



48 Columbia St & Franklin St
Poughkeepsie, New York

Apt #	Bd	Ba	Current Rent	Lease Terms	Expenses	
48 Columbia St A	1	1	\$1,600.00	12 Months	Taxes	\$18,548.00
48 Columbia St B	2	1	\$3,000.00	AirBNB	Insurance	\$4,452.00
35 Lincoln Ave A	1	1	\$1,550.00	M-2-M	Garbage	\$1,548.00
35 Lincoln Ave B	1	1	\$2,000.00	AirBNB	Water/Sewer	\$1,500.00
Commercial Space (\$32/SqFT)			\$1,600.00	Vacant	Snow & Lawn	\$2,400.00
Monthly Income			\$9,750.00		Vacancy (3%)	\$3,510.00
Gross Annual Income			\$117,000.00		Maintenance	\$2,400.00
Gross Annual Expenses			\$34,358.00			
NOI			\$82,642.00		Total	\$34,358.00

- Tax Amount includes both Building & Lot
- 2 Off-Street parking spots + 15 parking spots in lot on Franklin St
- All apartments completely renovated
- 2 Apartments currently rented on AirBNB on per night basis
- AirBNB rents fluctuate and are averaged over a 6 month rolling basis
- Office Space Recently Renovated
- Tenants Pay Own Heat, Hot Water, Electric
- Commercial space has handicap accessibility
- Walking Distance to Vassar Hospital, Hudson River & Train Station