

3191 Rt 23					
HILLSDALE NY	Asking	\$1,200,000.00			
Apt.	BR&B	Tenant	Lease	Current	Market
1	2/1		for rent	\$0	\$2,000
2	2/1		for rent	\$0	\$2,000
3	2/1		for rent	\$0	\$2,000
4	2/1		for rent	\$0	\$2,000
5	2/1		1-year	\$2,000	\$2,000
6	2/1		for rent	\$0	\$2,000
RENTAL INCOME	Per Month			\$2,000	\$12,000
RENTAL INCOME	Per Year			\$24,000	\$144,000
Vacancy	3%			\$720	\$4,320
Adjusted Gross Income				\$23,280	\$139,680
EXPENSES	Note:			EXPENSE	EXPENSE
Maintenance / Repairs	3% estimated			\$698.40	\$4,190.40
Lawn/Snow	\$400 month est.			\$4,800.00	\$4,800.00
Water/well	New system			\$0.00	\$0.00
Septic	New system			\$0.00	\$0.00
Insurance	Actual			\$8,448.00	\$8,448.00
County/Town Tax	Confirmed 2025			\$4,772.12	\$4,772.12
School Tax	Confirmed 2025			\$6,250.63	\$6,250.63
Electric	TENANT			\$0.00	\$0.00
Sanitation/Trash	\$250 month estimated			\$3,000.00	\$3,000.00
EXPENSES				\$27,969.15	\$31,461.15
NOI				-\$4,689.15	\$108,218.85
CAP RATE at ask				-0.39%	9.02%