

# Property For Sale By Owner

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



**List Price: \$595,000**

Address: **14 Ferguson/17 Mary**  
Town: **Port Jervis**  
State: **New York**  
County: **Orange**  
Hot water: **Gas**  
# of Units: **14**  
Baths: **14**  
Parking: **Yes, and street**

Floors: **2**  
Basement: **Full unfinished**  
Water: **City, flat fee per month\***  
Sewer: **City**  
Electrical: **Each unit metered separate**  
Heat: **Gas**  
Garage: **Yes**  
Building type: **Brick and Wood framed**

<b>Units:</b>	<b>Type</b>	<b>Amount</b>	<b>Annual Income and Expenses</b>	
1F	1 Bedroom	<b>500</b>	Gross rent:	<b>98,640</b>
2F	1 Bedroom	<b>650</b>	Taxes:	<b>16,714</b>
3F	1 Bedroom	<b>600</b>	Water:	<b>4,200</b> (Flat monthly fee 25 per unit)*
4F	2 Bedroom	<b>650</b>	Gas/Electric:	<b>11,006</b>
5F	1 Studio	<b>550</b>	ins	<b>7850</b>
6F	1 Bedroom	<b>550</b>	Misc:	<b>4000</b>
1M	1 Bedroom	<b>625</b>		
2M	1 Bedroom	<b>625</b>		
3M	2 Bedroom	<b>650</b>		
4M	1 Bedroom	<b>625</b>		
5M	1 Bedroom	<b>520</b>		
6M	1 Bedroom	<b>500</b>		
7M	1 Bedroom	<b>575</b>		
8M	1 Bedroom	<b>600</b>		

**General Info:** This property has two buildings on one lot. Many of the units have been remodeled as tenants changed during the past few years. This work included the refurbishing or replacement of old sinks, toilets, faucets, doors, kitchen cabinets, stoves, refrigerator, walls, painting, flooring, carpets, etc. Both buildings have new smoke/carbon dioxide detectors (hard wire system), new roofs, new pavement on walk ways and driveway. Buildings are near completed with all general updates work will be completed before sale, units in good condition. Excellent opportunity to just step in. No repairs will be needed, Just manage and own an updated multi-family property.

\* meters are being install by city which will reduce costs

\*\* all info subject to change.

Please call 845-323-2744 for questions, and viewing