

# RESIDENTIAL BUILDING FOR SALE

## 24 RIDGE ROAD DELMAR, NY 12054



### MULTI-TENANT RESIDENCE

#### Information

Lot	0.29 Acres
Building Size	3,720 SF
Price	\$395,000



#### Key Features

- » Purpose-built 3 Unit Townhouse: 6 Beds, 3 Baths
- » Located near favorable schools
- » Desirable neighborhood
- » Full basement
- » Newer gas furnace & hot water heater

### CONTACT US

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TRG

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**PROFIT & LOSS STATEMENT**  
**24 RIDGE ROAD,**  
**DELMAR, NY**

<b>INCOME:</b>	<b>Current</b>	<b>Projected</b>
3 duplexes with 2 bedrooms each & unfinished basements	<b>\$ 3,120</b>	<b>\$ 3,600</b>
Annualized Income	<b>\$ 37,440</b>	<b>\$ 43,200</b>
 <b>OPERATING EXPENSES:</b>		
Trash	\$ 577	\$ 612
Real Estate Taxes	8,505	8,505
Water & Sewer	972	980
Repairs	1,850	2,000
Cleaning & Maintenance	975	975
Building Insurance	1,320	1,320
Vacancy & Management -2%	750	864
Total Expenses	<b>\$ 14,949</b>	<b>\$ 15,256</b>
<b>NET OPERATING INCOME</b>	<b>\$ 22,491</b>	<b>\$ 27,944</b>

**NOTES:**

Actual ROI on asking price is 5.7%

Projected ROI on asking price is 7.1%