

OFFERING MEMORANDUM

292-300 Croton Falls Road
Mahopac, NY 10541



THE OFFERING

The CS Organization is pleased to present 292-300 Croton Falls Road to market. A unique opportunity to acquire a 9.77+/- acre property across two tax parcels. The property consists of five residential dwellings, two barn structures, a well house, a picnic area, open field areas and numerous shed structures. A strong in-place return day one, gives investors a chance to implement a value-add strategy and position the property for maximum returns overtime. Zoned Residential, the property offers numerous possibilities for investment or owner/user-uses.

Areas Breakdown

Barns - 2,060 SF +/-

Residential

House 1 - 1,512 SF +/-

House 2 - 878 SF +/-

House 3 - 532 SF +/-

House 4 - 1,980 SF +/-

House 5 - 1,122 SF +/-

Total - 6,024

SUBJECT PROPERTY

Lot Area: 9.775 +/- Acres

Zoning:

of Buildings: 5

YOC: 1925

Units: 6

RE Tax 25: \$31,000

SITE



AERIAL



FINANCIALS

Rent Roll						
	Rent	Size	Lease Term	Utilities	Fuel	
292	House 1 (SF)	OO	3 Bedroom 1 BA	Vacant	Paid by Owner	Oil
294	House 2 (SF)	\$ 2,950.00	2 Bedroom 1.5 BA	End 4/27	Paid by Tenant	Oil
296	House 3 (SF)	\$ 1,500.00	1 Bedroom 1 BA	MTM	Paid by Tenant	Propane
298	House 4 (SF)	\$ 3,500.00	4 Bedroom 2 BA	MTM	Paid by Tenant	Oil
300	House 5 (Duplex)	\$ 3,200.00	Unit B Studio & Unit A1 Bed 1 BA	End 6/26	Paid by Tenant	Propane
	Yard	\$ 600.00	Truck Parking	MTM		
Actual						
		Monthly		Annual	Projection	
	Gross Rental Income	\$ 11,750.00		\$ 141,000.00	\$ 193,800.00	
Expenses						
	RE TAX			\$ 31,000.00		
	Insurance			\$ 12,000.00		
	Water (well)			\$ 1,200.00		
	Service Contract			\$ 1,500.00		
	Utilities			\$ 250.00		
	Fuel			\$ 1,500.00		
	Maintenance			\$ 500.00		
			Total Expenses	\$ 47,950.00		
			NOI	\$ 93,050.00	\$ 145,850.00	
				In Place Cap Rate	6.20%	
				Projected Value	\$ 2,430,833.33	
				List Price	\$1,499,999	
Projected Rent Roll						
	Rent	Size	Lease Term	Utilities	Fuel	
House 1 (SF)	\$ 3,500.00	3 Bedroom 1 BA	Vacant	Paid by Owner	Oil	
House 2 (SF)	\$ 3,250.00	2 Bedroom 1.5 BA	End 4/27	Paid by Tenant	Oil	
House 3 (SF)	\$ 1,650.00	1 Bedroom 1 BA	MTM	Paid by Tenant	Propane	
House 4 (SF)	\$ 4,000.00	4 Bedroom 2 BA	MTM	Paid by Tenant	Oil	
House 5 (Duplex)	\$ 3,150.00	Unit B Studio & Unit A	End 6/26	Paid by Tenant	Propane	
Yard	\$ 600.00	Truck Parking	MTM			
Total	\$ 16,150.00					

292 PHOTOS



292 PHOTOS



294 PHOTOS



294 PHOTOS



296 PHOTOS



296 PHOTOS



298 PHOTOS



298 PHOTOS



300 PHOTOS



300A PHOTOS



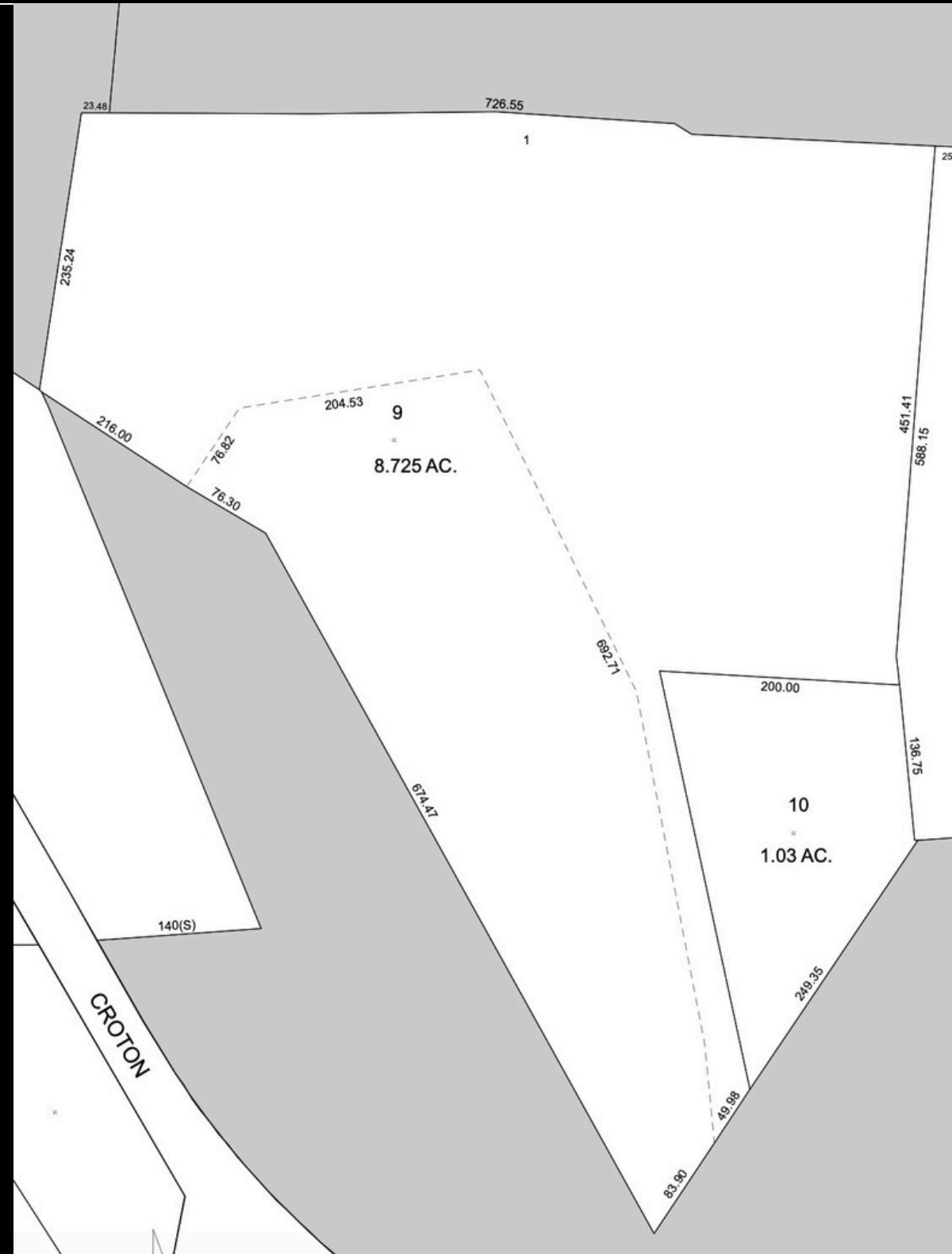
300 B PHOTOS



Barns



Plat Map



DEMOGRAPHICS

MAHOPAC, NY

CENSUS PLACE

ADD COMPARISON

Metric	Value	Change
2024 POPULATION	9,039	
2024 POVERTY RATE	4.52%	25.2% 1-YEAR INCREASE
2024 MEDIAN HOUSEHOLD INCOME	\$110,023	4.22% 1-YEAR DECLINE
2024 MEDIAN PROPERTY VALUE	\$470,900	4.97% 1-YEAR GROWTH
2024 EMPLOYED POPULATION	4,714	4.07% 1-YEAR DECLINE
2024 MEDIAN AGE	41.7	0.482% 1-YEAR INCREASE

US SENATOR: Chuck Schumer (DEMOCRATIC PARTY)

US SENATOR: Kirsten Gillibrand (DEMOCRATIC PARTY)

POPULATION & DIVERSITY | ECONOMY | HOUSING & LIVING | HEALTH

Brokerage | Capital Advisory | Development



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