



KINGSTON, NEW YORK

# 31 GREEN STREET

NINE-UNIT UPTOWN MULTIFAMILY

OFFERED AT  
\$1,100,000

CAP RATE  
6.61%

DESIGNATION  
FULLY OCCUPIED

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OFFERED BY

A nine-unit multifamily building in the heart of Kingston's Uptown — the city's historic Stockade district — pairing dependable in-place income with one of the most walkable, demand-resilient submarkets in the Hudson Valley.



Dating to the turn of the last century, 31 Green Street is a nine-apartment building set one block from Kingston's Stockade — the walkable Uptown core of Wall Street dining, the Senate House, and the city's oldest streets. The unit mix of studios and one-bedrooms, with a single two-bedroom, suits the area's deep renter demand.

The building produces \$125,175 in gross annual income against \$52,421 of operating expenses — a 6.61% cap rate at the asking price. Rents are stabilized under Kingston's ETPA, with the Stockade location and one-bedroom-heavy mix supporting durable occupancy and steady, predictable income.

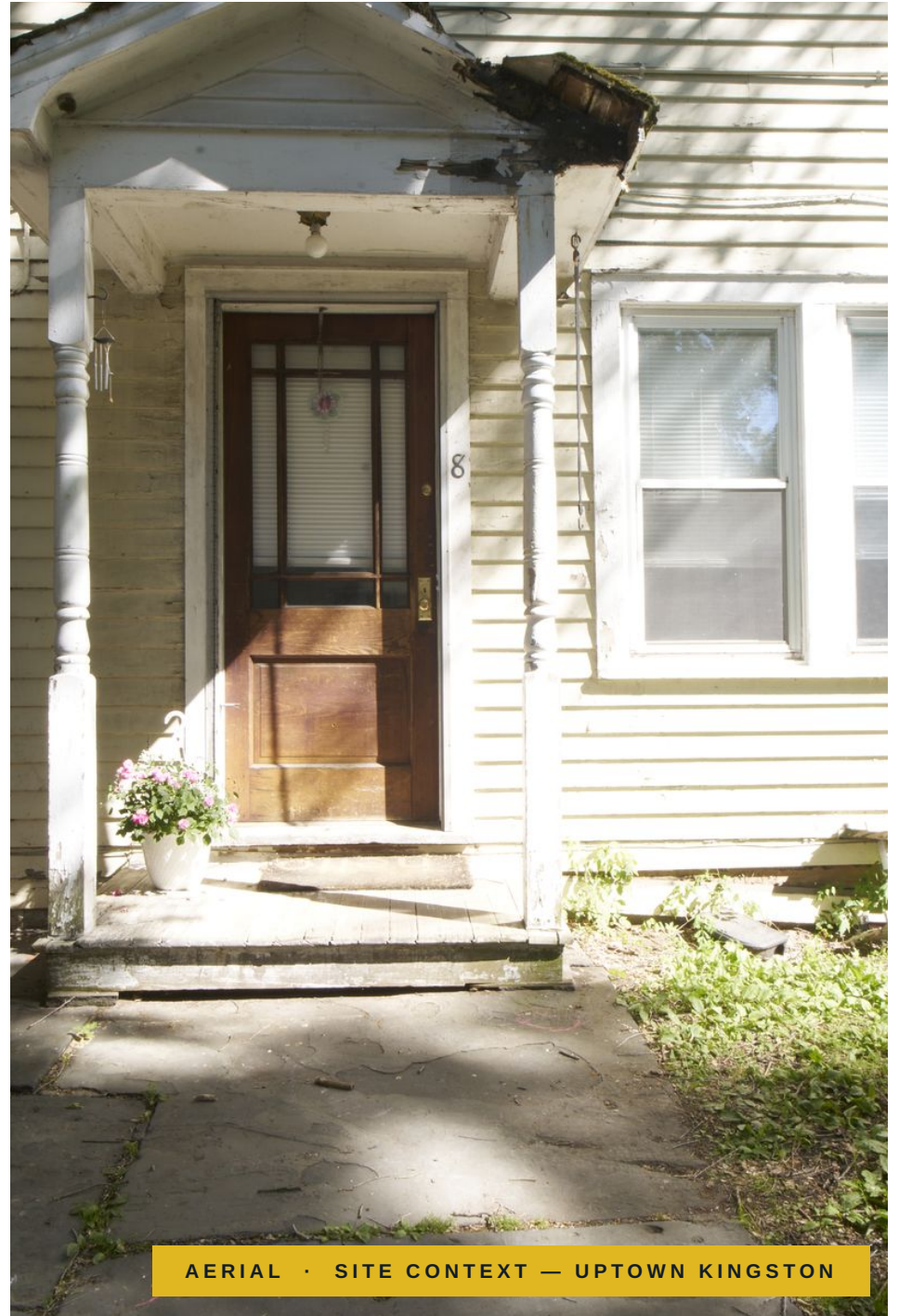
OFFERED AT

**\$1,100,000****INVESTMENT HIGHLIGHTS**

- Nine units in Kingston's Uptown / Stockade district
- \$125,175 gross income — 6.61% cap at asking
- Studio & one-bedroom mix in deep renter demand
- Walk to Wall Street dining, Senate House & Kingston Plaza
- T4N-O zoning — flexible neighborhood residential
- Stable tenancy — limited turnover, low vacancy risk
- Rents regulated under ETPA

02

THE BUILDING



AERIAL · SITE CONTEXT — UPTOWN KINGSTON





### 03 INCOME & EXPENSES

SELLER-PROVIDED · MAY 2026

#### RENT ROLL

UNIT	TYPE	MONTHLY	ANNUAL
1	Studio	\$1,105	\$13,260
2	1 Bed / 1 Bath	\$1,190	\$14,280
3	1 Bed / 1 Bath	\$1,360	\$16,320
4	1 Bed / 1 Bath	\$1,284	\$15,408
5	1 Bed / 1 Bath	\$667	\$8,007
6	Studio	\$1,000	\$12,000
7	1 Bed / 1 Bath	\$1,360	\$16,320
8	2 Bed / 1 Bath	\$1,785	\$21,420
9	1 Bed / 1 Bath	\$680	\$8,160
<b>TOTAL INCOME</b>		<b>\$10,431</b>	<b>\$125,175</b>

#### OPERATING EXPENSES

LINE ITEM	ACTUAL	PRO FORMA
Property Taxes	\$27,708	\$27,708
Insurance	\$3,830	\$3,830
Owner-Paid Utilities	\$6,800	\$6,800
Vacancy Reserve (3%)	\$3,755	\$3,755
Maintenance (4%)	\$5,007	\$5,007
Water & Sewer	\$3,671	\$3,671
Lawn & Snow Removal	\$1,200	\$1,200
Garbage	\$450	\$450
<b>Total Expenses</b>	<b>\$52,421</b>	<b>\$52,421</b>
<b>Profit / (NOI)</b>	<b>\$72,754</b>	<b>\$72,754</b>

ASKING PRICE

**\$1,100,000**

NET OPERATING INCOME

**\$72,754**

CAP RATE — ACTUAL

**6.61%**

PRICE / UNIT

**\$122,222**

Last updated May 2026. Information provided by the seller; buyer responsible for verifying accuracy. Rents are regulated under New York's Emergency Tenant Protection Act (ETPA).



Uptown is Kingston's oldest neighborhood — the seventeenth-century Stockade district that became, briefly, the state's first capital and remains the city's walkable civic and dining core.

The Stockade was laid out in 1658 by order of Peter Stuyvesant, a defensive perimeter of stone houses on the bluff above the Esopus Creek. Many of those original buildings still stand — a concentration of Dutch colonial stone architecture without equal in the country. In 1777, with New York City in British hands, Kingston was chosen as New York State's first capital; the Senate convened in the building still known as the Senate House, two blocks from 31 Green Street.

The British burned Kingston that October, but the Stockade was rebuilt on its original lines. Wall Street became the commercial spine of the Uptown neighborhood that grew up around it, and remains so today — a walkable corridor of restaurants, galleries, and independent retail that anchors Kingston's revival. The 2023 Kingston Forward code preserved the Stockade's historic fabric while inviting careful incremental upgrading. 31 Green Street sits one block from this core: a nine-unit building in the most walkable, most demand-resilient submarket the city has.

1658

THE STOCKADE LAID OUT — KINGSTON'S DEFENSIVE DUTCH COLONIAL PERIMETER

1777

KINGSTON SERVES AS NEW YORK STATE'S FIRST CAPITAL — THE SENATE HOUSE NEARBY

1975

THE STOCKADE HISTORIC DISTRICT PLACED ON THE NATIONAL REGISTER

Today

WALKABLE UPTOWN CORE ANCHORED BY WALL STREET DINING AND THE SENATE HOUSE

## 05 MARKET OVERVIEW

UPTOWN KINGSTON, NY

Kingston has emerged as the most active small city in the Hudson Valley — anchored by the Uptown / Stockade historic core, a Midtown working corridor, and the Rondout waterfront. Uptown's walkable Wall Street spine concentrates the city's restaurant, retail, and civic life within a few blocks, which is why the neighborhood has consistently produced the most reliable tenant demand in the city.

### T4N-O · UPTOWN NEIGHBORHOOD

Under Kingston's 2023 "Kingston Forward" form-based code, 31 Green sits within T4N-O — a moderate-density neighborhood transect overlay tuned to the Uptown context, supporting the existing residential fabric while permitting modest mixed-use and incremental upgrading.

### RENTAL FUNDAMENTALS

Citywide rents have climbed roughly 3.5% year-over-year, with the average Kingston apartment at \$1,753. Studios market near \$1,449 and one-bedrooms near \$1,625 — and within that picture, Uptown commands a consistent premium for its walkability and Stockade adjacency.

### RENT REGULATION

31 Green's nine units fall within New York's Emergency Tenant Protection Act (ETPA), which Kingston opted into in 2022 for buildings of six or more units built before 1974. Rent adjustments are set annually by the local Rent Guidelines Board.



**\$1,753**

AVG KINGSTON  
RENT

**+3.5%**

YOY RENT  
GROWTH

**\$122K**

PRICE / UNIT

**T4N-O**

FORM-BASED  
ZONE

06

## DEMOGRAPHICS

23,748

POPULATION — 3 MILE

42

MEDIAN AGE

9,940

TOTAL HOUSEHOLDS

2.25

AVG HOUSEHOLD SIZE

\$67,423

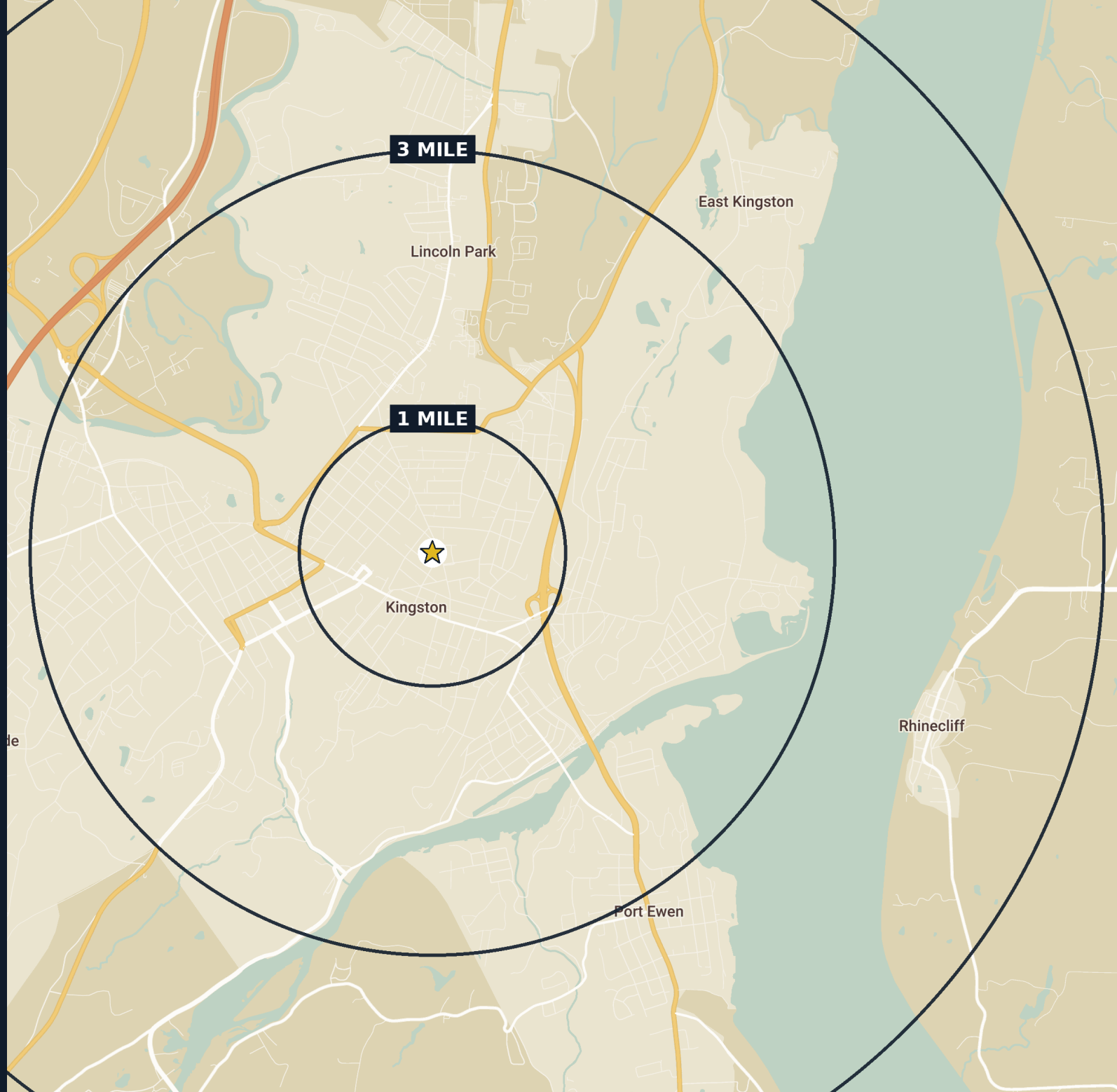
MEDIAN HOUSEHOLD INCOME

### MEDIAN MARKET RENTS

STUDIO \$1,449

ONE-BEDROOM \$1,625

TWO-BEDROOM \$1,898



## 07 AMENITIES & MAJOR RETAIL

WITHIN A SHORT DRIVE



### WITHIN REACH

Stockade Historic District	0.1 mi
Wall Street Dining & Retail	0.2 mi
Senate House State Historic Site	0.2 mi
Kingston Library	0.3 mi
Academy Green Park	0.4 mi
Kingston Plaza · CVS · Hannaford	0.5 mi
Health Alliance Hospital	1.0 mi
Rondout Waterfront	1.8 mi
Walmart Supercenter	2.6 mi
The Home Depot	2.7 mi
Target	2.8 mi
NYS Thruway, I-87 Exit 19	2.0 mi
Metro-North — Poughkeepsie	19 mi

## 08 CONFIDENTIALITY & DISCLAIMER

### LEGAL DISCLAIMER

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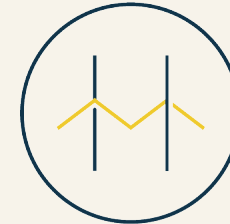
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