

Walt Finnerman, Director  
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Berkshire Hathaway Real Estate

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**FOR SALE: Unique Investment Opportunity**

**2 MIX USE BUILDINGS**

**29 APARTMENTS / 6 STORES**

**“ FULLY RENTED”**

**“ City of Poughkeepsie” “ Very Good Condition”  
“ Brick Construction” “ Stable Investment”**

**Property:** 2 Mix Use apartments buildings in superb condition and fully rented located in the heart of the City of Poughkeepsie and convenient to both of the East West arterial highways ( Rt. 44-Rt. 55) .

**Location:** 453 & 464 Main Street, corner of S. Clinton St. and Clinton Square. City of Poughkeepsie. Convenient to Main Street, Mill St ( Rt. 44-Rt. 55 West Bound) & Church St. ( Rt. 44/Rt55. East Bound ).

**No. of Units:** 29 Apartments/ 6 Stores.

**Overall condition:** Very good. Brick construction / 3 levels ( walk up)

**Occupancy:** 100%

**Parking:** On site in rear of 453 Main St. plus adjoining City of Pok public parking lot

**Offering Price:** \$4,950,000 ( \$141,000 per unit)

**Net income :** \$356,800  
( without vacancies)

**Cap rate:= net/price = \$356,800 / \$4,950,000 = 7.2%**

**More info/**

**Inspection:** Call Walt at Berkshire Hathaway (845) 705-0994  
( [wfinnerman@bhhshudsonvalley.com](mailto:wfinnerman@bhhshudsonvalley.com))

**453 & 464 MAIN STREET  
Cash Flow Analysis**

**Gross Income:**

a) 453 Main St:	\$24,625 mo.
b) 464 Main St:	\$16,625 mo.

<b>Total :</b>	<b>\$41,250 mo.</b>
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<b>Annual Gross Scheduled:</b> ( $\$41,250 \times 12$ )	<b>\$495,000</b>
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<b>Less Operating Expenses:</b>	<b>- \$150,200</b>
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<b>Net Operating Income:</b> ( income less expenses) ( $\$495,000 - \$150,200$ )	<b>\$344,800</b>
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<b>Offering Price:</b>	<b>\$4,950,000</b>
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<b>Cap Rate:</b> ( net income/ price) ( $\$344,800/\$4,950,000$ )	<b>7%</b>
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<b>Down Payment: ( 30%):</b>	<b>- \$1,500,000</b>
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<b>Proposed New 1<sup>st</sup> Bank Loan:</b>	<b>\$3,450,000</b>
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Interest:	6.5%
Payout;	25 years
constant ( P&I ):	.8102%
annual debt serv.:	\$279,500
( loan x constant)	
( $\$3,450,000 \times .8102$ )	

<b>Cash Flow or Profit:</b>	<b>\$65,300</b>
( net income less mtg pmt.) ( $\$344,800 - \$279,500$ )	

<b>Rate of Return:</b>	<b>4.3%</b>
(Cash flow/ initial investment) $\$65,300/\$1,500,000$	

**All Information is Believed to be Accurate & Projections to be Realistic But Not Warranted By Seller Nor Broker**

# 453 Main Street

NOV 2024



Poughkeepsie, New York

Google Street View


# 453 Main Street

NOV 2024 [see more dates](#)



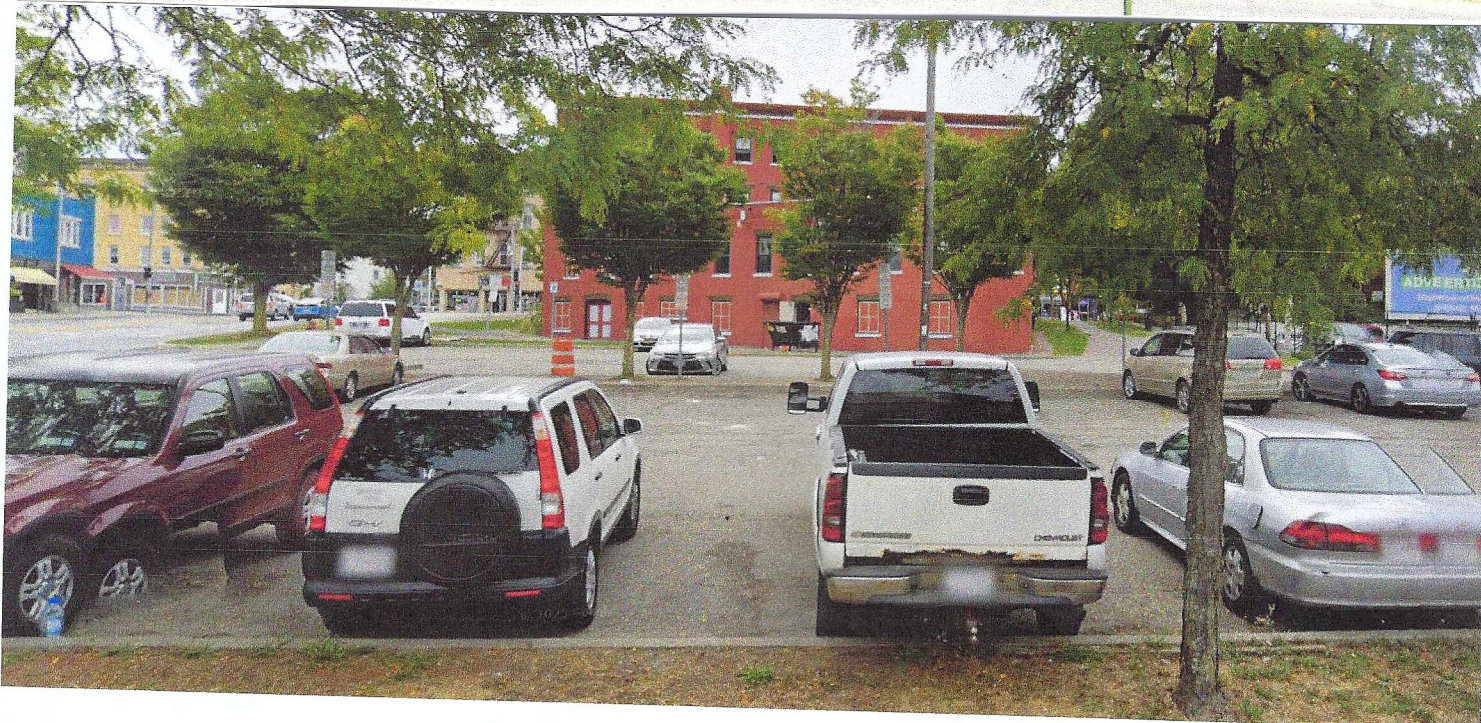
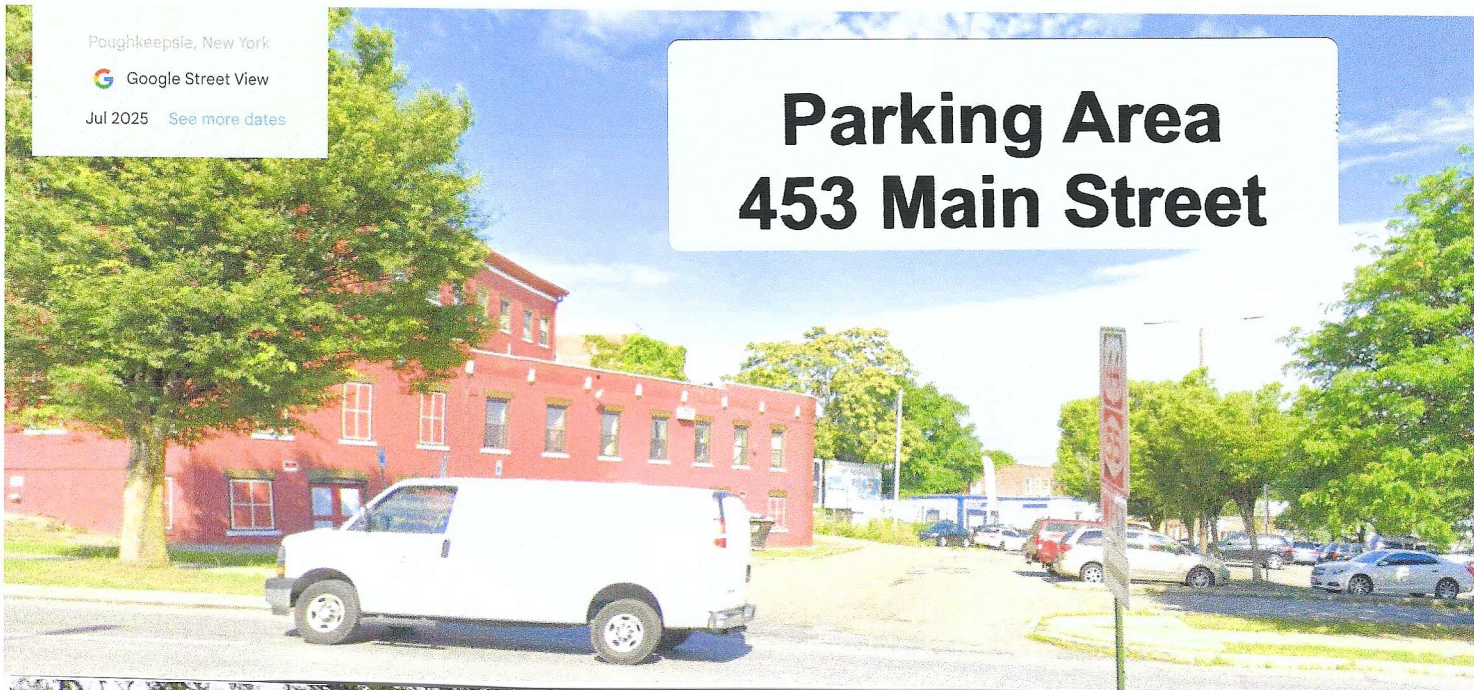


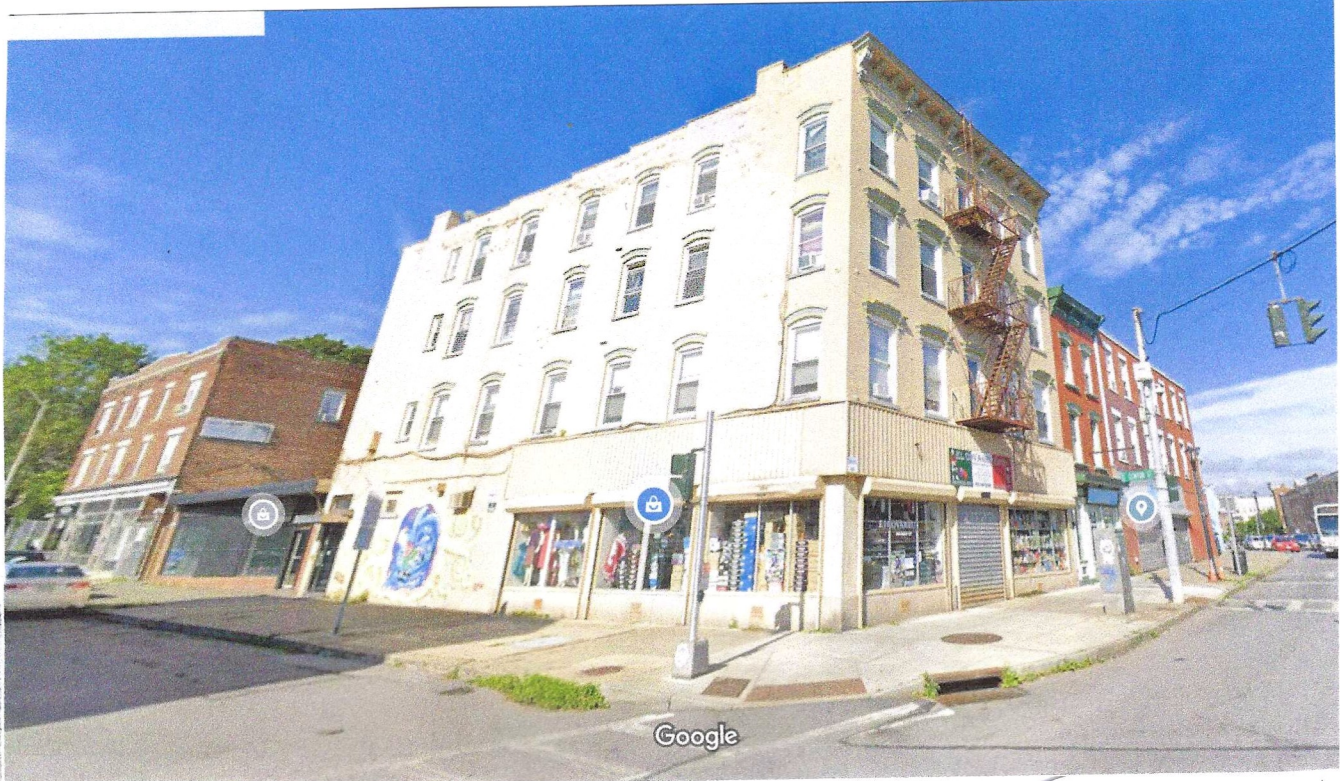
Poughkeepsie, New York

 Google Street View

Jul 2025 [See more dates](#)

# Parking Area 453 Main Street





**464 Main St.**

