

SALE

590-626 Ulster Ave

590-626 ULSTER AVENUE

Kingston, NY 12401

PRESENTED BY:

THOMAS COLLINS

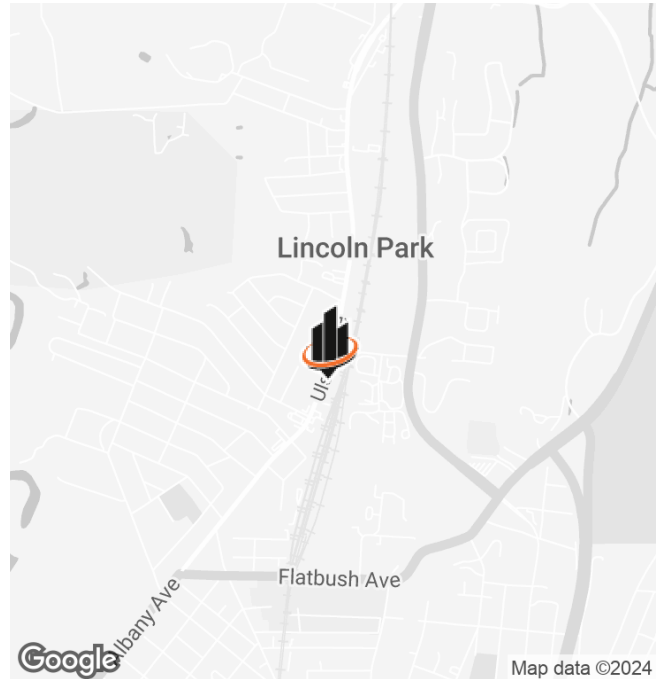
O: 845.339.9100 x11

thomas.collins@svn.com

NY #10491205234



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,795,000
NUMBER OF UNITS:	10
LOT SIZE:	1.7 Acres
3 BUILDINGS TOTAL SF:	19,275 SF
NOI:	\$139,031.85
CAP RATE:	7.75%

PROPERTY DESCRIPTION

Introducing 590-626 Ulster Avenue, a prime opportunity for investors seeking a dynamic property in Kingston, NY. The Property consists of two parcels and three buildings totaling 19,275 SF with 10 commercial rental units ideal for office and street retail ventures. Zoned HC - Highway Commercial, this location offers versatility for a variety of businesses. With a strategic position in the Ulster Avenue area, this property presents a compelling investment with significant potential for commercial success and future added value. Don't miss the chance to secure a foothold in this thriving market.

PROPERTY HIGHLIGHTS

- - 19,275 SF building
- - 10 retail units
- - 100% Occupied
- - Built in 1970
- - Zoned HC - Highway Commercial
- - Prime Ulster Ave location

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SVN | DEEGAN-COLLINS COMMERCIAL REALTY 2

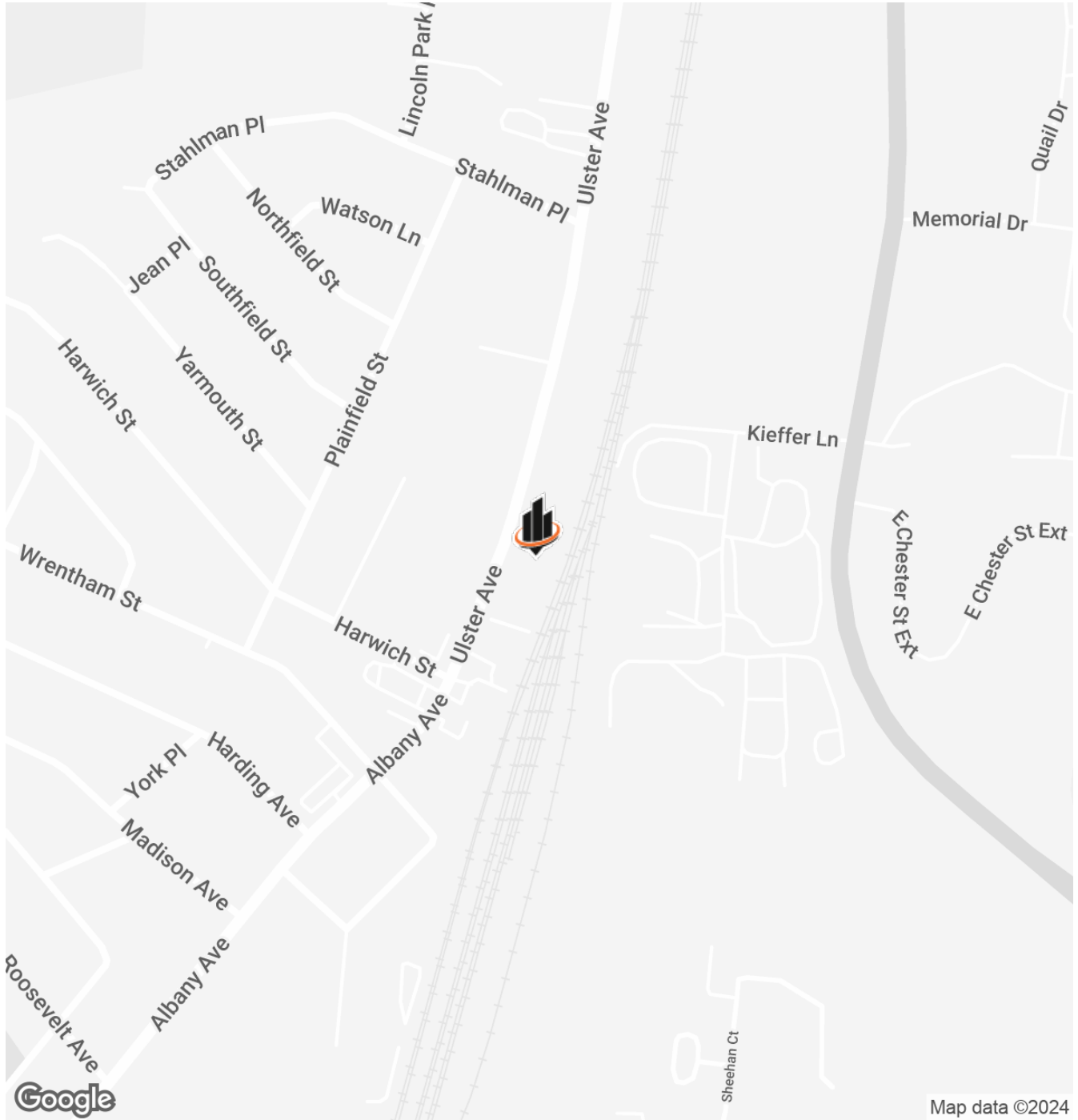


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SVN | DEEGAN-COLLINS COMMERCIAL REALTY 3

LOCATION MAP



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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRIME PERFORMING INVESTMENT PROPERTY

PRICE	\$1,795,000
PRICE PER SF	\$93
PRICE PER UNIT	\$179,500
CAP RATE	7.75%

OPERATING DATA

PRIME PERFORMING INVESTMENT PROPERTY

TOTAL SCHEDULED INCOME	\$270,943
VACANCY COST	\$13,547
ADJUSTED GROSS INCOME	\$257,396
OPERATING EXPENSES	\$118,364
NET OPERATING INCOME	\$139,032

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INCOME & EXPENSES

INCOME SUMMARY	PRIME PERFORMING INVESTMENT PROPERTY
TOTAL INCOME	\$257,395
<hr/>	
EXPENSE SUMMARY	PRIME PERFORMING INVESTMENT PROPERTY
REAL ESTATE TAXES	\$61,997
INSURANCE	\$25,426
UTILITIES	\$5,885
REPAIRS & MAINTENANCE	\$8,686
ADMIN/MANAGEMENT	\$14,370
RESERVES	\$2,000
GROSS EXPENSES	\$118,364
<hr/>	
NET OPERATING INCOME	\$139,031

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ADVISOR BIO 1



THOMAS COLLINS

Managing Director

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PROFESSIONAL BACKGROUND

Thomas Collins is a Managing Director at SVN Deegan-Collins Commercial Realty. His Real Estate background includes over 30 years of appraisal, brokerage, consulting, site selection, development, re-development, and mortgage finance. Prior to his affiliation with SVNDCCR, Tom was a Founder and President of Commercial Associates Realty, Inc. He is a Certified Member of the Commercial Investment Real Estate Institute CCIM and is a past President of the New York State CCIM Chapter. Since co-founding Commercial Associates Realty in 1998, Mr. Collins has facilitated over 150 million dollars of investment, office, industrial and retail property transactions.

In addition to Mr. Collins' 30 years in the Commercial Real Estate business, he has been a Mayoral Appointment to the Kingston Waterfront Redevelopment Committee and the City of Kingston Zoning Revision and Comprehensive Plan Committees. He is currently serving as Chairman of the Health Alliance Hospitals Board of Directors.

Tom is a past Board President of the Kingston Hospital Foundation and a current Board Member of the Rural Ulster Preservation Company, a non-profit housing and community development agency. He is past chairman of the Ulster County Development Corporation, Kingston Uptown Business Association, Woodstock Public Library District, and a past board member of the Family of Woodstock, Inc. and the Ulster County Regional Chamber of Commerce.

MEMBERSHIPS

Commercial and Investment Real Estate Institute
New York Commercial Association of Realtors

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