

72 Academy St
Liberty, NY 12754

Multi-Family Property For Sale

Excellent Income Producing Property!

**Pro Forma has a
Cap of 9.65%!**

Asking Price:
\$665,000.00



CONTACT OUR
COMMERCIAL
TEAM LEADER:

Abraham Lowy
845.782.0205 #3
sales@mkcommercials.com

72 Academy St
Liberty, NY 12754

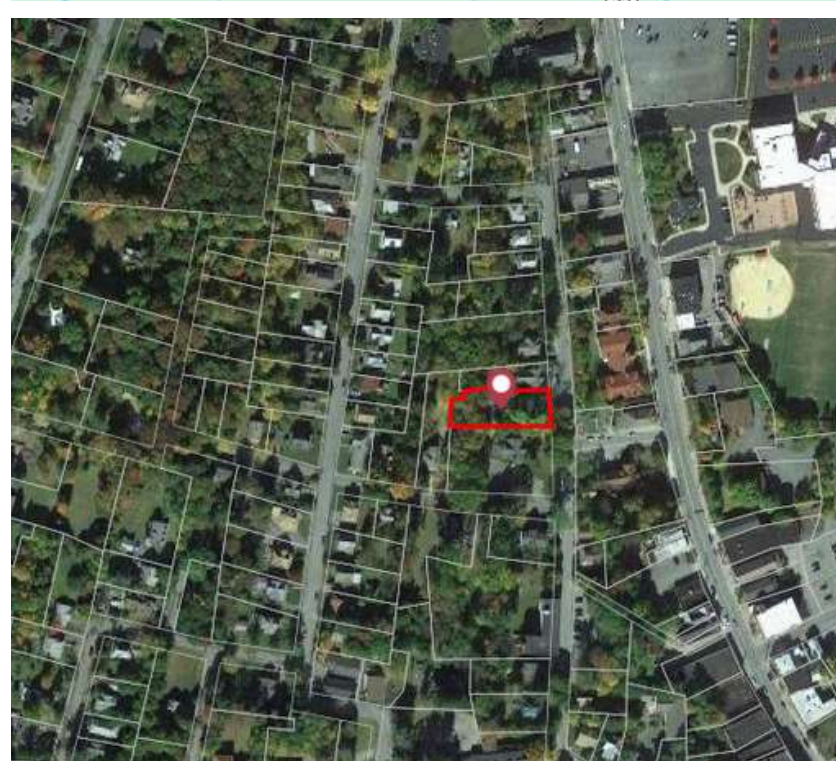
Property Photos



72 Academy St
Liberty, NY 12754

Great Location!

In the Center of the Village!



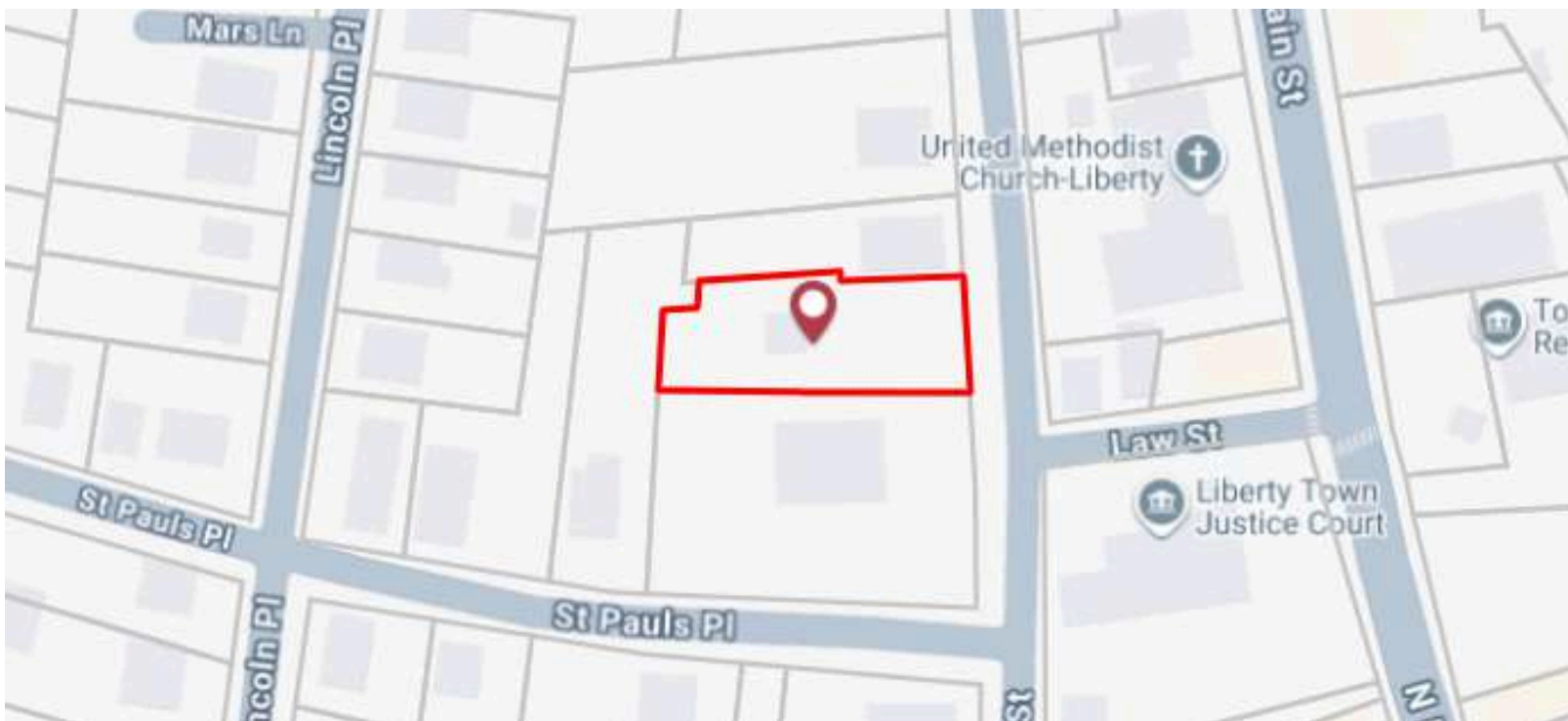
Property Overview

Property Details

Asking Price:	\$665,000
APN:	<u>3601-108-0-0004-010-000</u>
SBL:	108.-4-10
Assessment:	\$144,000
Taxes:	\$13,090
Units:	6
Buildings:	1
Total Sq. Ft:	4,410
Lot Size:	0.33 Acres

Property Highlights

- This is an excellent income-producing property with a pro forma cap rate of 9.65%.
- The property features six spacious units, mostly renovated!
- These apartments are currently vacant and ready to rent at market rates.
- Utilities are fully separated for each unit.
- The location is prime, situated in the center of the Village of Liberty, close to main roads.
- Possible to add another multi-unit structure in the front part of the lot.



Pro Forma Rent			
Unit	Bdrms	Status	Monthly Rent
1	Large 2 BR	Fully Renovated - Vacant	\$1,600.00
2	Large 2 BR	Fully Renovated - Vacant	\$1,600.00
3	3 BR	Mostly Renovated - Vacant	\$1,600.00
4	4 BR	Partly Renovated - Vacant	\$1,600.00
5	1 BR	Fully Renovated - Vacant	\$1,150.00
6	1 BR	Fully Renovated - Vacant	\$1,150.00
Total			\$8,700.00

Estimated Operating Expenses		
Taxes		\$13,090.44
Insurance		\$4,500.00
Maintenance	5%	\$4,959.00
Electric		\$1,500.00
Management	8%	\$7,934.40
Water & Sewer		\$1,500.00
Snow/Landscaping		\$1,500.00
Total Operating Expenses		\$34,983.84

Property Financials

Pro Forma	Income and Expenses sheet	
Price		\$665,000
Deposit	25%	\$166,250
Loan amount		\$498,750
Closing cost	3%	\$19,950
Loan Fee	2%	\$9,975
Repairs		\$0.00
Total of investment		\$196,175
Income		
Monthly rent		\$8,700.00
Annual rent		\$104,400.00
Vacancy rate	5%	\$5,220.00
Total income		\$99,180.00
Expenses		
Taxes		\$13,090.44
Insurance		\$4,500.00
Maintenance	5%	\$4,959.00
Electric		\$1,500.00
Management	8%	\$7,934.40
Water & Sewer		\$1,500.00
Oil/Propane		\$0.00
Trash		\$0.00
Snow/Landscaping		\$1,500.00
Others		\$0.00
Total Operating Expenses		\$34,983.84
NOI		\$64,196.16
Mortgage Calculations		
Purchase price		\$665,000.00
Loan amount		\$498,750.00
Deposit		\$166,250.00
Rate	6.50%	
Term	25	
Monthly Debt Service		\$3,367.60
Annual Debt Service		\$40,411.15
Debt Service Coverage		158.86%
Cap Rate		9.65%
Cash Flow		\$23,785.01
Cash On Cash		12.12%
ROI Year One	\$32,019.87	16.32%

72 Academy St
Liberty, NY 12754

Interior Photos



72 Academy St
Liberty, NY 12754

Interior Photos

