

415 Grand Street, Newburgh NY 12550

Four-Unit Investment Property Income and Expense Sheet

Asking Price: \$895,000



Property Overview

Located on iconic Grand Street in Newburgh's Historic District, this four-unit investment property offers strong in-place income, diversified revenue streams, and long-term appreciation potential in one of the city's most recognizable corridors.

- Four residential units
- Additional income from basement storage and garage rental
- Premier Historic District location
- Ideal for buy-and-hold investors

Income Summary (In-Place)

Income Source	Monthly	Annual
Unit 1	\$1,600	\$19,200
Unit 2	\$1,400	\$16,800
Unit 3	\$2,400	\$28,800
Unit 4	\$2,000	\$24,000
Basement Storage	\$380	\$4,560
Garage Rent	\$400	\$4,800
TOTAL GROSS INCOME	\$8,180	\$98,160



Operating Expenses (Actual)

Expense Annual

Property Taxes \$14,881.46

Insurance \$6,000.00

Water & Sewer \$2,543.90

Sanitation \$1,923.40

Electric & Heat \$5,748.20

TOTAL OPERATING EXPENSES \$31,096.96

Financial Performance

Net Operating Income (NOI): \$67,063.04

Expense Ratio: 31.7%

Cap Rate at Asking Price: 7.49%

Why Grand Street

Grand Street is one of Newburgh's most established and architecturally significant streets, offering walkability, proximity to the waterfront, and continued investment interest. Limited inventory in this corridor supports long-term value retention and appreciation.

Investor Strategy Fit

- Buy-and-hold investors seeking stable income
- Portfolio diversification in the Hudson Valley
- Investors prioritizing historic, irreplaceable assets
- Long-term appreciation with strong in-place cash flow



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