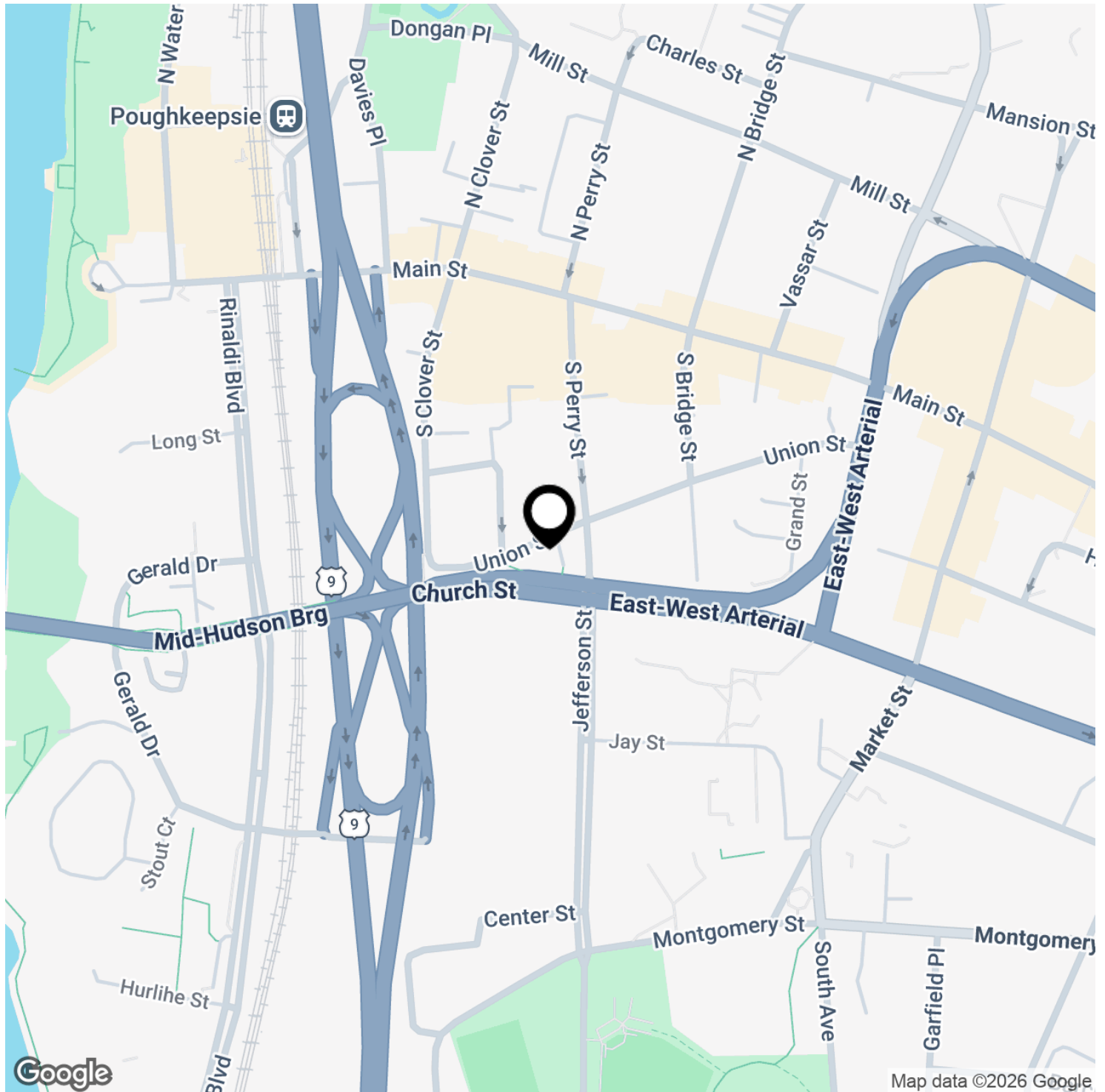
140-144 Union Street, Poughkeepsie, NY, 12601 Rent Roll and Income							
Unit	Lease Start	Lease End	Bed/Bath	Rent	Additional Charges	Total Charges	Renovation Status
140-1	7/25/2025	MTM	Studio	\$1,475.00	\$0.00	\$1,475.00	Renovated
140-2	4/11/2024	MTM	Studio	\$1,550.00	\$0.00	\$1,550.00	Renovated
140-3	11/1/2025	2/28/2026	Studio	\$1,500.00	\$50.00	\$1,550.00	Renovated
140-4	8/2/2024	5/31/2026	Studio	\$1,665.00	\$40.00	\$1,705.00	Renovated
140-5	5/1/2025	3/31/2026	Studio	\$1,300.00	\$0.00	\$1,300.00	Unrenovated
140-6	6/21/2025	2/28/2026	1 Bed/1 Bath	\$1,800.00	\$50.00	\$1,850.00	Renovated
144-1	5/1/2024	4/30/2026	Studio	\$1,300.00	\$0.00	\$1,300.00	Unrenovated
144-2	6/1/2024	4/30/2026	Studio	\$1,650.00	\$0.00	\$1,650.00	Renovated
144-3	5/1/2025	4/30/2026	Studio	\$1,600.00	\$50.00	\$1,650.00	Renovated
144-4	4/10/2024	6/30/2026	Studio	\$1,575.00	\$0.00	\$1,575.00	Renovated
144-5	5/1/2024	9/30/2026	Studio	\$1,600.00	\$0.00	\$1,600.00	Renovated
144-6	7/1/2025	5/31/2026	Studio	\$1,575.00	\$0.00	\$1,575.00	Renovated
Total for 140-144 Union Street			Monthly total	\$18,590.00	\$190.00	\$18,780.00	
			Annual total	\$223,080.00	\$2,280.00	\$225,360.00	
			2025 Rental Income	\$214,804			
			2025 Late Fee & Misc	\$100			
			2025 Laundry Income	\$377			
			Total 2025 Income	\$215,281			



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LOCATION MAP



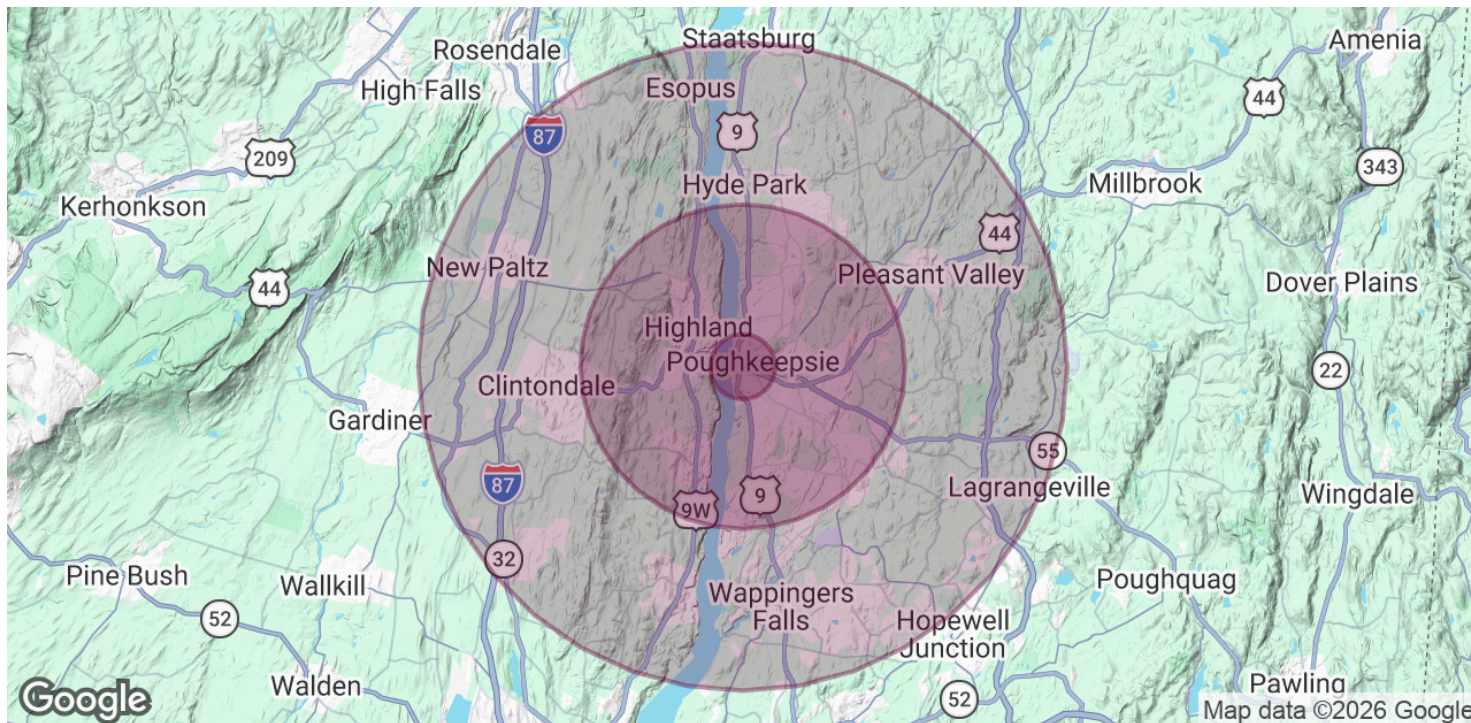
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	18,834	94,229	200,284
Average Age	38.2	40.2	41.9
Average Age (Male)	37.6	39.4	40.8
Average Age (Female)	37.6	40.2	42.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	7,795	36,532	76,816
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$79,028	\$113,632	\$120,627
Average House Value	\$196,703	\$309,708	\$339,453

2023 American Community Survey (ACS)