

181 Glenerie Blvd					
Ulster, NY	Asking	\$1,100,000.00			
Apt.	BR&B	Deposit	Lease	Actual	Market
1	1/1			\$1,300	\$1,400
2	1/1		Eviction	\$1,125	\$1,400
3	1/1			\$1,200	\$1,400
4	2/1			\$1,300	\$1,450
5	2/1		(Super)	\$1,500	\$1,500
6	3/1			\$1,600	\$1,700
7	2/1			\$1,400	\$1,500
RENTAL INCOME	Per Month			\$9,425	\$10,350
RENTAL INCOME	Per Year			\$113,100	\$124,200
Vacancy	3%			\$3,393.00	\$3,726.00
Adjusted Gross Income				\$109,707	\$120,474
EXPENSES	Note:			EXPENSE	EXPENSE
Maintenance / Repairs	3% estimated			\$3,291.21	\$3,614.22
Lawn	Actual			\$0.00	\$0.00
Water/Sewer/Water Treament	Actual			\$1,200.00	\$1,200.00
Insurance	Actual			\$4,018.00	\$4,018.00
County Tax	Confirmed 2025			\$3,728.83	\$3,728.83
School Tax	Confirmed 2024			\$6,238.41	\$6,238.41
Electric	Actual 2024			\$4,452.00	\$4,452.00
Sanitation/Trash	Actual			\$3,772.00	\$3,772.00
Propane	Est.			\$5,000.00	\$5,000.00
EXPENSES				\$31,700.45	\$32,023.46
NOI				\$78,006.55	\$88,450.54
CAP RATE at ask				7.09%	8.04%