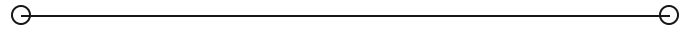


FOR SALE

Shovel & Permit Ready Redevelopment Project

23 MARKET STREET

Ellenville, NY 12428



PRESENTED BY:

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THOMAS COLLINS, CCIM

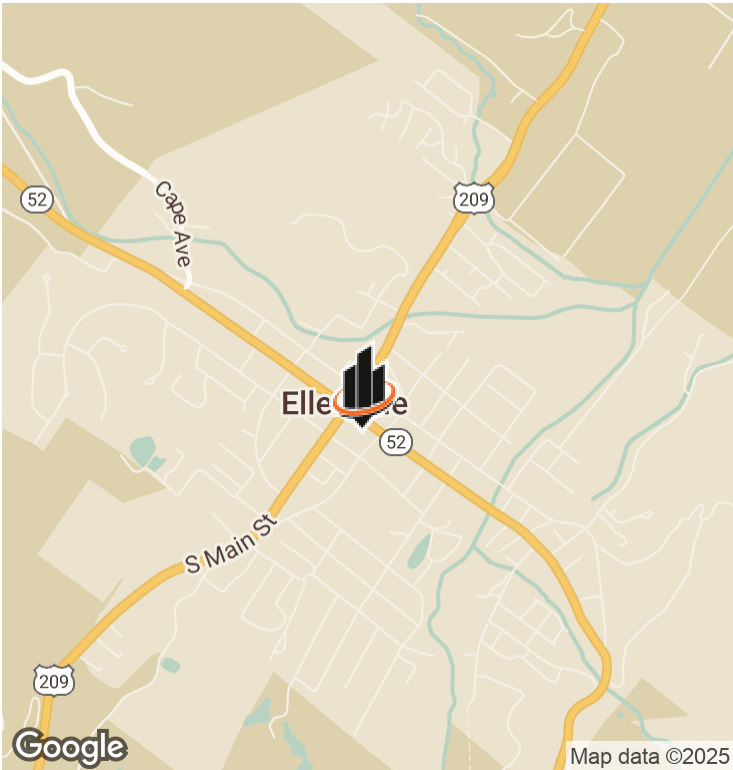
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$795,000
NUMBER OF UNITS:	19
LOT SIZE:	0.61 Acres
BUILDING SIZES:	24,214SF
PRO FORMA NOI:	\$227,678.00

PROPERTY DESCRIPTION

Come be a part of the re-birth of Ellenville. This project has been awarded an \$840,000.00 Restore NY Grant (subject to NY State continuing this program) to help the next owner develop this site. Additionally, the project is eligible for NYS and Federal Income tax credits to assist in the overall development budget.

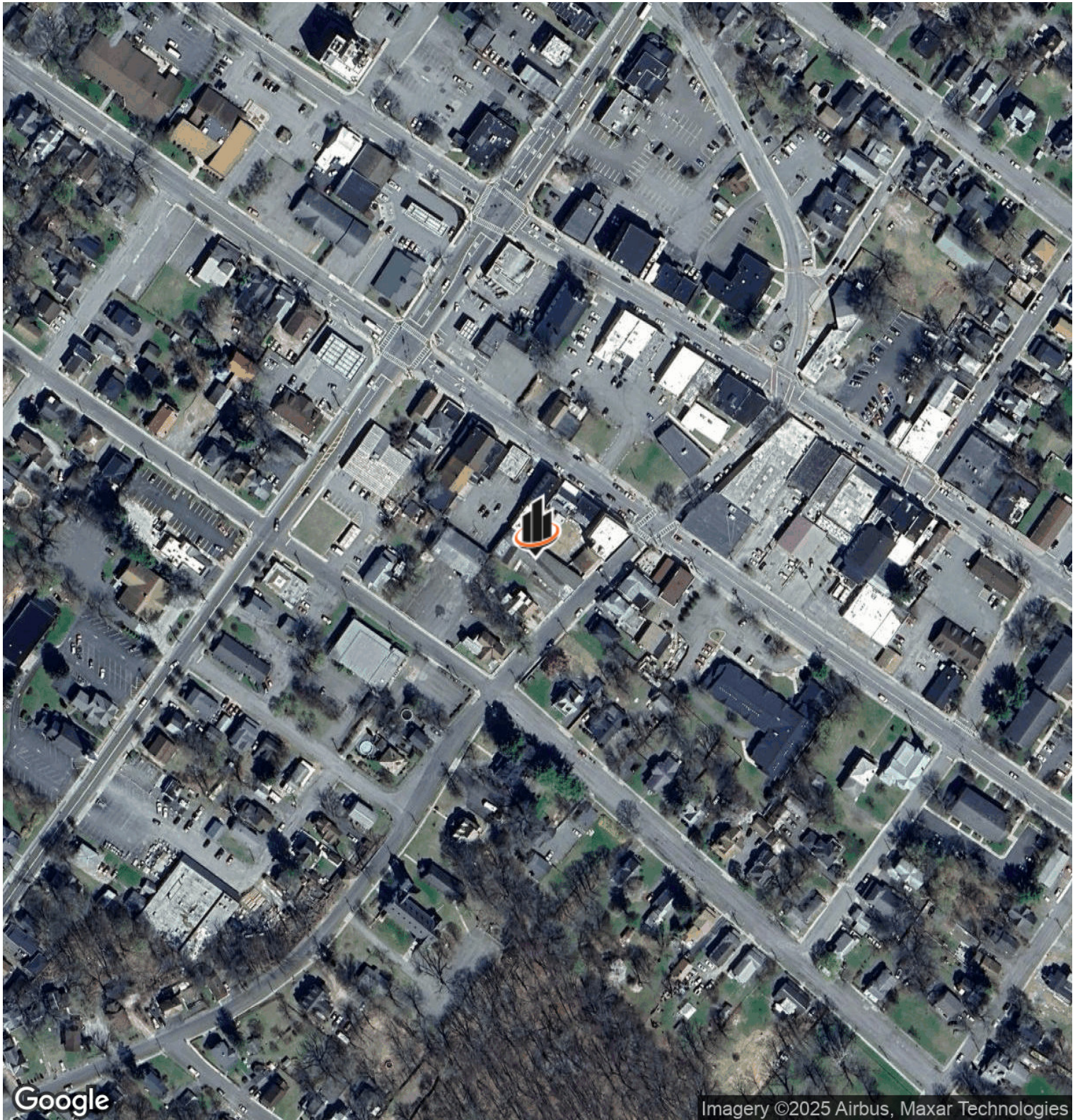
PROPERTY HIGHLIGHTS

- 24,412 SF building in prime location
- 19 units offering excellent income potential
- Site plan is approved
- Architectural drawings completed and ready for pulling a building permit
- Management efficiency with multiple units under one roof
- \$840,000.00 Restore NY Grant in awarded for this redevelopment plan, subject to NY State continuing the award.
- Project is eligible for NYS and Federal Historic tax credits
- All income and expenses shown are projected

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LOCATION MAP



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PROJECTED INCOME & EXPENSES

INCOME SUMMARY		SHOVEL & PERMIT READY REDEVELOPMENT PROJECT
MAKER SPACE 1		\$22,200
MAKER SPACE 2		\$25,200
MAKER SPACE 3		\$30,000
MAKER SPACE 4		\$28,000
PROFESSIONAL SPACE 1		\$18,000
PROFESSIONAL SPACE 2		\$18,000
STUDIO APARTMENTS (3)		\$45,900
1 BR APARTMENTS (10)		\$222,000
GROSS INCOME		\$409,300

EXPENSES SUMMARY		SHOVEL & PERMIT READY REDEVELOPMENT PROJECT
ESTIMATED GENERAL TAX		\$35,000
ESTIMATED SCHOOL TAX		\$45,000
INSURANCE		\$18,000
LANDSCAPING		\$5,000
SNOW REMOVAL		\$10,000
ELEVATOR MAINTENANCE		\$3,200
HVAC MAITENANCE CONTRACTS		\$15,000
COMMON AREA CLEANING/JANITORIAL		\$5,000
RESERVE/REPLACEMENT FUND		\$10,000
MANAGMENT FEE		\$17,257
OPERATING EXPENSES		\$163,457
NET OPERATING INCOME		\$227,678

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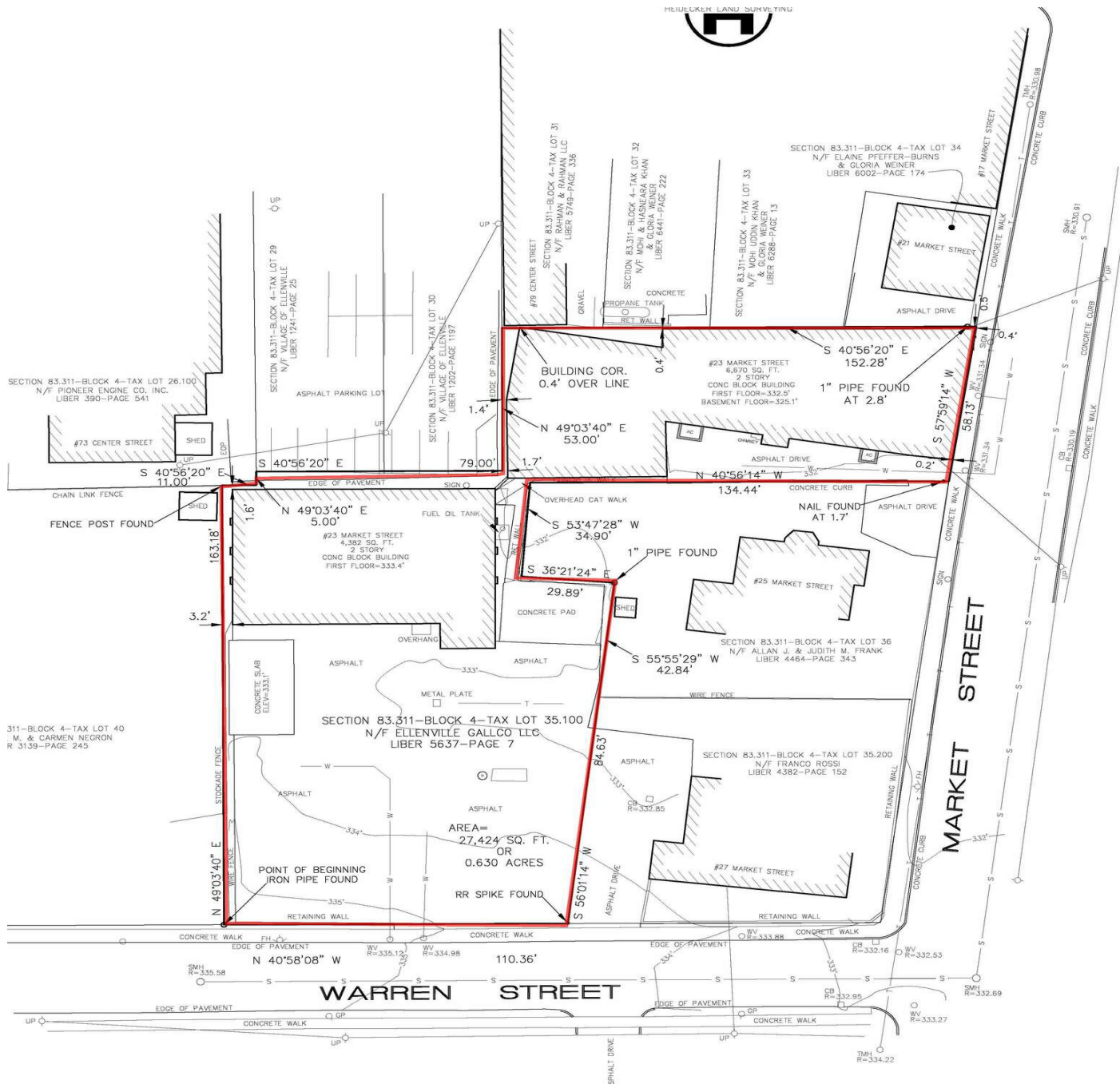
CURRENT CONDITIONS AERIAL



Aerial looking Northwest

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SURVEY



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PROPOSED COMPLETED PROJECT RENDERINGS



KOSD: 23 MARKET ST
ELLENVILLE, NY 12428
DATE: 04/12/22

SHEET: 1 OF 5

Add text here...



KOSD: 23 MARKET ST
ELLENVILLE, NY 12428
DATE: 04/12/22

SHEET: 3 OF 5

Add text here...



KOSD: 23 MARKET ST
ELLENVILLE, NY 12428
DATE: 04/12/22

SHEET: 2 OF 5

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KOSD: 23 MARKET ST
ELLENVILLE, NY 12428
DATE: 04/12/22

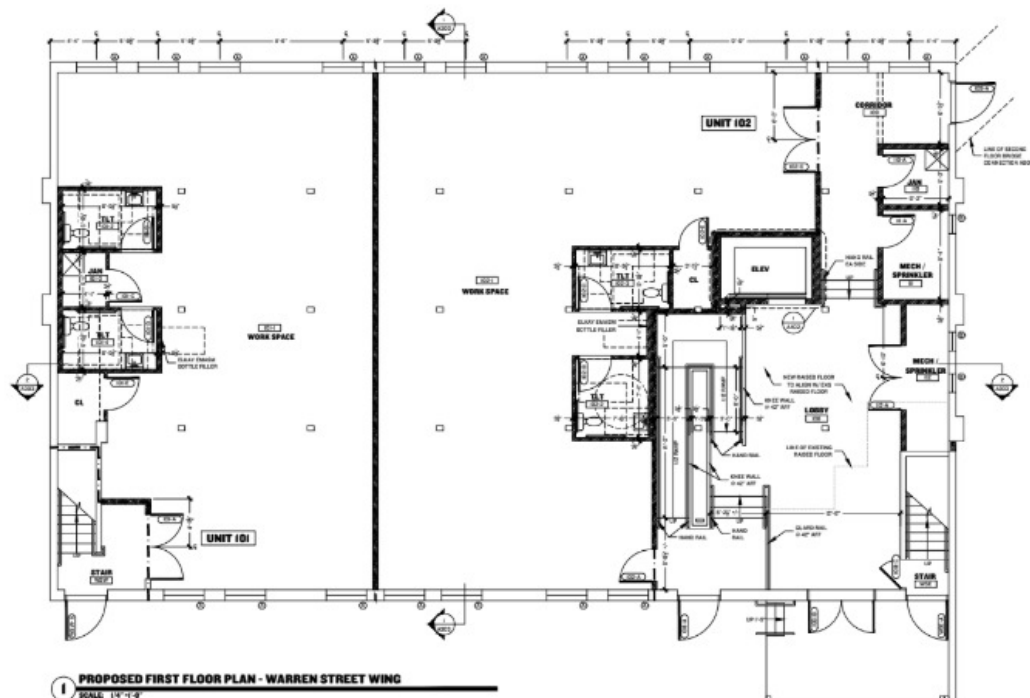
SHEET: 4 OF 5

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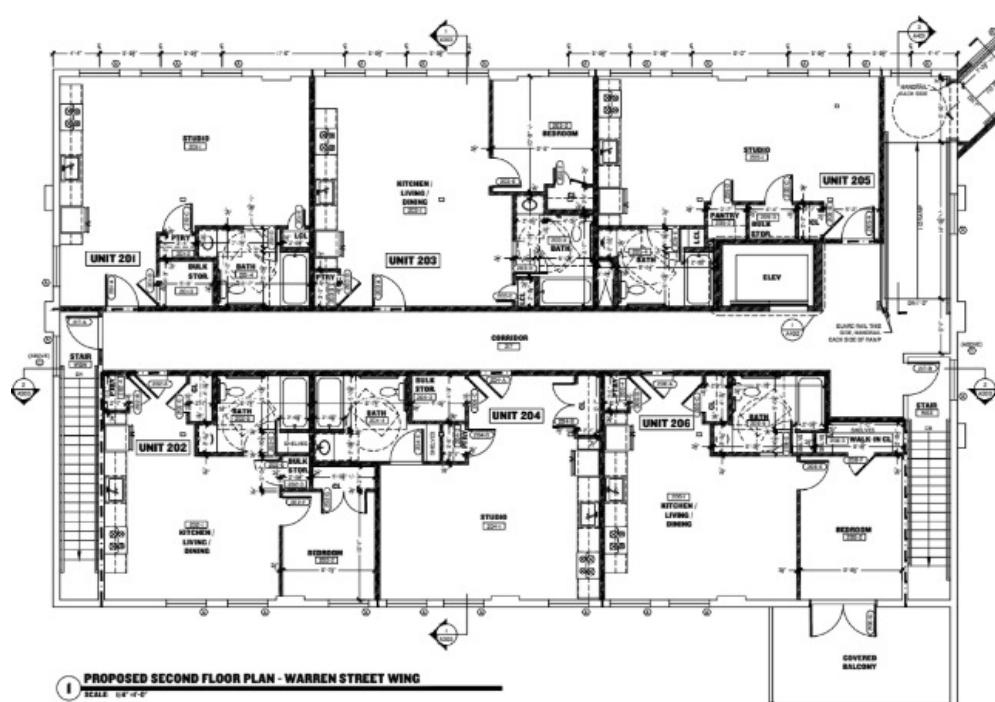
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PROPOSED WARREN STREET SECTION FLOOR PLANS



Warren St Proposed 1st Floor Plan



Warren St Partial 2nd Floor Plan

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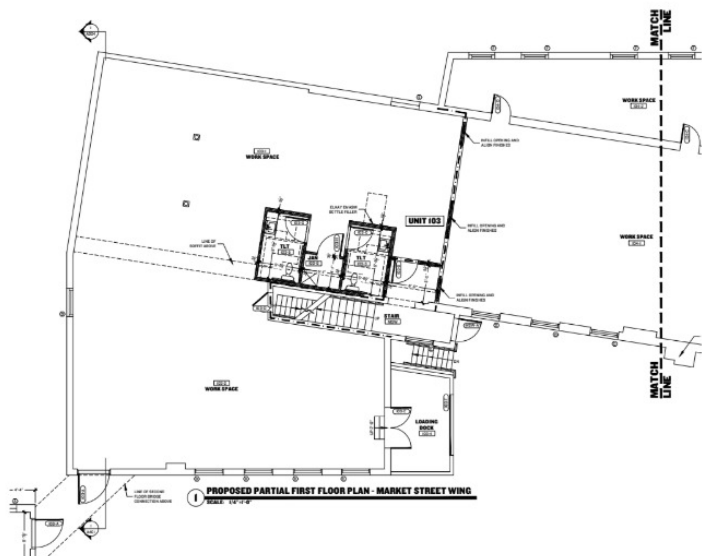
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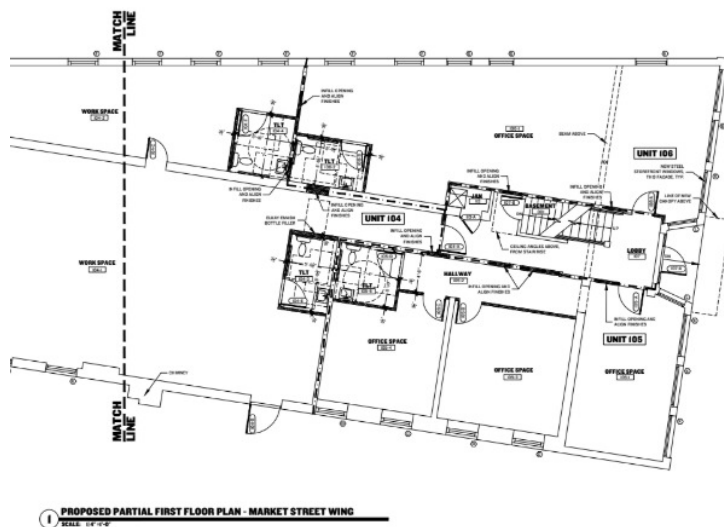
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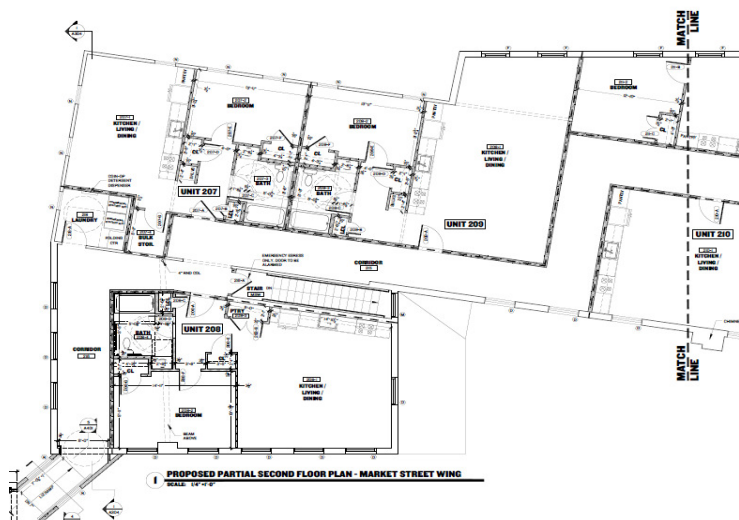
PROPOSED MARKET STREET SECTION FLOOR PLANS



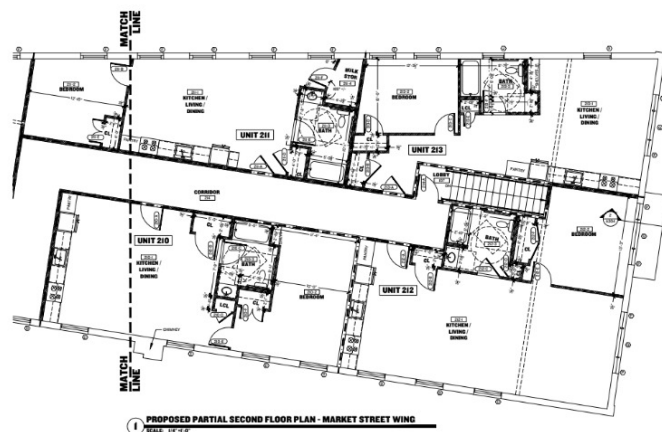
Market St 1st Floor Partial Plan



Market St 1st Floor partial plan



Market St 2nd Floor Partial Plan



Market St 2nd Floor Partial Plan

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ADVISOR BIO 1



JOSEPH DEEGAN, CCIM

Managing Director

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PROFESSIONAL BACKGROUND

Before his affiliation with SVN International Corporation, Mr. Deegan founded and successfully operated Deegan-Sanglyn Commercial Real Estate, a full service commercial real estate advisory firm offering landlord & tenant representation, site selection, development, consulting and property management services.

Mr. Deegan has served in all offices of the Hudson Valley New York State Commercial Association of Realtors chapter as well as all offices of the Upstate NY CCIM (Certified Commercial Investment Member) Chapter for which he is currently serving as President. In addition he is a New York State approved instructor.

He has served locally on the Ulster County Development Corporation, Gateway Community Industries, Ulster County Chamber of Commerce, YMCA of Ulster County and the John A. Coleman Catholic High School Board of Directors.

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ADVISOR BIO 2



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Managing Director

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PROFESSIONAL BACKGROUND

Thomas Collins is a Managing Director at SVN Deegan-Collins Commercial Realty. His Real Estate background includes over 30 years of appraisal, brokerage, consulting, site selection, development, re-development, and mortgage finance. Prior to his affiliation with SVNDCCR, Tom was a Founder and President of Commercial Associates Realty, Inc. He is a Certified Member of the Commercial Investment Real Estate Institute CCIM and is a past President of the New York State CCIM Chapter. Since co-founding Commercial Associates Realty in 1998, Mr. Collins has facilitated over 150 million dollars of investment, office, industrial and retail property transactions.

In addition to Mr. Collins' 30 years in the Commercial Real Estate business, he has been a Mayoral Appointment to the Kingston Waterfront Redevelopment Committee and the City of Kingston Zoning Revision and Comprehensive Plan Committees. He is currently serving as Chairman of the Health Alliance Hospitals Board of Directors.

Tom is a past Board President of the Kingston Hospital Foundation and a current Board Member of the Rural Ulster Preservation Company, a non-profit housing and community development agency. He is past chairman of the Ulster County Development Corporation, Kingston Uptown Business Association, Woodstock Public Library District, and a past board member of the Family of Woodstock, Inc. and the Ulster County Regional Chamber of Commerce.

MEMBERSHIPS

Commercial and Investment Real Estate Institute
New York Commercial Association of Realtors

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