



BERKSHIRE HATHAWAY
HomeServices
Hudson Valley Properties
COMMERCIAL DIVISION

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Att: Builders

FOR SALE: 13 Unit existing Apartment Development

With full approvals to build 12 more units: 25 units total

Town of Plattekill , Ulster County, South Street (off Fosler RD)

Country View Estates Apartments Acres 37 – 2 Sections

Convenient to New Paltz and Poughkeepsie Bridge

Featuring:

Lot A: Buildings 696, 698 and 700 South Street on 18 acres

3 buildings- (1) 4 unit apartment building (one level) and (2) 4 unit townhouses type of buildings, hence each unit is on 2 levels. 850-900 sq.ft

Lot B) 18 acres- 3 bedrm house and has approvals to build 3 buildings each with 2 bed rm and 2 baths, but larger than across the way, being 1,200 sq.ft.

Description:

Building 696:

4 -2 bed units, each with 1 bath; each unit on one level, (2 units per floor) - 2 stories

Built 2002, roof replaced in 2015, 850 sq.ft.: consist of liv rm, kitchen, 1 bath, 2 bedrms, full basement, with common laundry equipment and storage cages, wall unit A/C, well septic, 12 parking spaces, 4 tenant elect meters in basement, 1 landlord meter

Building 698:

4- 2 bed rm units,1.5 bath units, each unit has 2 levels, townhouse style, built in 2004, 900 sq. ft.:

1st fl: liv rm, kitchen, ½ bath

2nd fl: 2 bedrms, 1 full bath

Basement; washer-dryer hook up (tenants supplies their own)

a/c wall units, each unit has their own basement area, oil heat, 330 gal. oil tank in each unit, elect meter in each unit, 12 parking spaces

Building 700:

4- 2 bedrm units, 1.5 baths, each unit has 2 levels-townhouse styles

Built: 2005 900 sq. ft. each:

1st floor: living room, kitchen ½ bath

2nd floor: 2 bedrms, 1 full bath

Basement with washer -dryer hook up- tenants, wall a/c

Each unit has their own basement with their own oil furnace-330 gal.tank,

Each unit has their own elect.unit

Lot B- 18 acres

692 South Street: (across from the 3 buildings described above)

Single family detached house, built in 1825,1,548 sq.ft.

1st fl: liv rm, family rm, kitchen, bathrm

2nd floor: 3 bed, bathrm

Basement: washer-dryer hook up, 1 electric meter, wall units a/c, oil heat, well septic, detached one car garage, 4 parking spaces,

(Note: the building could be replaced with a new 4 unit building as per approvals, larger than across the way at 1,200 sq. ft. per unit)

**Utilities: Each existing building has its own well and own septic field,
So 3 wells and 3 septic fields, 1,200 gal tanks for each
house. Same will be for the 3 new
buildings to be built across the parkin lot.**

Elect & Oil: All tenants pay their own elect; landlord pays for oil only in the 1st bld, (Bld 696)

Construction: Modular- construction supplied by Westchester Modular
4 units per building. Total building size: 7,424 sq.
ft., 22 bathrooms, wood frame, vinyl siding, shingle roof,
vinyl floors in kitchen and baths,
treated lumber wooden decks in rear.

Fully rented, full approval from town planning dept, and BOH. Only needs architect plans for building permit to build remaining 12 units.

**Financials and Cash Flow analysis below for existing units. For more info, inspection contact ; Walt @ Berkshire Hathaway (845) 705-0994
wfinnerman@bhhshudsonvalley.com**

Offering: 2 sections for sale (must buy both)

A) Existing 12 units for \$2.3 mil subject to new bank financng

**B) Development section- 12 more units to be built and fully approved. Just need architectural drawings to obtain building permit. \$700,000
(possible terms on the development deal)**



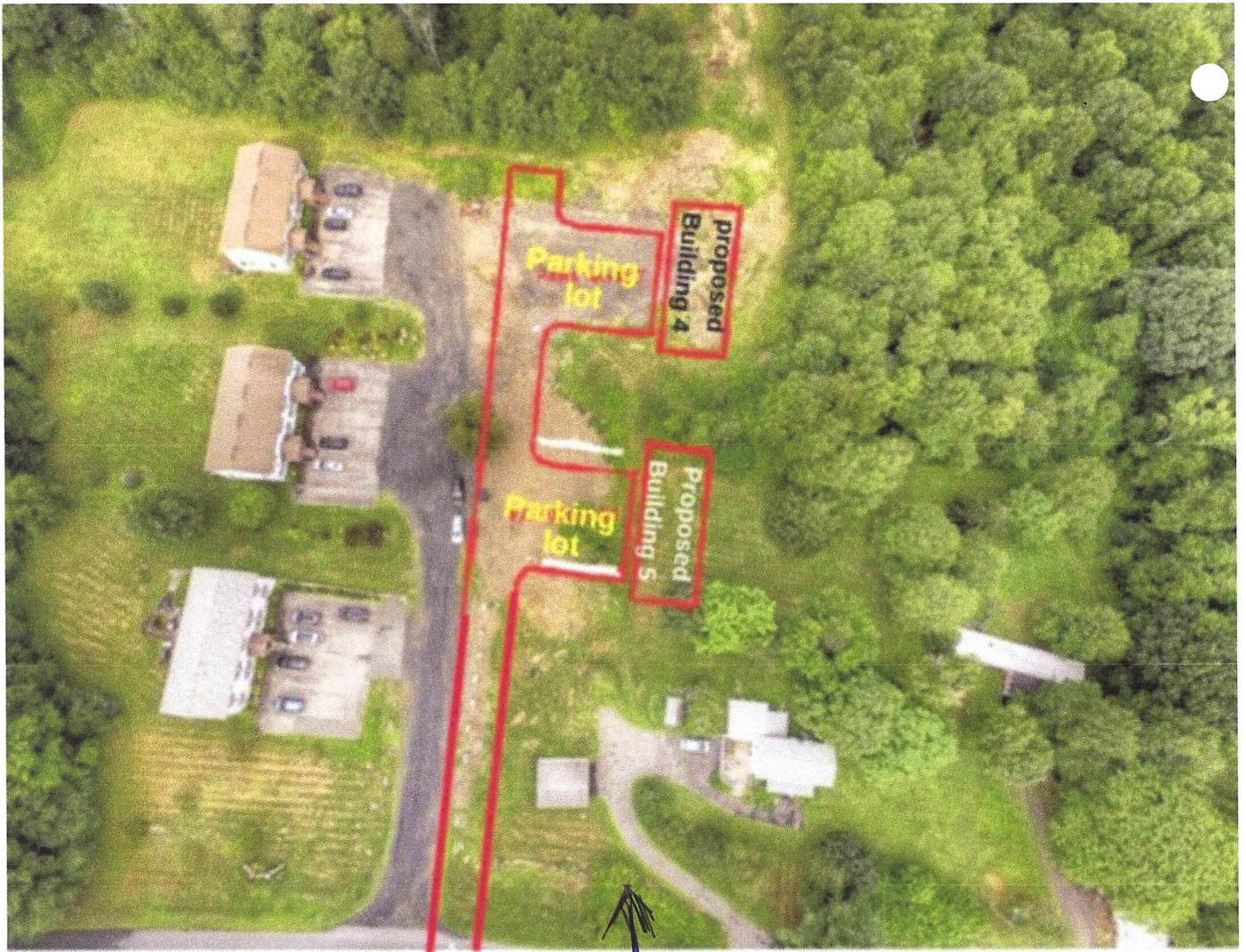












Potential
3rd add
(Approved)

