

**235 Main Street
New Paltz, NY 12561**

Asking price \$ 550,000

Unit #	Type	Type	Floor	Tenancy	Rent
1	2nd Flr Apt	Res	2		900
2	1st Flr Apt	Res	1		1100
3	Basement	Office	B		650
4	Separate Bldg	Store	Ground		1300
					\$3,950/monthly
					\$47,400/yearly
Expenses					Actual
Maintainence				3% of gross	1422
Water					WELL
Sewer					1368
Landlord Gas/Electric					1080
Garbage					Tenant
Lawn/Snow Removal				estimated	1500
Insurance				estimated	2000
School Tax					6332
County Tax					3832
Vacancy				3% of gross	1422
					\$1,560/Monthly
					\$18,956/Yearly
NOI (Net Operating Income)					\$ 28,444.00
Cap Rate at Asking Price					5.17%

Updated 11/1/2021