

74-78 Mitchell Street, Oswego Ny

Price: \$399,000 (\$450k with greater parcel)



Jeffrey Tonkin
 P.O. Box 2
 Minetto NY 13115
 Mobile: 315-952-2685
 tonkingroup@yahoo.com

DISCLOSURE: Seller is a
 licensed Real Estate Associate
 Broker in New York State

	2024 P&L	2025 P&L	2026 Pro-Forma 93% Occupancy
GROSS	\$47,325.00	\$53,835.00	\$59,824.00
Manager (7%)	\$3,312.75	\$3,768.45	\$4,187.68
Insurance	\$1,788.58	\$1,789.00	\$1,789.00
Snow	\$226.00	\$750.00	\$950.00
Lawncare	\$1,885.00	\$560.00	\$575.00
Phone	\$461.28	\$470.00	\$120.00
NYS Sales Tax	\$3,786.00	\$4,392.40	\$4,866.00
City Tax	\$2,293.00	\$3,113.00	\$3,113.00
County Tax	\$1,263.00	\$1,906.00	\$1,840.00
School Tax	\$3,794.00	\$3,719.00	\$3,719.00
TOTAL EXP	\$18,809.61	\$20,467.85	\$21,159.68
NET	\$28,515.39	\$33,367.15	\$38,664.32

OFFER GUIDELINES

* No more than 60 days total to close from date of accepted offer

* CASH preferred

* Recent environmental study provided by Seller

* Seller will update abstract of title and provide an up-to-date survey

* Seller may choose to use a 1031 Exchange

UNIT BREAKOUT CURRENT

Size	# of Units (53)	October 1, 2024
5X10	18	\$70
10x10	15	\$90
10x15	8	\$110
10x20	12	\$130

UNIT BREAKOUT AT 2026 INCREASE

Size	# of Units (53)	March 1, 2026
5X10	18	\$80
10x10	15	\$100
10x15	8	\$120
10x20	12	\$140

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