

1261 NY Rt 7 Troy, New York

Brunswick Hillside Apartments

Units Total	24 (22 occupied, 1 month to month tenant, all others leased)
Studio	10
1 BR	5
2 BR	6
3 BR	3

Buildings	10
#1	9 units (1 sty former motel)
#2	1 unit (1 sty cottage)
#3	1 unit (1sty cottage – under repair)
#4	1 unit (1 sty cottage)
#5	1 unit (1 sty cottage)
#6	2 units (2 sty cottage)
#7	2 units (2 sty cottage)
#8	2 units (2 sty cottage)
#9	1 unit (3-bedroom ranch)
#10	4 units (2 sty former residence)

Tenants:

Long term tenants who renew leases each year. All working with good credit. No government programs.

Tenants pay all their own utilities.

Land: 3.87 acres with an additional 1.04 acres available. Still plenty of room to develop on the main property.

Road Frontage: 300' (could be expanded to 465' with additional lot)

Traffic Count: 13,750 Average Daily Volume

Well Water: with a new pumphouse

3 septic systems

Heat: – each building has its own heat system; electric, oil and propane.

Coin Laundry on premises

Zoning: Pre-existing allowed use

PROFORMA INCOME STATEMENT

1261 Brunswick Hilside

\$2,000,000

Potential Rental Income	205,620
(less) vacancy and credit loss - 5%	10,281
Effective Rental Income	195,339
(plus) other income-Laundry	0
Gross Operating Income	195,339

Operating Expenses	
Real Estate Taxes	22,485
Water and Sewer(well/septic)	0
Property Insurance	4,941
Repairs and Maintenance	3,741
Trash Removal	1,200
Snow/Lawn Care(maintenance)	0
Management - 5%	10,281
Utilities	5,281
Reserves- 1%	2,056
Total Operating Expenses	49,985

Net Operating Income	\$145,354
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Current Cap Rate at asking: 7.27%

Unit	Monthly Rent	Status	Type	Start date	End date
Hillside Apartment - 1	\$ 595	Rented	Studio	8/1/2018	7/31/2019
Hillside Apartment - 2	\$ 550	Rented	Studio	7/1/2016	6/30/2019
Hillside Apartment - 3	\$ 520	Rented	Studio	1/1/2016	6/30/2019
Hillside Apartment - 4	\$ 520	Rented	Studio	Month to Month	
Hillside Apartment - 5	\$ 535	Rented	Studio	1/1/2016	6/30/2019
Hillside Apartment - 6	\$ 525	Rented	Studio	9/11/2017	8/31/2019
Hillside Apartment - 7	\$ 545	Rented	Studio	2/15/2016	1/1/2060
Hillside Apartment - 8	\$ 525	Rented	Studio	12/14/2017	11/30/2018
Hillside Apartment - 9	\$ 650	Rented	Studio	11/1/2016	4/30/2019
Hillside Apartment - 10	\$ 650	Rented	Studio	8/26/2017	7/31/2019
Hillside Apartment - 11	\$ 850	Vacant	1 Bedroom	Vacant	
Hillside Apartment - 12	\$ 850	Rented	2 Bedroom	11/1/2017	10/31/2018
Hillside Apartment - 13	\$ 995	Rented	3 Bedroom	4/1/2017	3/31/2019
Hillside Apartment - 14	\$ 750	Rented	2 Bedroom	2/7/2016	7/31/2019
Hillside Apartment - 15	\$ 650	Rented	1 Bedroom	8/1/2017	6/30/2019
Hillside Apartment - 16	\$ 700	Rented	1 Bedroom	5/15/2018	4/30/2019
Hillside Apartment - 17	\$ 650	Rented	1 Bedroom	8/1/2018	7/31/2019
Hillside Apartment - 18	\$ 750	Rented	2 Bedroom	4/9/2018	3/31/2019
Hillside Apartment - 19	\$ 650	Rented	1 Bedroom	6/1/2018	5/31/2019
Hillside Apartment - 20	\$ 775	Rented	2 Bedroom	10/13/2017	10/31/2018
Hillside Apartment - 21	\$ 875	Rented	2 Bedroom	5/6/2017	4/30/2019
Hillside Apartment - 22	\$ 1,140	Vacant	3 Bedroom	Vacant	
Hillside Apartment - 23	\$ 745	Rented	2 Bedroom	1/1/2016	6/30/2019
Hillside Apartment - 24	\$ 1,140	Rented	3 Bedroom	9/1/2017	8/31/2019
Total	\$ 17,135				



