

**SALE**

# Newburgh Student Rental Portfolio

**563 LIBERTY STREET**

Newburgh, NY 12550

**PRESENTED BY:**

**NATE KANNEY, CCIM**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,900,000
<b>NUMBER OF UNITS:</b>	12
<b>LOT SIZE:</b>	1.99 Acres
<b>BUILDING SIZE:</b>	14,406 SF
<b>NOI:</b>	\$154,742.00
<b>CAP RATE:</b>	5.34%
<b>\$/PSF</b>	\$201
<b>STORAGE UNIT COUNT</b>	12
<b>BEDROOM COUNT</b>	29
<b>UNIT COUNT</b>	10
<b>\$/UNIT (APTS ONLY)</b>	\$290,000

## PROPERTY DESCRIPTION

This offering consists of six separate properties located around the Liberty Street and Leroy Place corridor in the City of Newburgh. The portfolio brings together a diverse but complementary mix of residential and storage assets, creating a balanced income profile with multiple avenues for long-term upside.

Four of the properties operate as SRO-style student rentals, each leased on a single-lease basis and occupied primarily by students from Mount Saint Mary College. These buildings benefit from consistent demand, steady turnover, and reliable occupancy driven by the college's ongoing housing needs.

The fifth asset is a four-unit multifamily building, offering traditional residential income with room for value-add improvements and rent growth as the surrounding neighborhood continues to strengthen.

Rounding out the portfolio is a storage building containing ten individual drive-up units, generating stable, low-maintenance cash flow and adding an income stream that moves independently of the residential rental market.

Together, these properties form a well-located and strategically diverse collection positioned within one of Newburgh's most active growth areas, supported by close proximity to Mount Saint Mary College, the Liberty Street commercial corridor, and the ongoing revitalization throughout the East End Historic District.

563 Liberty Street  
492 Liberty Street  
58 Leroy Place  
54 Leroy Place  
19 Leroy Place  
335 N Montgomery Street

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## ADDITIONAL PHOTOS



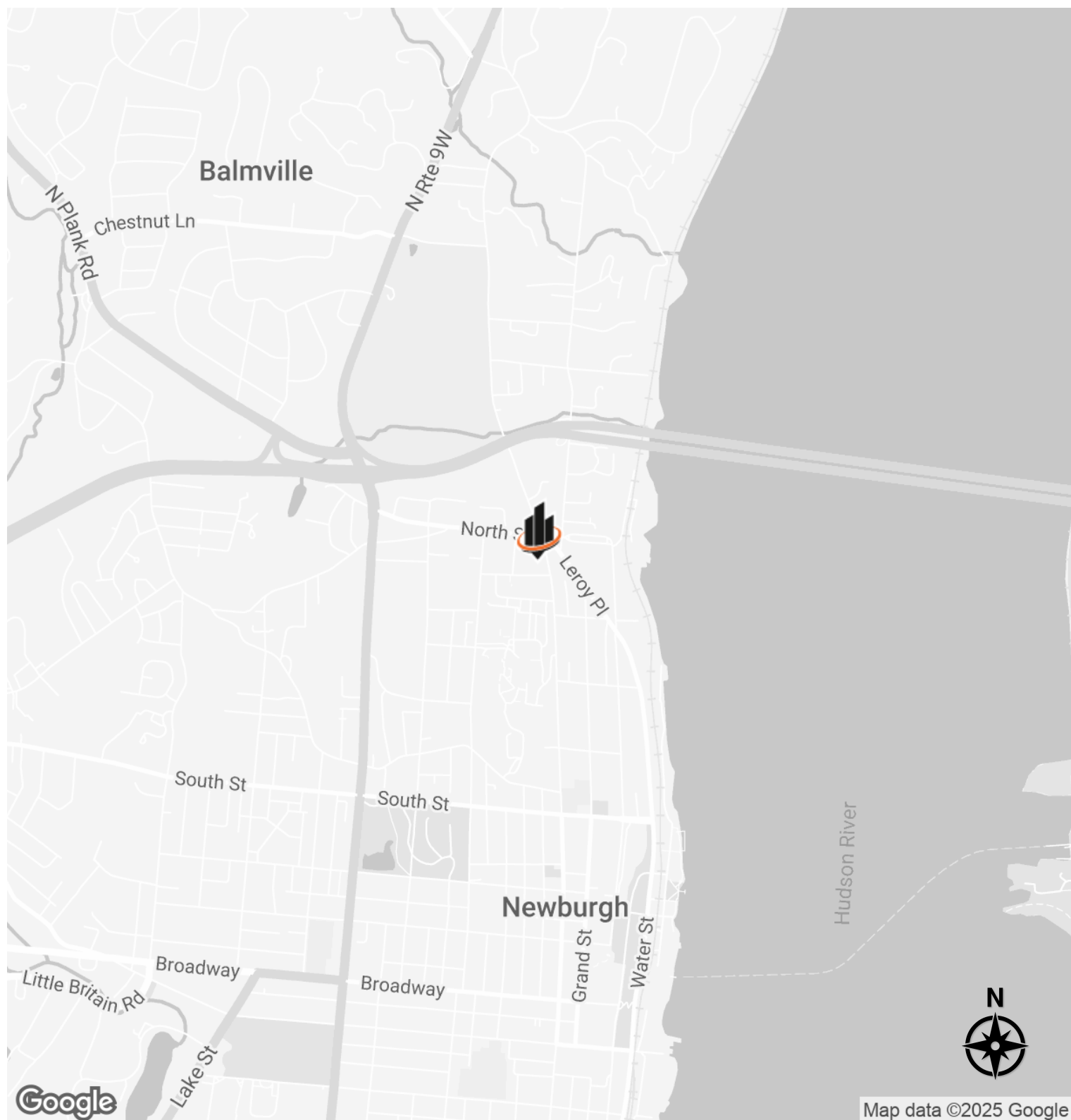
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## LOCATION MAP



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## COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- Immediate proximity to Mount Saint Mary College
- Built-in student tenant pipeline
- Proven SRO-style student housing demand
- Attractive rents with clear upside potential
- Historic architecture with strong curb appeal
- Located within a concentrated revitalization corridor
- Stable, diversified income mix
- Strong occupancy history with minimal turnover issues
- Highly attractive basis in a strengthening market
- Low operating intensity
- Immediate scale within a tight geographic radius
- Positioned for long-term appreciation
- Storage component adds recession-resistant income

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