



THE GARAY TEAM

10 Eastman Ter Poughkeepsie, NY 12601

Offered at \$950,000

Apt #	Bd	Ba	Current Rent	Pro Forma Rent	Expenses	
Unit 1	1	1	\$1,295.00	\$1,600.00	Taxes	\$15,376.98
Unit 2	3	1	\$2,100.00	\$2,350.00	Insurance	\$4,333.00
Unit 3	3	1	\$2,200.00	\$2,350.00	Lawn/Snow	\$790.00
Unit 4	4	1	\$2,200.00	\$2,550.00	Water / Sewer	\$3,136.00
Unit 5	4	1	\$1,995.00	\$2,550.00	Electric	\$663.00
Monthly Income			\$9,790.00	\$11,400.00	Maintenance	\$6,087.00
Gross Annual Income			\$117,480.00	\$136,800.00	Vacancy (5%)	\$6,840.00
Gross Annual Expenses			\$36,259.98	\$37,225.98		
NOI			\$81,220.02	\$99,574.02	Total	\$37,225.98

- Sale includes Tax ID 131300-6061-36-964822-0000 - Parking Lot For 9 Cars
- All Tenants Pay Heat, Hot Water, Electric
- Landlord pays Water / Sewer
- Each Unit has 1 Parking Spot included
- Each Unit has in unit washer/ dryer hook up
- Can deliver all units vacant
- Internet Linked Security System