

# Commercial - Wallkill, New York

71 Lippincott Road, Wallkill, New York 12589



Financing Notes	CONV Fixed Rate	CONV Fixed Rate	CONV Fixed Rate	CONV Fixed Rate
Sales Price	\$2,750,000	\$2,750,000	\$2,750,000	\$2,750,000
% Down	5.00%	10.00%	15.00%	20.00%
First Loan	\$2,612,500	\$2,475,000	\$2,337,500	\$2,200,000
Term	30 Years	30 Years	30 Years	30 Years
Rate	6.500%	6.500%	6.500%	6.500%
APR*	7.363%	7.183%	7.049%	6.840%
<b>CASH TO CLOSE</b>				
Down Payment	\$137,500	\$275,000	\$412,500	\$550,000
Closing Costs	\$83,260	\$79,067	\$74,873	\$70,680
Prepays/Impounds	\$46,058	\$41,085	\$37,487	\$32,678
<b>Total \$ Required</b>	<b>\$266,818</b>	<b>\$395,152</b>	<b>\$524,860</b>	<b>\$653,358</b>
<b>HOUSING EXPENSE</b>				
First Loan P & I	\$16,513	\$15,644	\$14,775	\$13,905
Taxes, Ins & MI	\$5,597	\$4,830	\$4,291	\$3,551
<b>Total Monthly Pmt</b>	<b>\$22,110</b>	<b>\$20,473</b>	<b>\$19,066</b>	<b>\$17,456</b>

\*APR = Annual Percentage Rate

Historic charm meets modern opportunity at 71 Lippincott Road, Wallkill, NY! Nestled on 14.5 scenic acres, this 1777-built estate blends timeless beauty with thriving business potential. Enjoy river and mountain views, original wide plank floors, and over two decades of success as a turnkey wedding venue, complete with a commercial kitchen, event furnishings, and generator. Whether launching a B&B, retreat space, or expanding into wellness events, this property offers endless possibilities and steady income. Your dream of elegance and entrepreneurship starts here. Mature trees and manicured grounds create a picturesque setting for every season. The guest rooms and gathering spaces have been thoughtfully designed to balance historic character with modern comfort. With easy access to Hudson Valley attractions, this location is as practical as it is enchanting.

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