

**FOR
SALE**

**82 N PEARL ST
ALBANY, NY 12207**

**DOWNTOWN ALBANY
INVESTMENT OPPORTUNITY**



+/-10,085 SF MIXED-USE BUILDING

- Five market rate apartments and two retail spaces
- Iconic corner storefront at bustling North Pearl & Columbia Streets
- Excellent retail exposure and visibility
- Zoned MU-DT (Mixed-Use Downtown)
- Four stories with passenger elevator
- All apartments are fully leased
- One current retail vacancy ideal for owner-occupant
- Historic building originally constructed in 1850
- Recently renovated in 2020

**FOR MORE
INFORMATION
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CONTACT**

RUDY R. LYNCH, CCIM
NYS Licensed Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com

KYLE J. BRADLEY, CPA
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**FOR SALE
\$1,190,000
\$118 PSF**

Carrow

Adding Value Through Professional Real Estate Services

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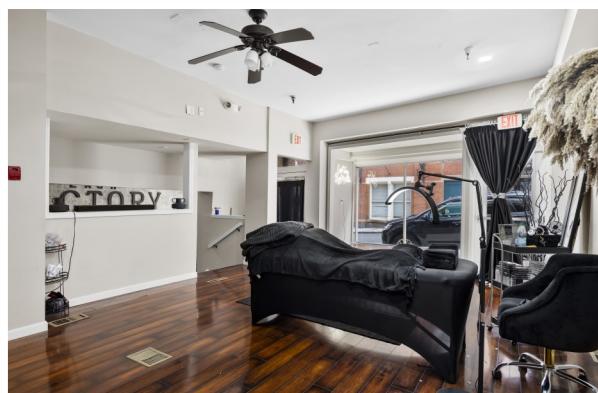
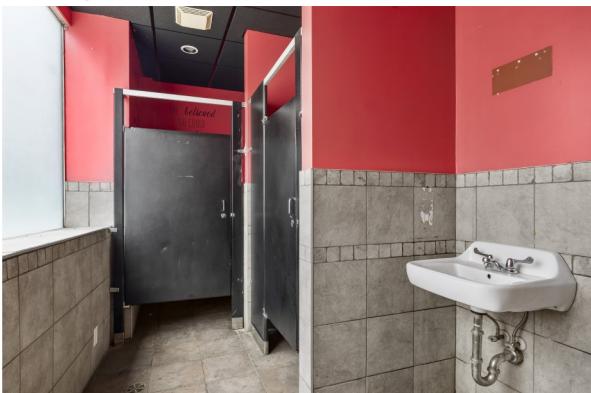
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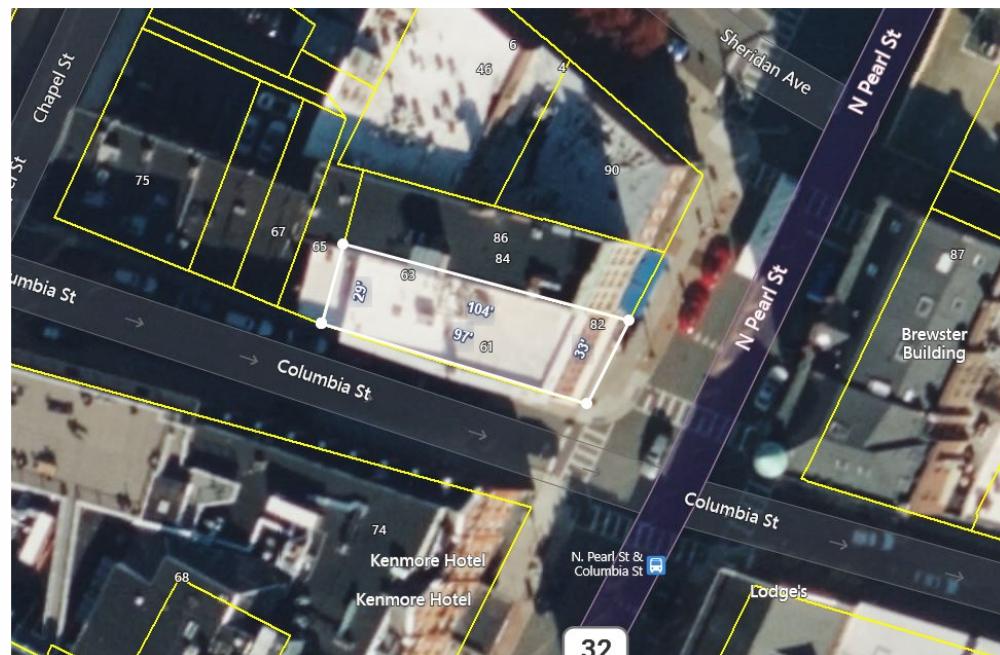
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TAX MAP



AERIAL



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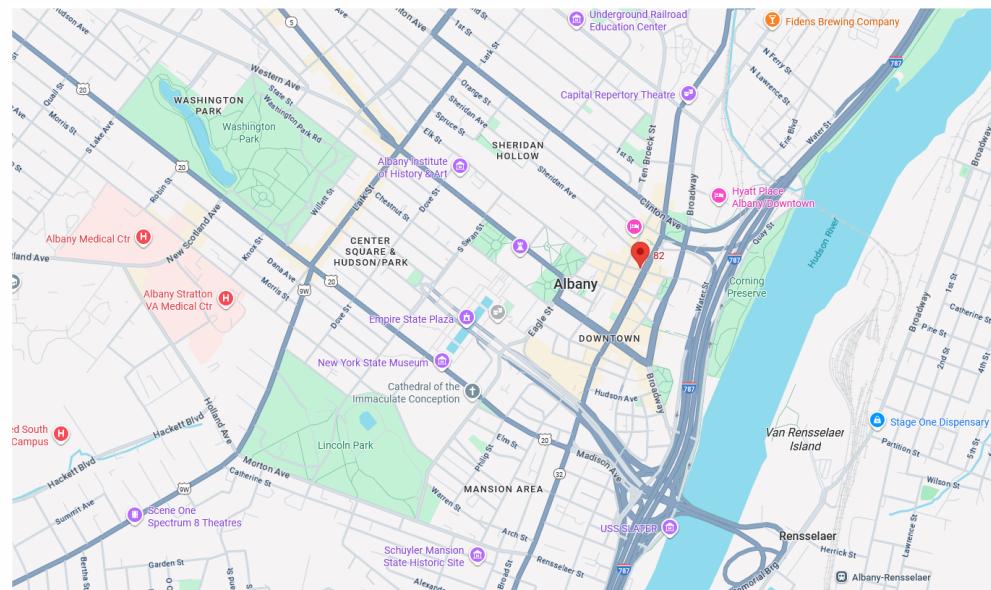
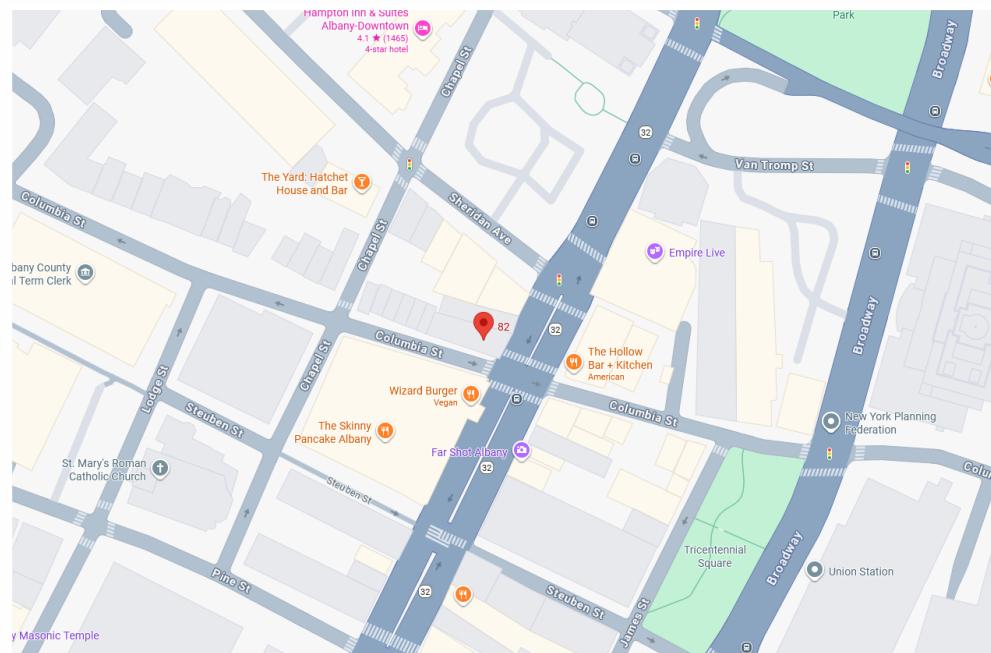
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LOCATION



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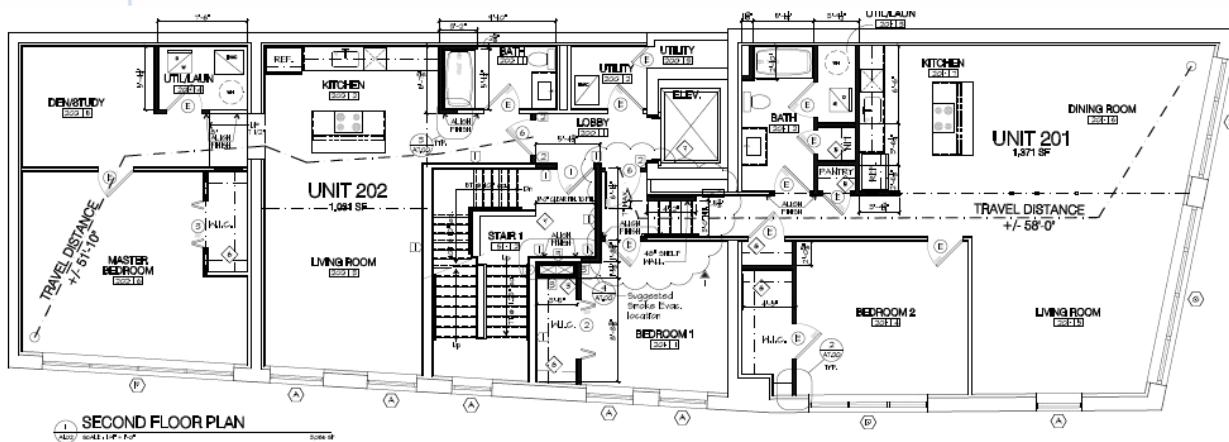
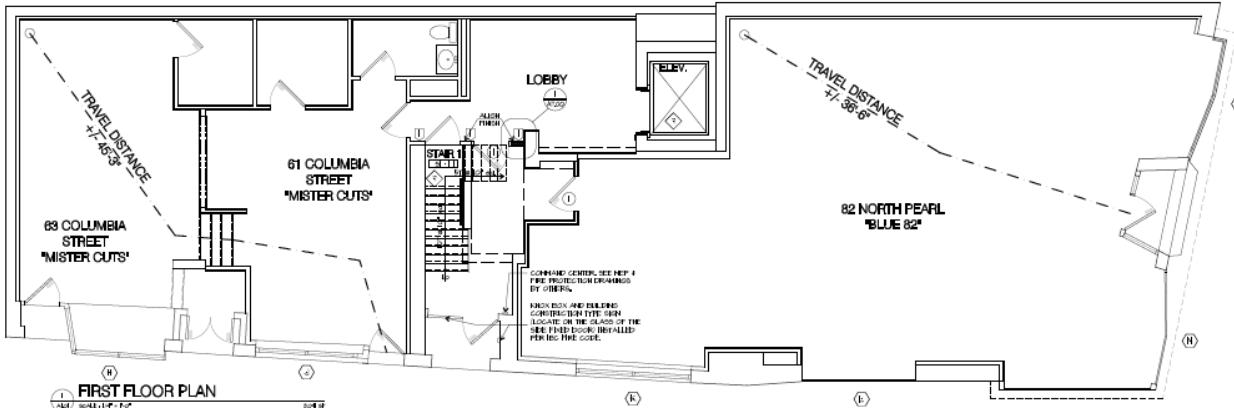
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FLOOR
PLANS



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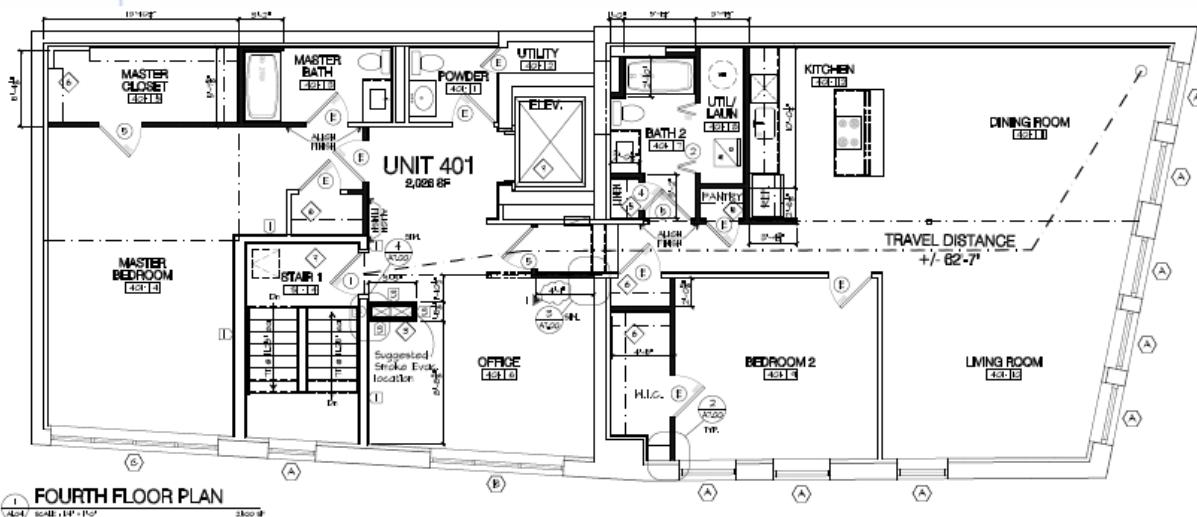
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RENT ROLL

UNIT	UNIT TYPE	LEASE DATES	MONTHLY RENT	SF	RENT PSF
1	COM1	FRONT CORNER RETAIL	AVAILABLE	\$2,141	1,606 \$16.00
2	COM2	SNATCHANDGO	4/1/24 - 4/30/26	\$750	750 \$12.00
3	201	TWO BED / ONE BATH	8/13/21 - 8/31/26	\$2,065	1,371 \$1.51
4	202	ONE BED / ONE BATH	2/7/25 - 2/6/26	\$1,295	1,038 \$1.25
5	301	TWO BED / ONE BATH	10/30/24 - 10/29/25	\$1,750	1,371 \$1.28
6	302	ONE BED / ONE BATH	3/7/25 - 9/6/26	\$1,465	1,038 \$1.41
7	401	TWO BED / ONE AND ONE HALF BATH	11/11/24 - 11/10/25	\$1,925	2,028 \$0.95

TOTAL MONTHLY RENTAL INCOME	\$11,391
TOTAL RENTABLE SF	9,202
AVERAGE RESIDENTIAL RENT PSF	\$1.28
AVERAGE RESIDENTIAL UNIT SF	1,369
AVERAGE RESIDENTIAL RENT PER UNIT	\$1,700

2	RETAIL
2	ONE BEDROOMS
3	TWO BEDROOMS

7 TOTAL UNITS

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PRO-FORMA

INCOME

TOTAL ANNUAL GROSS POTENTIAL RENT	\$ 136,696		
INTERNET INCOME	\$ 2,280		
LATE FEES	\$ 1,350		
APPLICATION FEES	\$ 120		
CLEANING & MAINTENANCE FEES	\$ 150		
PET FEES	\$ 600		
LESS VACANCY & CREDIT LOSS	\$ (7,060)	5.00%	
TOTAL ANNUAL EFFECTIVE GROSS INCOME	\$ 134,136		

EXPENSES

		% OF GPR	PER UNIT
REAL ESTATE TAX	\$ 23,500	16.64%	\$ 3,357
INSURANCE	\$ 9,930	7.03%	\$ 1,419
WATER & SEWER	\$ 529	0.37%	\$ 76
GAS	\$ 983	0.70%	\$ 140
ELECTRIC	\$ 5,535	3.92%	\$ 791
INTERNET & CABLE	\$ 3,433	2.43%	\$ 490
MAINTENANCE & REPAIR	\$ 4,200	2.97%	\$ 600
ELEVATOR MAINTENANCE	\$ 3,619	2.56%	\$ 517
TELEPHONE	\$ 297	0.21%	\$ 42
TRASH	\$ 105	0.07%	\$ 15
SECURITY & ALARM	\$ 1,373	0.97%	\$ 196
PEST CONTROL	\$ 543	0.38%	\$ 78
SNOW & ICE REMOVAL	\$ 917	0.65%	\$ 131
COMMON AREA CLEANING	\$ 800	0.57%	\$ 114
PROPERTY MANAGEMENT FEE	\$ 7,060	5.00%	\$ 1,009
TOTAL ANNUAL OPERATING EXPENSES	\$ 62,823	44.49%	\$ 8,975

NET OPERATING INCOME	\$ 71,313
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