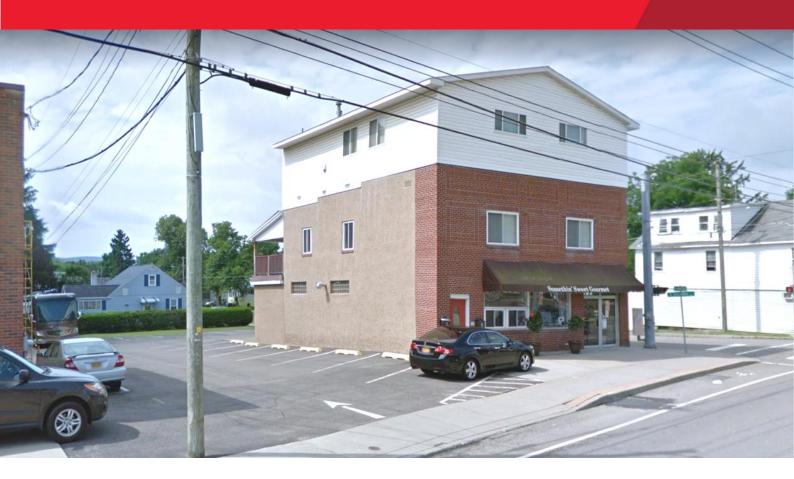


FOR SALE 268 Harry L Drive Johnson City, NY



DETAILS	
ASKING PRICE	\$ 248,000
AVAILABLE	3,564 SF
TAX ID	143.040-4-1
TAXES	\$ 7,202

For more information, contact:

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rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property
owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FEATURES

- · First floor storefront
- 2 (2) bedroom apartments
- Separate utilities
- · Garage for each apartment
- · Meticulously maintained
- Newer roof
- 3rd floor apartment has sky lights
- 2nd floor apartment has a porch with Trex flooring

Total Income: \$37,745.00

Total Expenses: \$10,571.50

NOI (Est.): \$ 27,173.50

FOR SALE 268 Harry L Drive Johnson City, NY





Building Details

First Floor

- Retail separate heat & air conditioning; 5 ton unit
- Tenant has until May 2019 to exercise their (1) year option

Second Floor Apartment

• Stove, refrigerator, dishwasher, washer & dryer in basement. Bathroom newly renovated. Portable air conditioning unit. Gas hot water heat.

Third Floor Apartment

• Stove, refrigerator, dishwasher, washer & dryer in unit, 3 portable air conditioners, gas hot water heat.

Recent Improvements

- Roof was done 4 years ago, 30 year architectural shingles
- Sky lights were replaced when the roof was redone
- Second floor windows replaced
- 2nd floor unit new xoxo toilet and sink, bath tub re-glazed
- Newer electric panel; each unit has 100 amp service
- Newly paved parking area

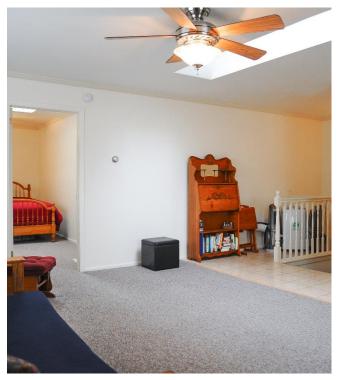


FOR SALE 268 Harry L Drive Johnson City, NY









Income & Expenses

Income		
1st Floor Retail	\$ 14,400.00	Annually
Water/Sewer/Refuse	\$ 545.00	Quarterly
2nd Floor Apartment (Just Vacated)	\$ 10,800.00	Annually
3rd Floor Apartment (Owners Unit)	\$ 12,000.00	Annually
Total Annual Income	\$ 37,745.00	
<u>Expenses</u>		
Taxes	\$ 7,201.71	
Insurance	\$ 2,247.39	
Water/Sewer/Refuse	\$ 1,122.40	
Total Expenses	\$ 10,571.50	
NOI	\$ 27,173.50	