

451 Washington Avenue  
 Saugerties, NY 12477

Asking price \$ 1,200,000

SUITE A	Bath Location	Room Size	Projected Monthly Rents
1	hall	medium	800
2	hall	medium	800
3	hall	medium	800
4	full bath	medium	800
5	full bath	medium	800
6	full bath	medium	800
7	full bath	medium	800
<b>SUITE B</b>			
8	full bath	large	800
9	full bath	medium	800
10	hall	medium	800
11	full bath	medium	800
12	full bath	medium	800
13	hall	large	800
14	hall	medium	800
<b>SUITE C</b>			
15	full bath	medium	800
16	hall	medium	800
17	hall	medium	800
18	full bath	large	800
19	full bath	large	800
20	full bath	large	800
<b>SUITE D</b>			
21	full bath	medium	800
22	full bath	large	800
23	full bath	large	800
24	hall	medium	800
25	full bath	medium	800
26	hall	medium	800
27	hall	medium	800
<b>1 BR APT</b>			
28	Full Bath	large	MANAGER
			\$21,600/month
			\$259,200/year
<b>Expenses</b>			<b>Actual</b>
Cable			1368
Management	estimated 1000 per month		12000
Water/Sewer	Last 4 Bills 8/10/2020		1830
Landlord Electric			7465
Propane	8177 gallons at 2.39 per gallon		19543
Garbage	estimated at \$150/month		1800
Lawn/Snow Removal	estimated \$250/month		3000
Insurance	quoted 8/11/2020		6883
School Tax			10594
County Tax			6839
Vacancy	6% of gross rents estimated		15552
Cleaning			5200
			\$ 7,673 /Month
			\$ 92,074 /Year
NOI (Net Operating Income)			\$167,126
Cap Rate at Asking Price			13.92%