

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



**Building 1 -3  
Lafayette Ave - \$1,195,000**

**One Single Family Residence, One 2 Family Residence,  
One Mixed Use- Office Space and Rental Apartment**



Building 1 - 154 Lafayette	\$ 28,200
Building 2 - 150 Lafayette	\$ 75,900
Building 3 - 146 Lafayette	\$ 40,800

<b>2020 TOTAL RENT ROLL</b>	<b>144,900 / Year</b>
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**EXPENSES**

Building 1 - 154 Lafayette	\$ 13,824
Building 2 - 150 Lafayette	\$ 22,552
Building 3 - 146 Lafayette	\$ 29,761

**TOTAL EXPENSES \$ 66,137**

<b>NET - \$ 78,763</b>	<b>6.6 % CAP</b>
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Keller Williams Real Estate  
57 Route 6  
Baldwin Place NY 10505



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**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>

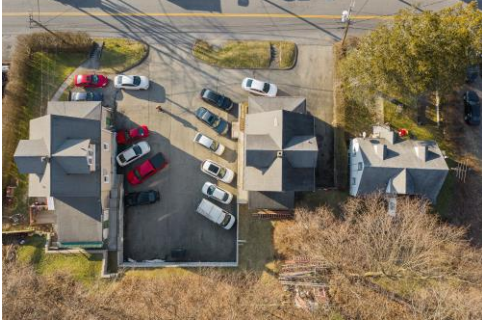
**NET - \$ 53,348** **10.7 % CAP**

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## Building 3 146 Lafayette Ave - \$ 599,000

2 Family Dwelling

Apartment 1	\$ 1,700 / Month - 2 Bedroom
Apartment 2	\$ 1,700 / Month - 4 Bedroom

**2020 TOTAL RENT ROLL** **40,800 / Year**

<u>EXPENSES</u>	<u>NEW AND RENOVATED</u>
Land/ Plow	\$ 1,000
Taxes	\$ 18,607
Water	\$ 570
Oil	\$ 6,133
Maintenance	\$ 1,000
Insurance	\$ 2,451
<b>TOTAL EXPENSES</b>	<b>\$ 29,761</b>

NET - \$ 11,039

2 % CAP

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**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
<b>TOTAL EXPENSES</b>	<b>\$ 13,824</b>

**NET - \$ 14,376 4 % CAP**

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