

# 208 WARREN STREET

SIX UNIT MULTIFAMILY ASSET • HUDSON, NY

8% CAP RATE



EXCLUSIVE AGENTS

## ZEV EISENBERG

Licensed Real Estate Agent, Realtor®  
(845) 309-7454  
zev@hudsonmodern.co

## SHENEUR MENAKER

Licensed Real Estate Agent, Realtor®  
(305) 904-7536  
sheneur@hudsonmodern.co



## EXECUTIVE SUMMARY

A boutique luxury rental property in the heart of walkable Hudson.

Welcome to 208 Warren Street, a newly renovated luxury rental offering a curated collection of one and two bedroom residences in one of Hudson's most desirable and walkable downtown locations.



OFFERED AT \$1,750,000

### INVESTMENT HIGHLIGHTS

- Tenant paid heating and air conditioning
- One & two bedroom apartments
- Premium kitchens and modern baths
- Hardwood floors and abundant natural light
- Shared backyard and on-site parking
- Prime Warren Street location

Freshly renovated, the apartments feature designer kitchens, modern baths, hardwood floors, and large new windows with abundant natural light. Each spacious layout is complemented by a boutique entry, including chandeliers, original architectural details and private parking in the rear of the building.

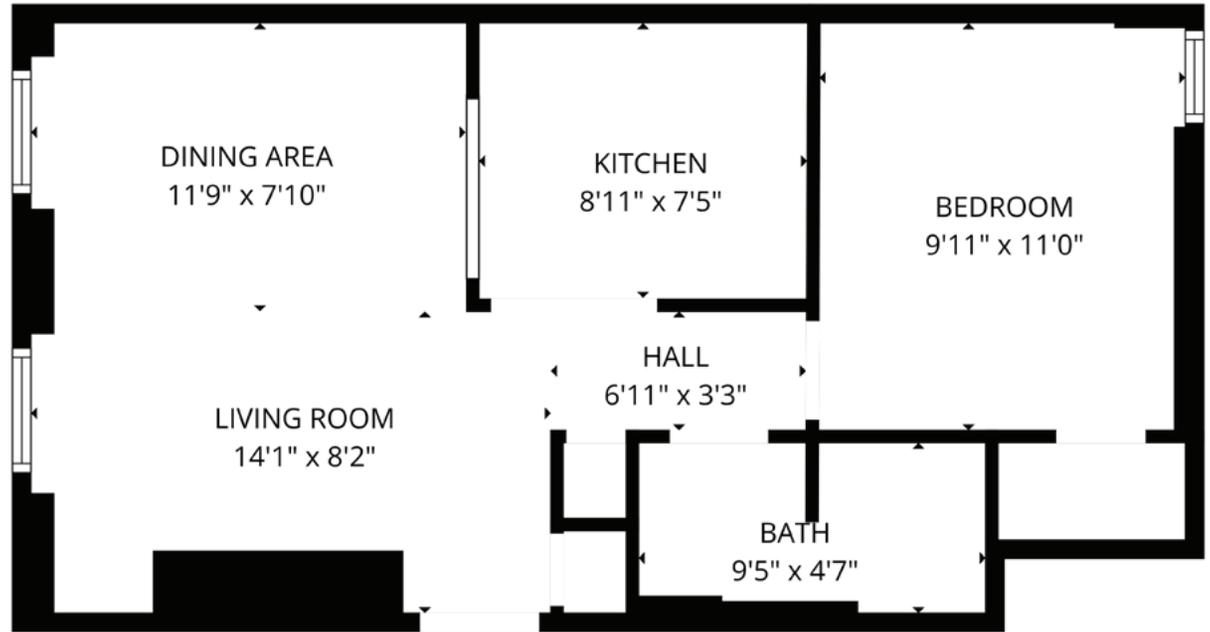
Now leasing, it's prime location on lower Warren Street will allow residents to enjoy walking to Hudson's transportation, shops, cafés, galleries, and restaurants.



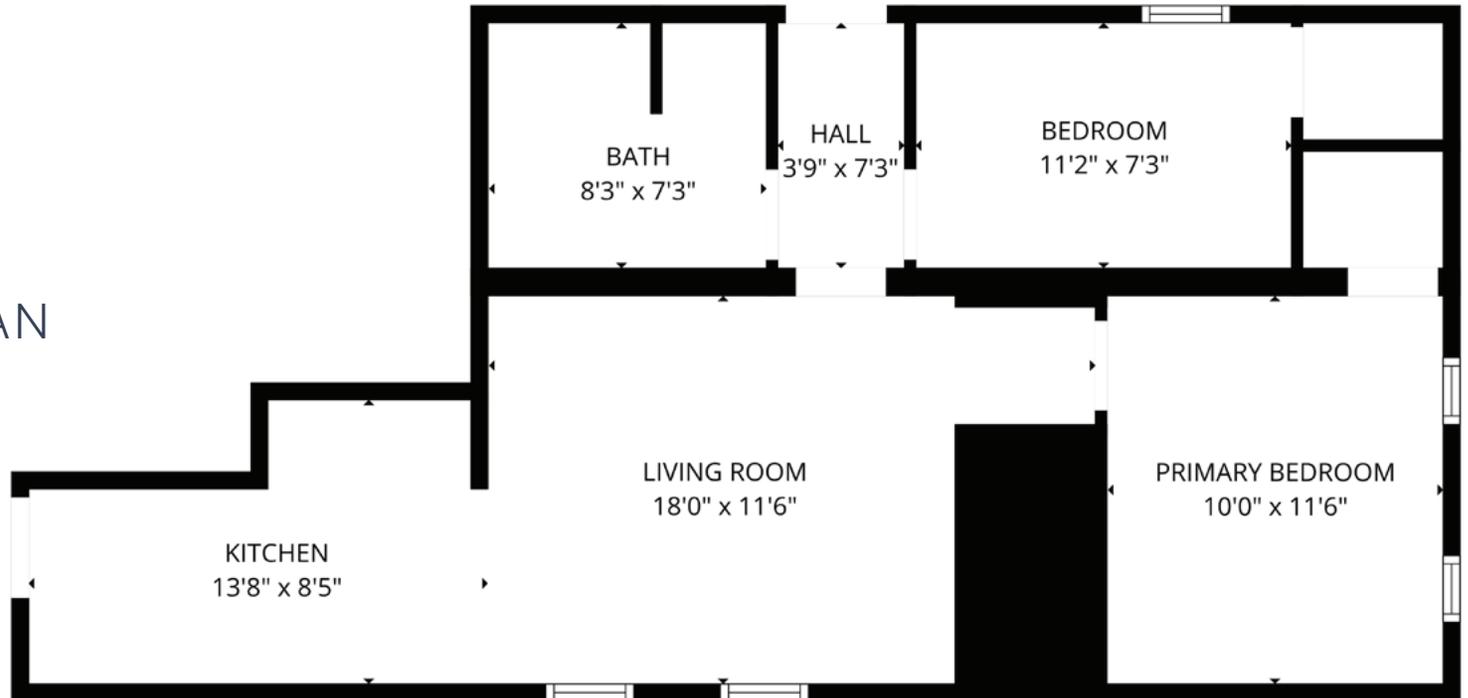




## 1 BED FLOOR PLAN



## 2 BED FLOOR PLAN



# INCOME & EXPENSE PROFORMA

Income	Size	LSD	LXD	Monthly	Annual
1, Ground, Yard, Parking	2 Bed			\$3,000	\$36,000
2, Ground Floor	1 Bed			\$2,150	\$25,800
3, 2nd Floor	1 Bed			\$2,150	\$25,800
4, 2nd Floor	2 Bed	Leased		\$2,750	\$33,000
5, 3rd Floor	1 Bed			\$2,150	\$25,800
6, 3rd Floor	2 Bed	Leased		\$2,750	\$33,000
<b>Total Income</b>				<b>\$14,950</b>	<b>\$179,400</b>

Sale Price  
\$1,750,000

Expenses	
Taxes (Est.)	\$13,000
Mangement (6%)	\$10,764
Insurance (Est.)	\$4,356
Repairs & Maintenance (3%)	\$5,382
Trash & Recycling (Est.)	\$1,400
Water & Sewer	\$2,800
Landlord Electric (Est.)	\$1,200
<b>Total Annual Expenses</b>	<b>\$38,902</b>
<b>Profit / (NOI)</b>	<b>\$140,498</b>
Cap Rate	8.03%

# DEMOGRAPHICS

**20,329**

POPULATION

**44**

AVERAGE AGE

**9,162**

TOTAL HOUSEHOLDS

**2.10**

AVERAGE HOUSEHOLD SIZE

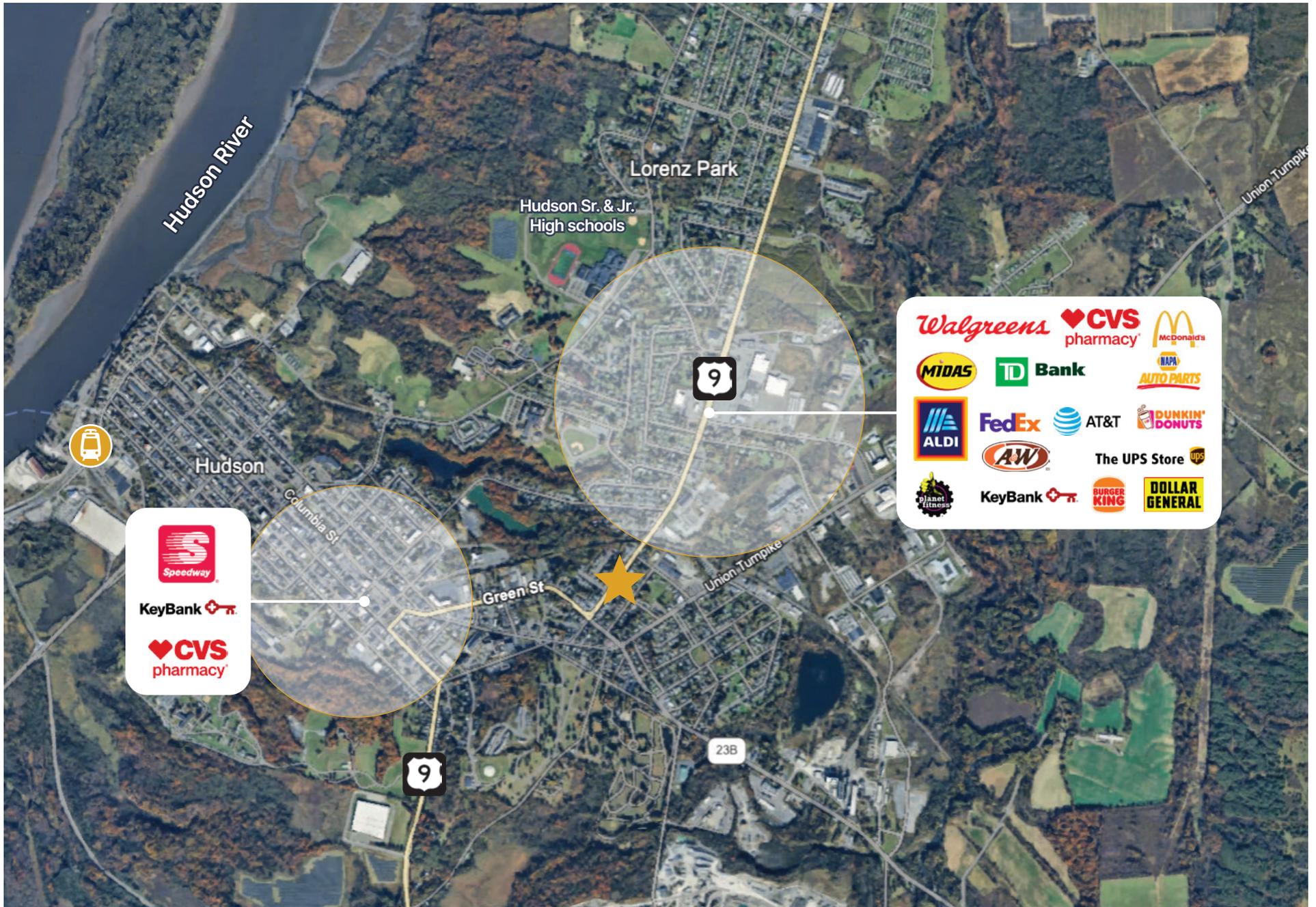
**\$237,446**

MEDIAN HOME VALUE



	1 MILE	3 MILE	5 MILE
2024 Total Population	5,515	13,416	20,329
2029 Population	5,458	13,366	20,294
Pop Growth 2024-2029	(1.03%)	(0.37%)	(0.17%)
Average Age	44	44	45
2024 Total Households	2,537	6,163	9,162
HH Growth 2024-2029	(0.99%)	(0.34%)	(0.17%)
Median Household Inc	\$59,547	\$56,992	\$62,731
Avg Household Size	2.00	2.00	2.10
Median Home Value	\$240,483	\$233,495	\$237,446

# AMENITIES & MAJOR RETAIL



# CONFIDENTIALITY & DISCLAIMER

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39 N Front St,  
Kingston, NY, 12401

(845) 579-8050

[www.hudsonmodern.co](http://www.hudsonmodern.co)