

Property For Sale By Owner

We will work with Brokers all commissions will be added to the sale please call to discuss.



List Price: 365,000

Address:	82 East Main Street	Floors:	3
Town:	Port Jervis	Basement:	Full unfinished
State:	New York	Water:	City, flat fee per month
County:	Orange	Sewer:	City
Hot water:	Gas, separate meter and tank	Electrical:	Each unit metered separate
# of Units:	7	Heat:	Gas, each unit metered separate
Baths:	7	Garage:	None
Parking:	Yes, off street	Building type:	Brick

Units:	Type	Amount	Annual income and expenses
1	Studio	450	Gross rent: 43,800
2	Efficiency	500	Taxes: 6,125
3	Studio	450	Water: 2,100 (Flat monthly fee 25 per unit)
4	2 Bedroom	600	Gas/Electric: 0
5	1 Bedroom	550	Misc:
6	Efficiency	500	
7	2 Bedroom	600	Gross Net: 35,575
8			

General Info: 95% of remodeling is completed, units/building have been painted, replacement of all old sinks, toilets, faucets, faulty plumbing, doors, kitchen cabinets, flooring, carpets, etc. New smoke and carbon dioxide detectors (hard wire system), new roof, exterior freshly painted, building is near completed with all general updates, all units will be in good condition. Work will be completed before sale. Plenty of parking in the rear of building. Excellent opportunity to just step in. No repairs will be needed, Just manage and own an updated mult-family property. Large basement with high ceiling excellent opportunity to rent to local contractor or business. Rents far below market. ROI is 17%, 25% down with current rent role.

Please call 845-323-2744 for viewing and info.