

100 Foxhall Ave.						
Kingston, NY	Asking	\$510,000.00				
Unit	Type			Base Rent	Proforma	Market
Retail	Retail			\$1,815	\$1,997	\$2,700
1	2BR 1BA Duplex			\$1,242	\$1,341	\$2,000
2	2BR 1 BA 2nd Floor			\$1,188	\$1,283	\$1,700
Basement	Basement			\$0	\$0	\$0
Garage	20x20			\$0	\$350	\$350
RENTAL INCOME	Per Month			\$4,245	\$4,971	\$6,750
RENTAL INCOME	Per Year			\$50,940	\$59,651	\$81,000
Vacancy	3%			\$1,528.20	\$1,789.52	\$2,430.00
Adjusted Gross Income				\$49,412	\$57,861	\$78,570
EXPENSES	Note:			EXPENSE	EXPENSE	EXPENSE
Maintenance / Repairs	3% estimated			\$1,482.35	\$1,735.84	\$2,357.10
Lawn/Snow	Retail Tenant Maintains			\$0.00	\$0.00	\$0.00
Water/Sewer/Water Treament	Estimated			\$1,700.00	\$1,700.00	\$1,700.00
Insurance	Actual	Restaurant covers liability and building insurance		\$1,600.00	\$1,600.00	\$1,600.00
County & School Tax	2025 School, 2026 County			\$14,040.00	\$14,040.00	\$14,040.00
Electric	No LL Meter			\$0.00	\$0.00	\$0.00
Sanitation/Trash	City Trash			\$0.00	\$0.00	\$0.00
EXPENSES				\$18,822.35	\$19,075.84	\$19,697.10
NOI				\$30,589.45	\$38,785.44	\$58,872.90
CAP RATE at ask				6.00%	7.60%	11.54%
*Please note - All numbers are estimated - By qualified realestate agent - Buyer and Buyers agent to confirm.						