



208 Warren St, Hudson
Income & Expenses
 Newly Renovated 6-Unit apartment

Income	Size	Status	Monthly	Annual
1, Ground, Parking	1 Bed	Leased 8/3/26	\$2,400	\$28,800
2, Ground Floor	2 Bed	Leased 6/27/26	\$3,000	\$36,000
3, 2nd Floor	2 Bed	Leased 7/15/26	\$2,800	\$33,600
4, 2nd Floor	1 Bed	Now showing	\$2,400	\$28,800
5, 3rd Floor, Parking	2 Bed	Leased 8/15/26	\$2,500	\$30,000
6, 3rd Floor	1 Bed	Leased 8/1/26	\$2,450	\$29,400
Total Income			\$15,550	\$186,600

Expenses	
Taxes (Est.)	\$13,000
Mangement (6%)	\$11,196
Insurance (Est.)	\$4,356
Repairs & Maintenance (3%)	\$5,598
Trash & Recycling (Est.)	\$3,600
Water & Sewer	\$2,800
Landlord Electric (Est.)	\$1,200
Total Annual Expenses	\$41,750
Profit / (NOI)	\$144,850
Sale Price	\$1,600,000
Cap Rate	9.05%

Last Updated 8-18-2026. Information provided by the seller; buyer responsible for verifying accuracy.