



1009 Route 82

VALUE-ADD MIXED-USE OPPORTUNITY
HOPEWELL JUNCTION, NY



1009
Route 82



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EXECUTIVE SUMMARY

PROPERTY SUMMARY

OFFERING PRICE	\$1,790,000
PRO FORMA NOI	\$191,920
PRO FORMA CAP RATE	10.72%
OCCUPANCY PROFILE	Mixed-Use / Value-Add
COMPOSITION	12 Lots + 2 Buildings
LOT SIZE	3.48 Acres

BROKER'S NOTE

"An exceptional entry point for investors seeking immediate upside through lease-up and operational efficiencies in a constrained high-growth market."

INVESTMENT HIGHLIGHTS

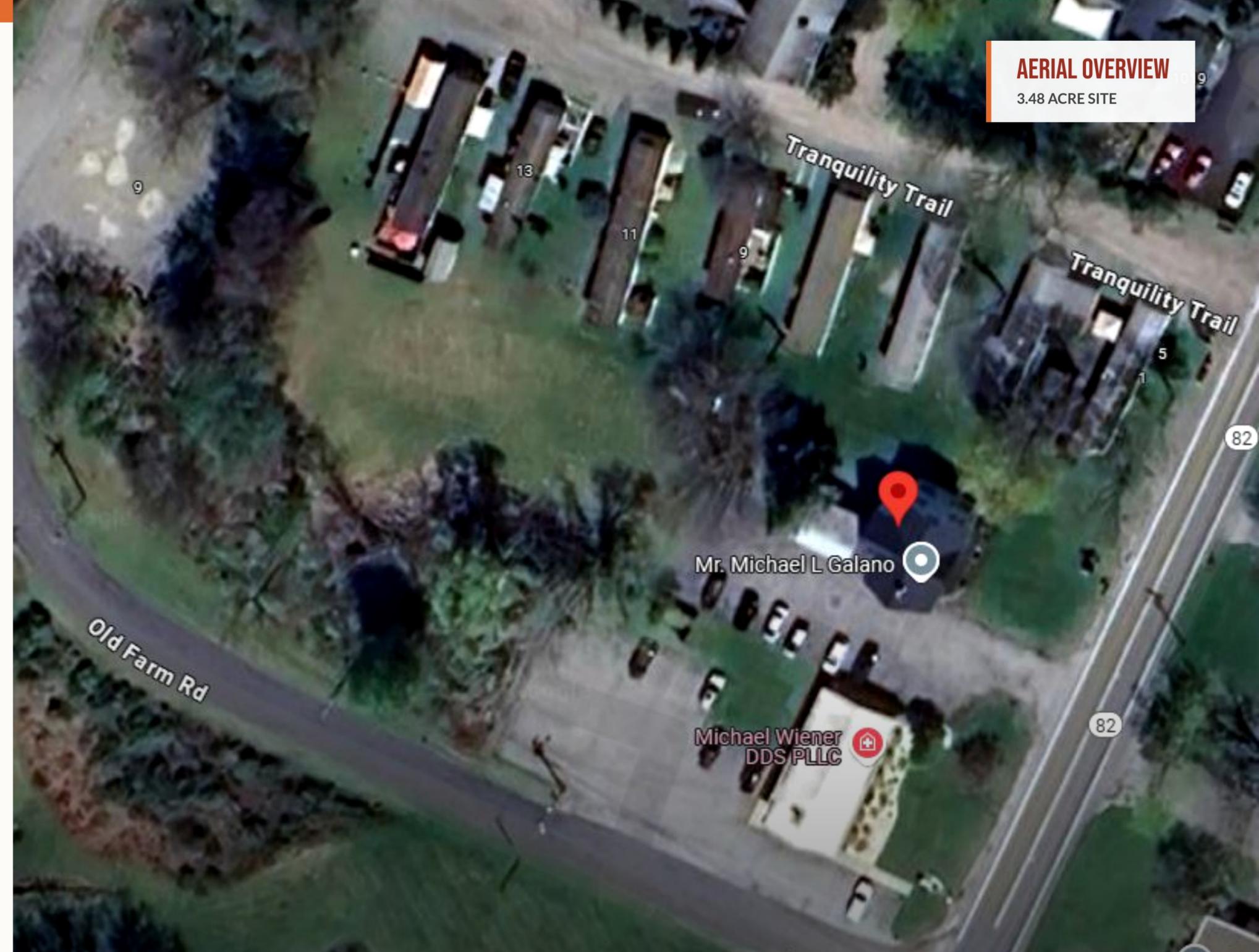
- ▶ **Robust Multi-Sector Income Stability.** This 4-asset compound features MHP, Office, Multifamily, and Retail components, effectively mitigating sector-specific risk through diversification.
- ▶ **Immediate Value-Add Opportunity.** Significant upside potential exists through the strategic lease-up of vacant office space and the alignment of legacy rents to current market rates.
- ▶ **Recent Major Capital Improvements.** Ownership has injected over \$150,000 into critical infrastructure, including new septic systems, roofing, and mechanicals, reducing near-term CapEx exposure.

LOCATION & MARKET DRIVERS

- ▶ **High-Growth Corridor.** Strategically located near the new \$64M Stellantis facility and Amazon distribution hub, the property benefits from substantial corporate investment and job creation.
- ▶ **Favorable Supply Constraints.** A critical 2.1% local vacancy rate creates a landlord-favorable environment, supporting aggressive rent growth strategies across all asset classes.

AERIAL OVERVIEW

3.48 ACRE SITE



FINANCIAL ANALYSIS & RENT SCHEDULE

OPPORTUNITY COMPONENT	CURRENT STATUS / NOTES	UPSIDE STRATEGY	PROJECTED IMPACT
Commercial Suite (2nd Floor)	Currently vacant; functional commercial space	Immediate lease-up at market rate (approx. \$1,500/mo)	~\$18,000 / yr
Mobile Home Lots	Rents currently below market average	Mark-to-market; comparable lots command premium pricing	High Upside
Expense Structure	Standard gross lease structure	Implementation of NNN pass-throughs to recapture expenses	NOI Expansion

PRO FORMA TARGETS

PROJECTED NET OPERATING INCOME

\$191,920

FINANCIAL SUMMARY

Pro Forma Gross Income **\$194,000+**

Pro Forma NOI **\$191,920**

UPSIDE POTENTIAL

Significant value-add through lease-up of vacant commercial suite and mark-to-market adjustments.

INVESTMENT HIGHLIGHTS

- ✓ **NNN Conversion**
Transitioning to NNN leases offers immediate NOI expansion.
- ✓ **Premium Pricing**
Comparable mobile home lots in the area command higher rents.
- ✓ **Immediate Vacancy**
2nd floor suite ready for occupancy.



A DIVERSIFIED INCOME COMPOUND



MOBILE HOME PARK

12 LOTS

This asset features stable ground leases where tenants own their homes, minimizing landlord maintenance responsibilities. Leases are structured on a 1-year renewable basis, incorporating consistent 3% annual increases to ensure revenue growth outpacing inflation.



COMMERCIAL OFFICE

1,800 SF ±

Anchored by a long-term Dentist tenant with over 30 years of operating history at this location. The property includes a vacant second floor with four offices, presenting an immediate value-add opportunity to increase NOI through lease-up.



MULTIFAMILY HOUSE

2 UPDATED UNITS

A fully renovated duplex offering two units, each with a 2-bedroom/1-bath layout. The property has benefited from recent capital expenditures including mechanical upgrades and the installation of new modern appliances, ensuring low near-term CapEx.



RETAIL BARN & GARAGE

SERVICE / STORAGE

Unique mixed-use structure featuring a fully renovated converted barn that previously hosted a beauty salon. Additionally, a 2-bay garage on site provides steady ancillary income through storage or service rentals.

CAPITAL IMPROVEMENTS & INFRASTRUCTURE

The current ownership has de-risked the asset through substantial capital expenditures, resolving major deferred maintenance items and establishing a solid operational baseline for the next investor.



NEW SEPTIC SYSTEMS \$110k+ INVESTED

Two completely new septic systems have been installed to serve the mobile home park, ensuring regulatory compliance and long-term reliability.



MECHANICAL UPGRADES MODERN EFFICIENCY

Installation of a brand new furnace, updated oil tank, and high-efficiency water heaters in the apartment house, reducing utility overhead.



ROOFING & EXTERIORS RECENT RENOVATIONS

Comprehensive exterior work includes a full roof replacement on the rental office (2021), plus fresh exterior paint and new windows on the retail barn.



MUNICIPAL UTILITIES RISK MITIGATION

The entire property is serviced by municipal town water, completely eliminating private well liability and associated maintenance costs.

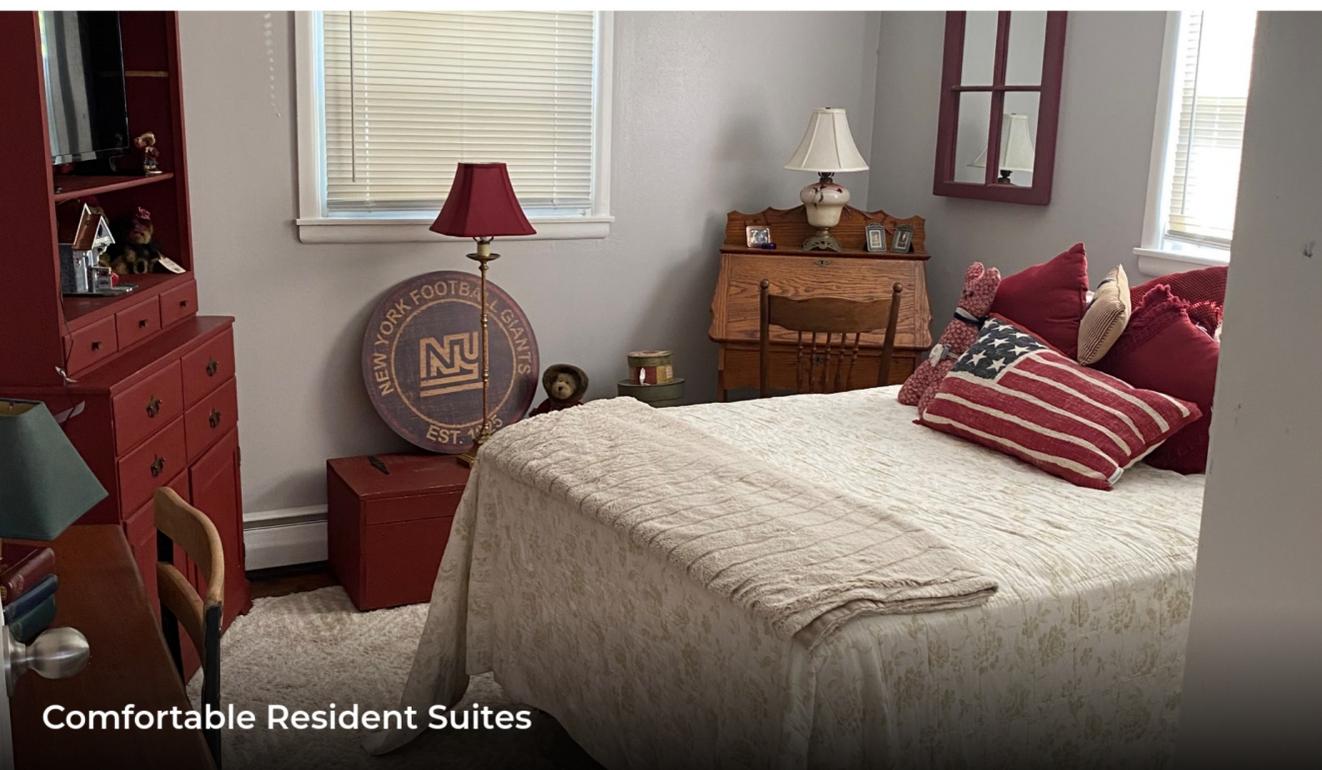




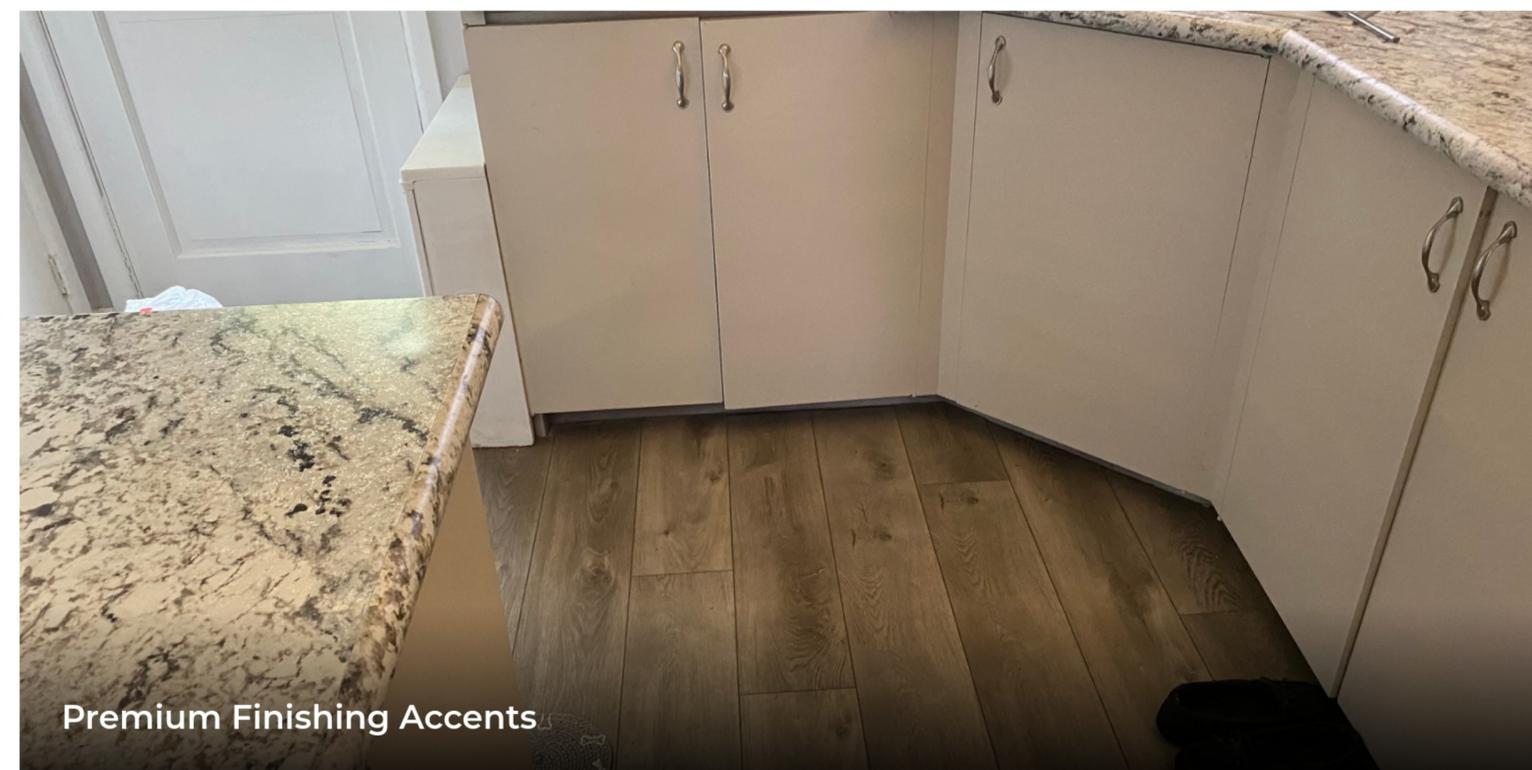
Spacious Rooms
Featuring open-concept layouts with integrated custom storage solutions.



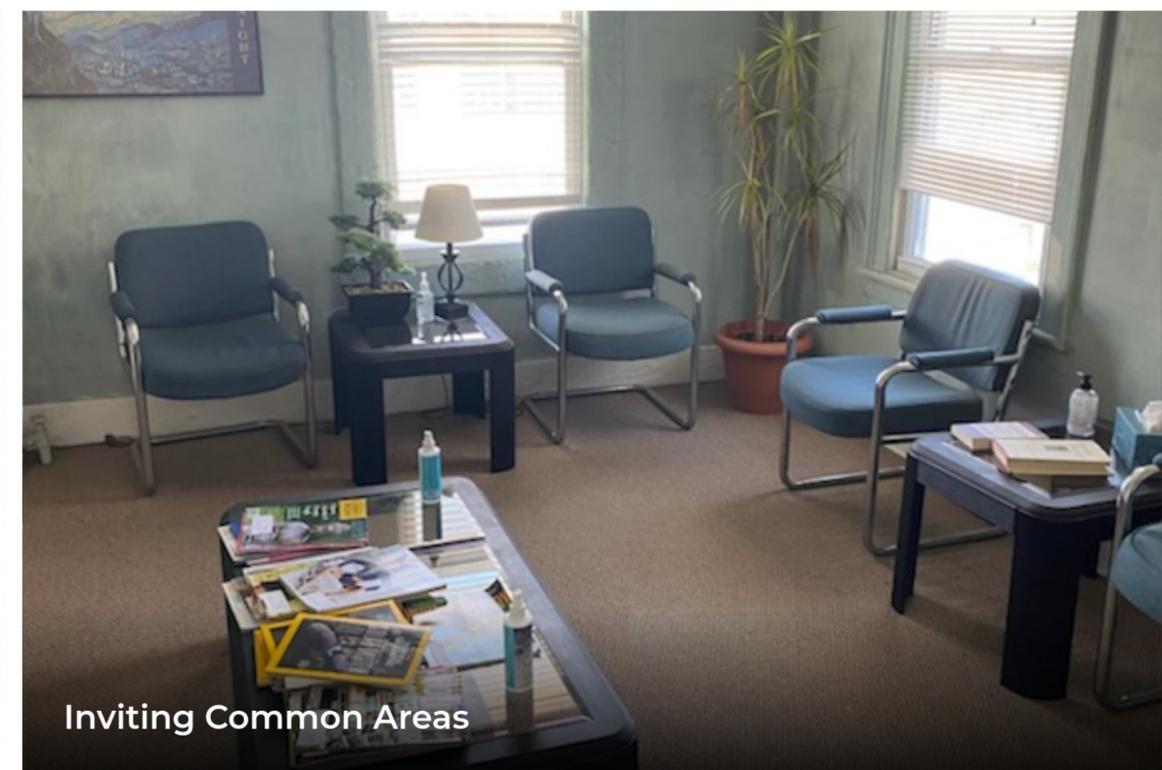
Modernized Culinary Spaces
Updated kitchens with durable countertops and contemporary fixtures.



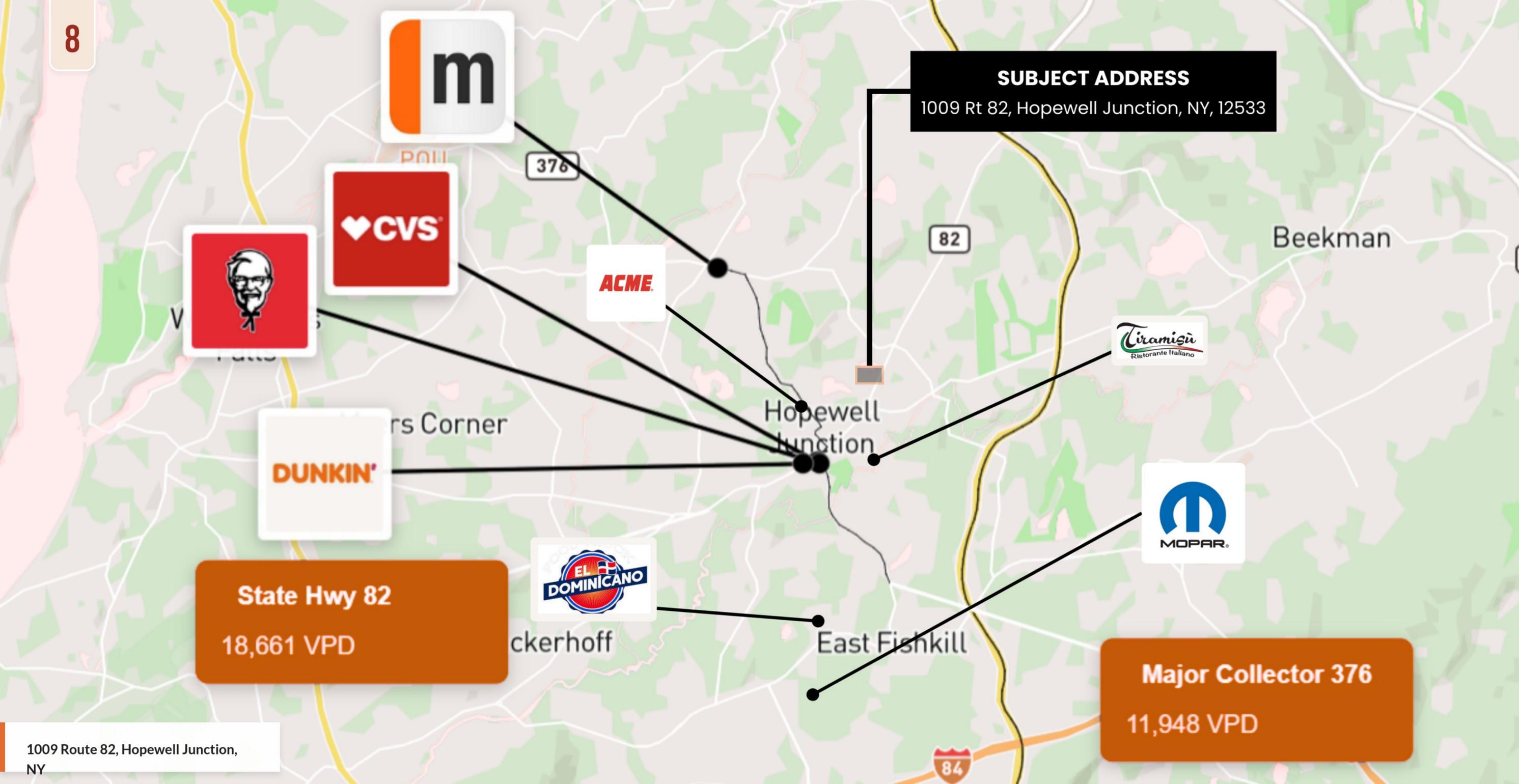
Comfortable Resident Suites



Premium Finishing Accents



Inviting Common Areas



REGIONAL CONNECTIVITY

	LAND AREA	
	Total Acres	3.48 AC
	Square Feet	±151,588 SF
	ZONING	
	District Code	B-1
	Classification	General Commercial
	IMPROVEMENTS	
	Comm. Buildings	2 Structures
	Comm. Area	±2,500 SF
	Pad Sites	12-14 Units
	LOCATION ID	
	Municipality	Town of East Fishkill
	APN (Grid #)	133089-6457-01

A Hub for Major Employers and Distribution Networks

The Location is strategically centered among major employment and distribution center, ensuring constant tenant demand. Key neighbors include the immense **Stellantis Mopar Parts Distribution Center** and a major **Amazon Distribution Center**. The area is also anchored by IBM's substantial corporate presence. This concentration of Industrial and Tech Giants is supported by unparalleled access to I-84 and the Taconic State Parkway, connecting the property to the entire North-east corridor.

DEMOGRAPHICS AND MARKET FUNDAMENTALS

Dutchess County suffers from an extreme housing shortage with for-sale inventory down 44%, driving sustained rental demand. This significant supply constraint creates a robust environment for rental properties, as potential homebuyers are forced to remain in the rental market longer. The area demonstrates strong economic fundamentals with high average household incomes and steady traffic counts.



RENTAL VACANCY
2.1%



TRAFFIC COUNT
15,000



\$134k+
AVG HH INCOME



EXTREME HOUSING SHORTAGE

For-Sale Inventory Down 44%

MARKET SNAPSHOT

\$121,071

Avg Household Income
(1-Mile Radius)

44% DECLINE

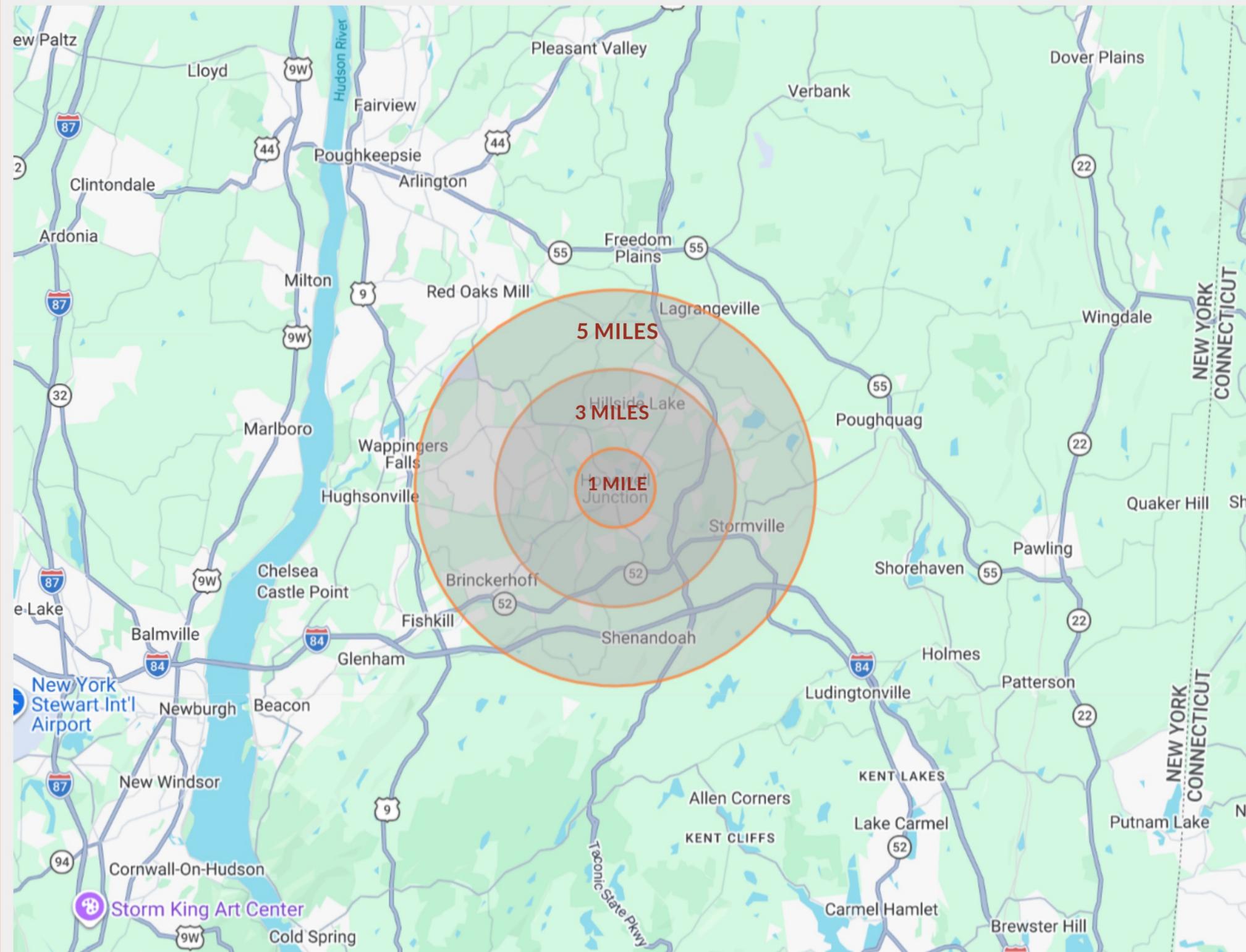
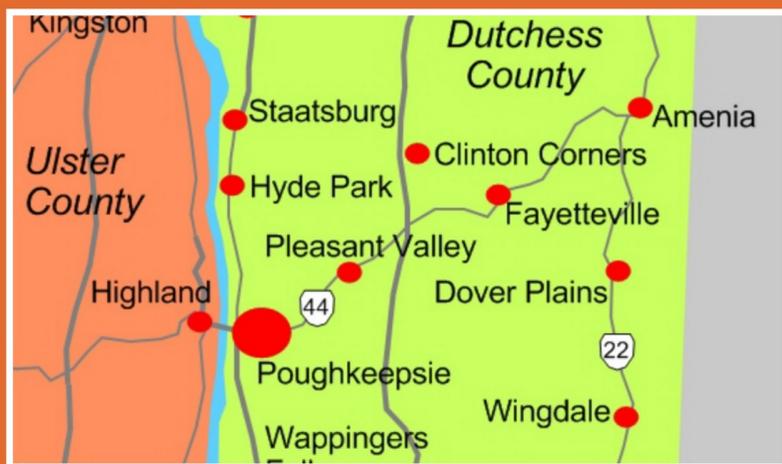
In Housing Inventory
(Simulated Market Data)

STRONG DEMAND

Sustained Rental Growth
(Current Trends)

15,000 VPD

Average Daily Traffic
(Main Arteries)





CONFIDENTIALITY STATEMENT

This Confidential Offering Memorandum has been prepared by KW Commercial for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. The information contained in this Memorandum has been obtained from sources we believe to be reliable; however, KW Commercial has not verified, and will not verify, any of the information contained herein, nor has KW Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

By accepting this Memorandum, you agree that you will use it for the sole purpose of evaluating the possible purchase of the subject property and that you will not disclose its contents to any other entity without the prior written authorization of the Owner or KW Commercial.

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