Income & Expenses

3588 Main St, Stone Ridge MAMA

Asking Price	\$1,499,000
Est Renovation Cost	
Construction Contingency	
Equipment	
Furniture & fixtures	
Inventory	
Soft Costs	
Total Investment	\$1,499,000

PROJECTED RENTAL INCOME (based on current rates)

Unit	Description	Projected Rent	Actual Monthly Rent	Annual Rent
Yoga Studio	month to month lease	\$4,000	\$3200	\$38,400
Kiva	event based rent	\$10,000	\$7253	\$87,037
2 bedroom Apt	month to month lease	\$2,000	\$1400	\$16,800
	*under market value			
			TOTAL ANNUAL RENT	\$142,237

Estimated Annual Expenses

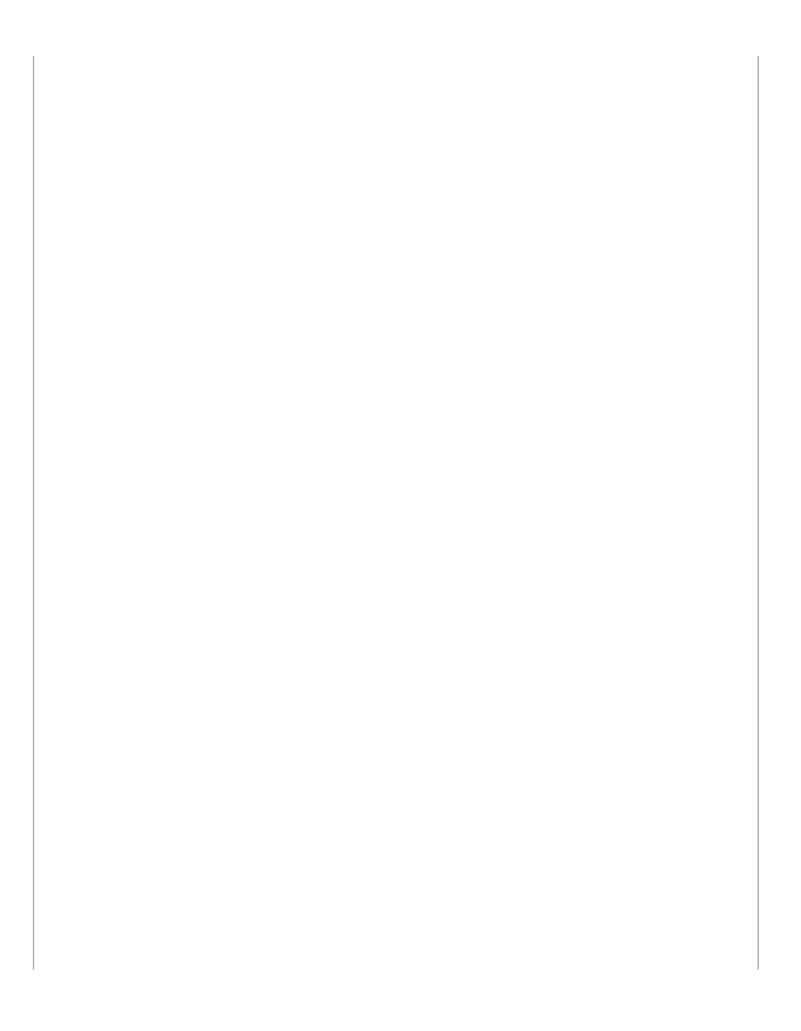
Property Taxes	\$14,313
Insurance	\$7,160
Electric	\$3,689
Water/Sewer	
Fuel (Gas)	\$4,189
Cable/Wifi	\$1,726
snow maintenance	\$1,787
Repairs, Maintenance (5%)	\$5,150
Garbage Removal	\$389
TOTAL ANNUAL EXPENSES	\$38,403

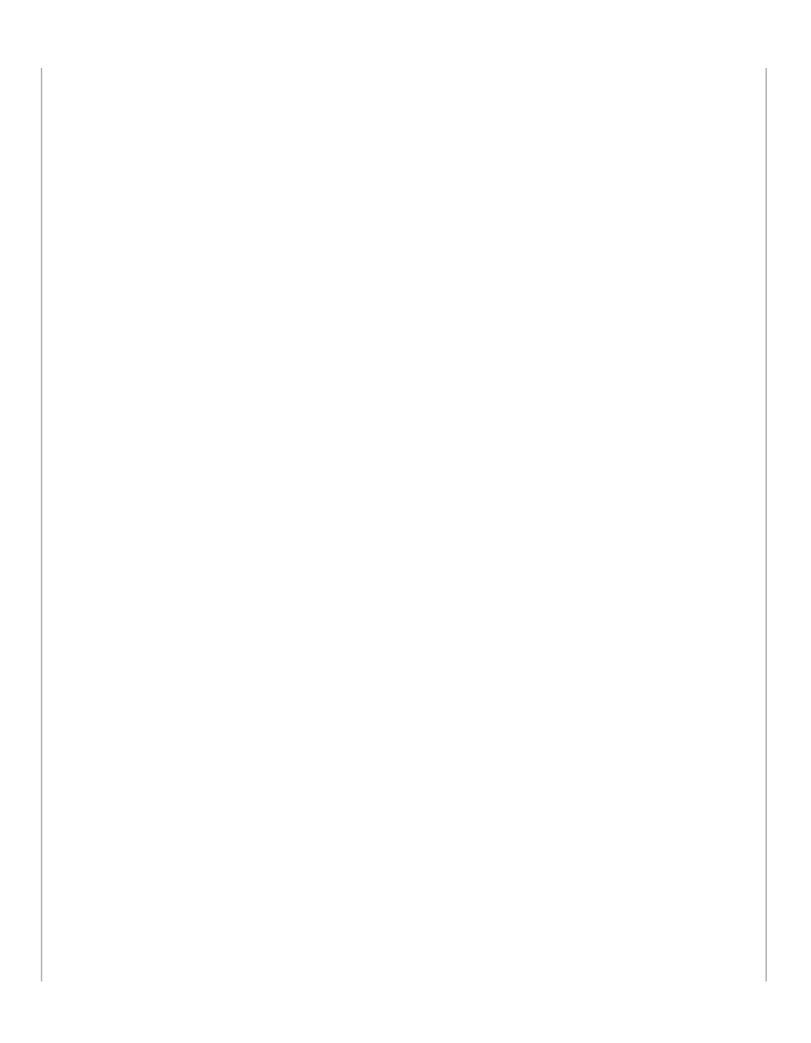
Gross Annual Income	\$142,237
Annual Expenses	\$38,403
Net Operating Income	\$103,834
Cap Rate	6.93%

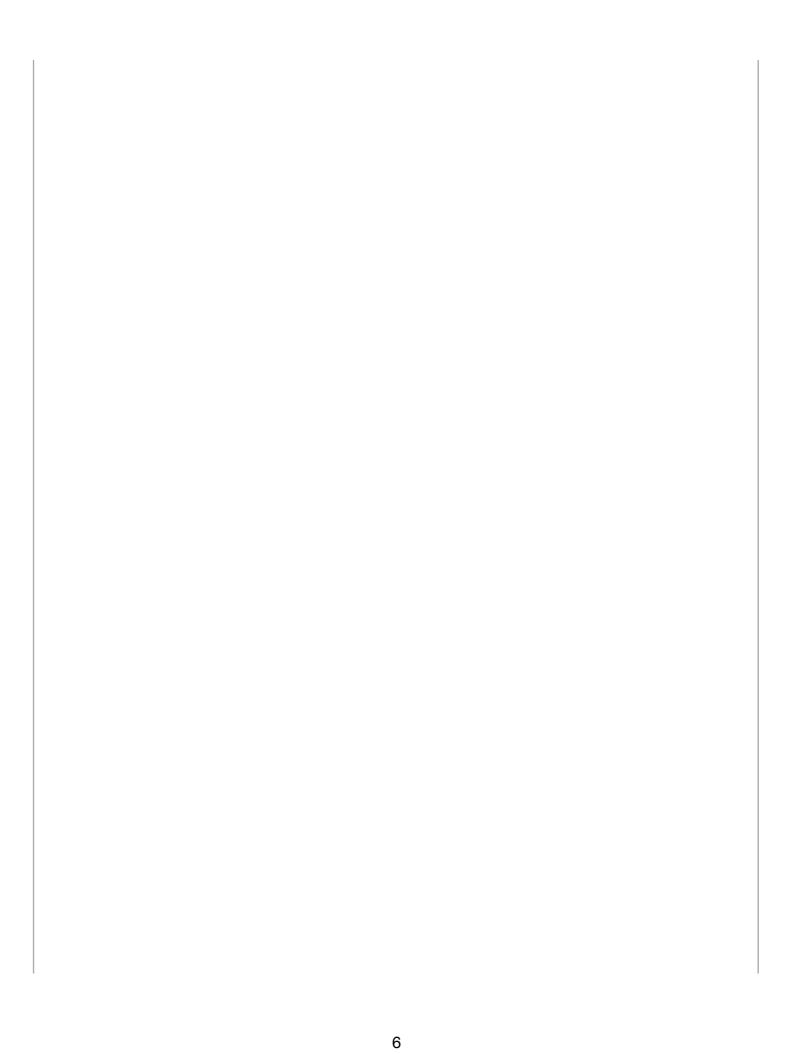
Projected Cap Rate 10.20%

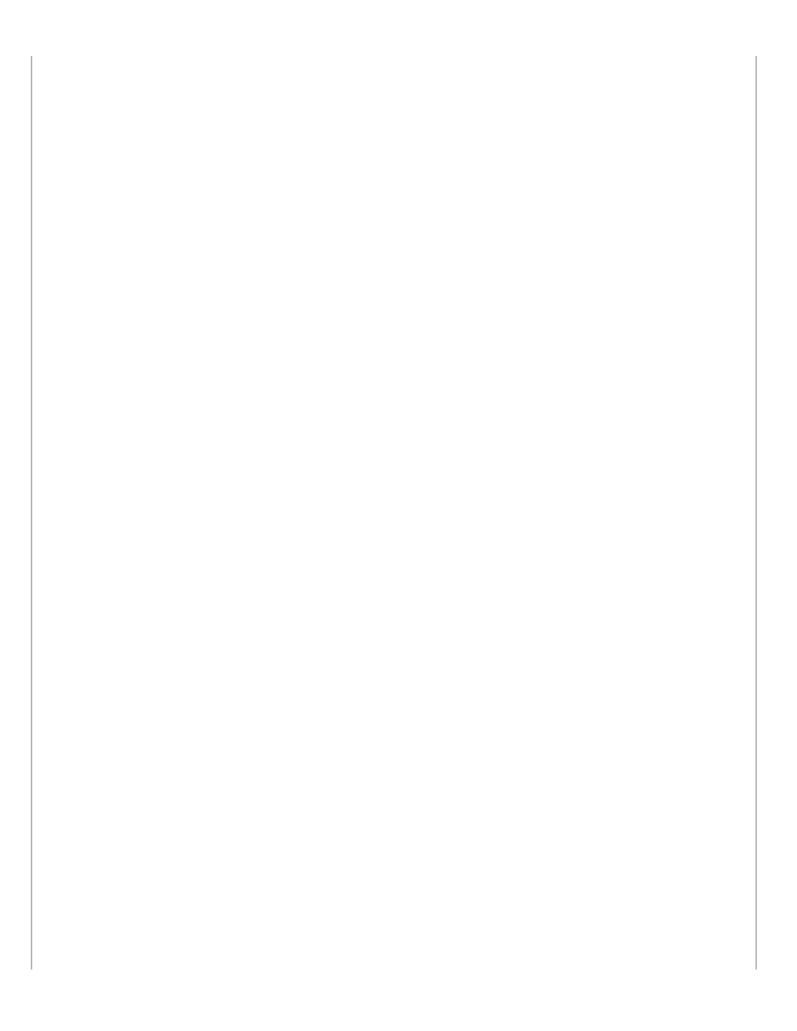
Listed by:

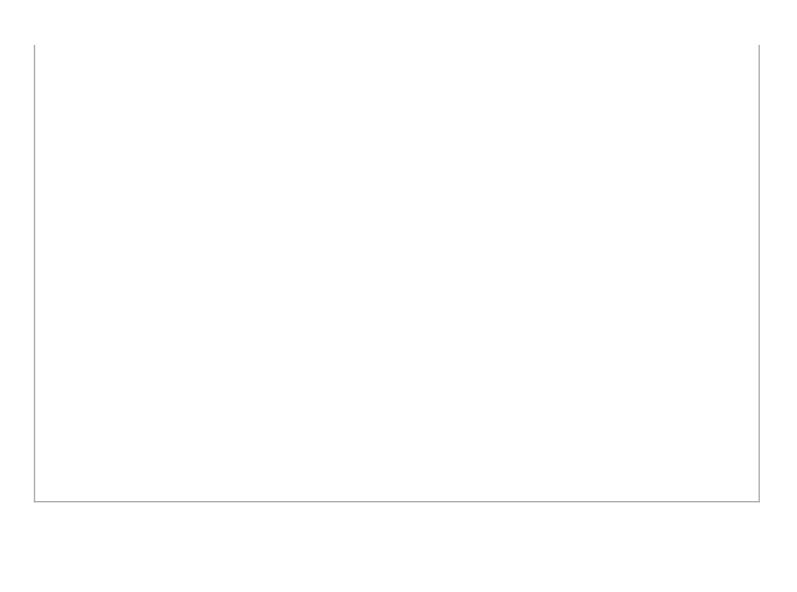
Kate Quintard & Leigh Bokser
The Upstate Real Estate Team
kate@upstatecurious.com
All material herein is intended for information purposes only and has been compiled from sources deemed reliable. Though information is believed to be correct, we do not guarantee its accuracy. It is presented subject to errors, omissions, changes or withdrawal without notice. All square footages and uses must be independently verified. The prospective buyer should carefully verify each item of income or expense, and all other information herein. This worksheet shall not be deemed investment advice.











Income & Expenses

175 S Main St, Ellenville NY **The Terrace Motel**

Asking Price	
Est Renovation Cost	
Construction Contingen	су
Equipment	
Furniture & fixtures	
Inventory	
Soft Costs	
Total Investment	\$0

PROJECTED RENTAL INCOME (based on current rates)

Unit	Description	Nightly Rate	Occupancy Rate	Annual Rent
		\$	%	
			TOTAL ANNUAL RENT	\$0

Estimated Ann	ual Expenses
Property Taxes	
Insurance	
Electric	
Water/Sewer	
Fuel (Oil)	
Cable/Wifi	
Trash	
Housekeeping, Repairs, Maint.	
Supplies & Toiletries	
TOTAL ANNUAL EXPENSES	\$0
Gross Annual Income	\$0
Projected Annual Expenses	\$0
Projected Net Operating Income	\$0
Total Cash Invested	\$0.00

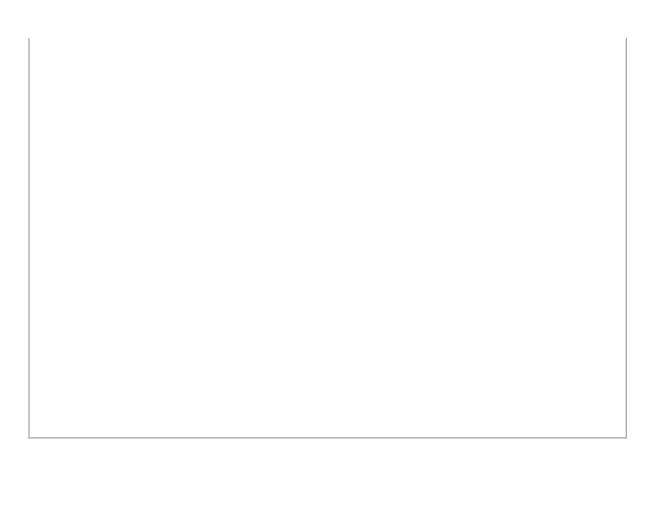
Cash on Cash Return

Listed by:

Kate Quintard & Megan Brenn-White

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Income & Expenses

175 S Main St, Ellenville NY **The Terrace Motel**

Asking Price	
Est Renovation Cost	
Construction Contingen	су
Equipment	
Furniture & fixtures	
Inventory	
Soft Costs	
Total Investment	\$0

PROJECTED RENTAL INCOME (based on current rates)

Unit	Description	Nightly Rate	Occupancy Rate	Annual Rent
		\$	%	
			TOTAL ANNUAL RENT	\$0

Estimated Annual Expenses				
Property Taxes				
Insurance				
Electric				
Water/Sewer				
Fuel (Oil)				
Cable/Wifi				
Trash				
Housekeeping, Repairs, Maint.				
Supplies & Toiletries				
TOTAL ANNUAL EXPENSES	\$0			
5 year projection	\$			
Gross Annual Income	\$			
Projected Annual Expenses	\$			
Projected Net Operating Income	\$			
Total Cash Invested	\$0.00			
5 year ROI				

Listed by:

Kate Quintard & Megan Brenn-White

The Upstate Real Estate Team kate@upstatecurious.com

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