

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



**Building 1
154 Lafayette Ave - \$ 399,000**

Single Family Residence

Apartment 1 \$ 2,350 / Month

2020 TOTAL RENT ROLL 28,200 / Year

EXPENSES

**Land/ Plow \$ 1,000
Taxes \$ 9,240
Water \$ 1,070
Maintenance \$ 50
Insurance \$ 2,464
TOTAL EXPENSES \$ 13,824**

NET - \$ 14,376 4 % CAP

**Keller Williams Real Estate
57 Route 6
Baldwin Place NY 10505**



**Justin Pieragostini
Real Estate Salesperson
Cell/Text 914.447.3396**