

158 Chapin Street

MULTI-FAMILY INVESTMENT OFFERING • BINGHAMTON, NY 13905

5 UNITS

KEY INVESTMENT HIGHLIGHTS

\$370,000	\$55,400	\$37,539	10.15%
LISTING / MARKET PRICE	GROSS INCOME	NET OPERATING INCOME	CAP RATE

ANNUAL GROSS INCOME

Rental Income (\$4,450/mo)	\$53,400
Coin-Op Laundry (\$500/qtr)	\$2,000
Total Gross Income	\$55,400

ANNUAL OPERATING EXPENSES

Utilities & Insurance	\$12,842
General & Administrative	\$481
Repairs & Maintenance	\$959
Property Taxes (County & City)	\$3,579
Total Operating Expenses	\$17,861

PROPERTY FEATURES & OPERATIONS

- **Unit Layout:** 5 individual 1-bedroom apartments.
- **Landlord Paid Utilities:** Building utilities covered by landlord totaling \$8,809/year.
- **High-Speed Internet Included:** High-speed internet included to power the security camera system.
- **Additional Income:** On-site coin-operated laundry generates ~\$2,000/year (\$500/quarter).
- **Turn-Key Operations:** Established tenant base fully notified of sale and accustomed to annual rent schedule.

Prepared for Prospective Buyers • Real Estate Investment Analysis • Information deemed reliable but not guaranteed.