

2676 W Main St

Wappingers Falls, NY 12590

Offered Exclusively Off-Market For \$750,000



Jake Garay

The Garay-Michaud Team

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Composition	Bd	Ba	Sq Ft	Rent	Tenant Pays	Lease
Unit A: Top Floor	3	1.0	1,365	\$2,200.00	Heat, Hot Water, Electric	1 Year
Unit B: First Floor Store	0	1.0	1,050	\$1,950.00	Heat, Hot Water, Electric	4 Years
Unit C: Vacant / Gutted	0	0.0	0	\$0.00		

Income	Current	Expenses	Current
Unit A: Top Floor	\$2,200.00	Heat	\$0.00
Unit B: 1st Fl Commercial	\$1,950.00	Electric	\$0.00
Unit C: Gutted	\$0.00	Taxes	\$7,006.00
Total Monthly	\$4,150.00	Insurance	\$2,500.00
Total Annual	\$49,800.00	Water / Sewer	\$800.00
		<i>Management (5%)</i>	<i>\$2,460.00</i>
		<i>Vacancy (3%)</i>	<i>\$1,476.00</i>
		<i>Cap X (3%)</i>	<i>\$1,476.00</i>
		Total	\$15,718.00
		Total Revenue	\$49,800.00
		Total Expenses	\$15,718.00
		NOI	\$34,016.00

- Building Completely Renovated in 2023
- All mechanicals updated 2023
- Central A/C, Heat & Hot Water
- Landlord pays for common area electric & insurance, property taxes
- Common areas maintained by tenants
- Shoveling of walkways responsibility of commercial tenant

For more information, please contact Jake Garay, Associate Real Estate Broker, at 914.772.2603 or jakegaray@serhant.com

