

**INVESTMENT PORTFOLIO consisting of 2 Multi Family Properties, and 1 Single family home adjacent to one another - Mixed Use Zoning.**



**Building 2  
150 Lafayette Ave - \$ 499,000**

**Office space and Rental Apartment**

Apartment 1	\$ 1,650 / Month - 4 Bedroom
Office 1	\$ 3,950/ Month
Office 2	\$ 650 / Month
Car Parking	\$ 75/ Month

**2020 TOTAL RENT ROLL** *75,900 / Year*

**EXPENSES**

Land/ Plow	\$ 1,000
Taxes	\$ 14,200
Water	\$ 370
Oil	\$ 3,640
Maintenance	\$ 500
Insurance	\$ 2,842
<b>TOTAL EXPENSES</b>	<b>\$ 22,552</b>

**NET - \$ 53,348**

**10.7 % CAP**

Keller Williams Real Estate  
57 Route 6  
Baldwin Place NY 10505



Justin Pieragostini  
Real Estate Salesperson  
Cell/Text 914.447.3396