



5 PHILLIPS STREET



5 MCCLELLAN AVENUE



261 WEST MAIN STREET



2 BAYARD STREET



53 ACADEMY STREET



205 CHURCH STREET



68 JAMES STREET



90 FORBES STREET

AMSTERDAM PORTFOLIO

AMSTERDAM, NY

EXECUTIVE SUMMARY

Lee & Associates NYC is pleased to present exclusively for sale the portfolio of multifamily assets located in Amsterdam, New York 12010 ("the Portfolio"). Located in Montgomery County, the Portfolio consists of 8 assets ranging in configurations from 1-Family to 4-Family buildings. Newly renovated and 100% leased, the Portfolio represents the opportunity for an investor to step into existing cashflow with no deferred maintenance or additional capital requirements at an attractive yield.

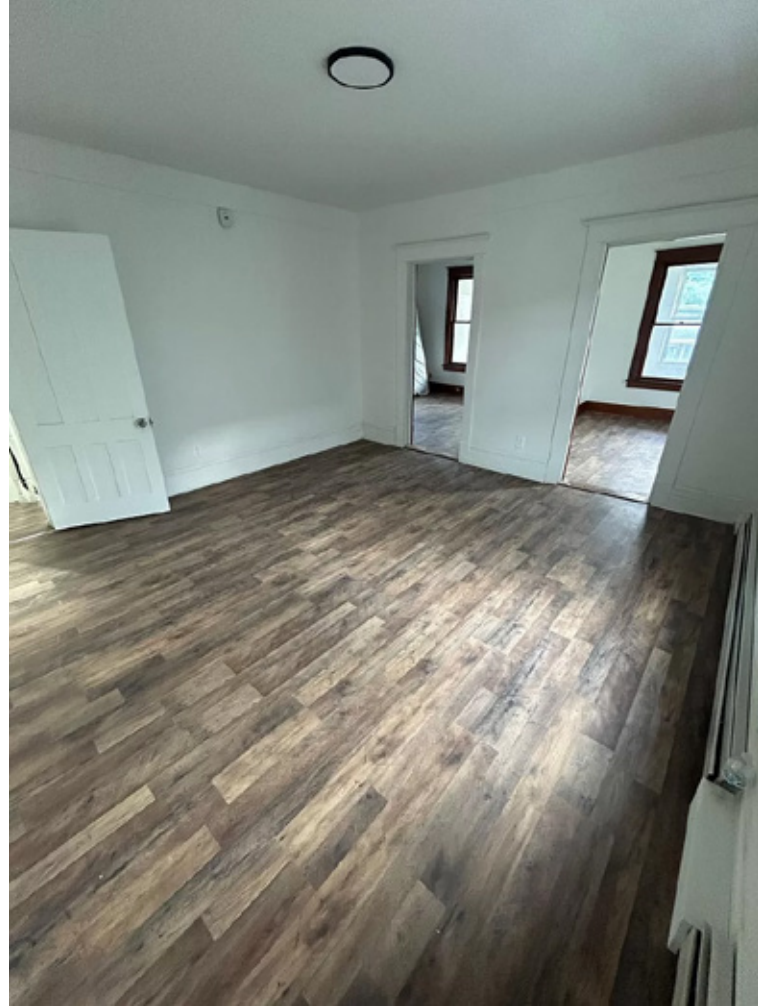


AMSTERDAM NY PORTFOLIO INFORMATION

Address	Section, Block, Lot	Property Tax	Acreage	Lot Dimensions	SF	Configuration
53 Academy Street	39.83-2-15	\$946	0.1	45' x 101'	1,050	1 Family
2 Bayard Street	39.73-2-52	\$1,351	0.1	72' x 60'	2,688	1 Family
205 Church Street	56.9-1-70	\$2,263	0.3	60' x 285'	6,090	4 Family
90 Forbes Street	56.45-1-18	\$676	0.11	30' x 155'	959	1 Family
5 McClellan Avenue	39.16-4-28	\$1,689	0.13	50' x 110'	3,232	3 Family
5 Phillips Street	39.15-2-28	\$1,419	0.12	50' x 100'	2,804	2 Family
261 West Main Street	39.73-2-66	\$778	0.06	32' x 86'	2,304	2 Family
68 James Street	56.9-3-67	\$1,385	0.1	40' x 110'	2,136	2 Family









FINANCIAL OVERVIEW

INCOME & EXPENSES

			<i>In-Place</i>		
	<i>Units</i>	<i>Sq. Ft.</i>	<i>Annual</i>	<i>\$ PSF</i>	
Residential Income	16	21,941	\$274,200	\$12.50	
Other Income	1	-	\$1,200	-	
Total Rental Income		21,941	\$275,400	\$12.55	
<i>Operating Expenses</i>			<i>Annual</i>	<i>\$ PSF</i>	<i>% of EGI</i>
Real Estate Taxes	Actual		\$38,554	\$1.76	14.0%
Utilities	Actual		\$-	\$-	0.0%
Insurance	Actual		\$6,808	\$0.31	2.5%
Repairs and Maintenance	Projected		\$11,016	\$0.50	4.0%
Management	Projected		\$22,032	\$1.00	8.0%
			\$56,378	\$2.57	20.5%
Net Operating Income			\$219,022		

ASKING PRICE: \$2,200,000
CAP RATE: 10.0%



FINANCIAL ANALYSIS

53 ACADEMY STREET

Rent Roll					In-Place		
Unit #	Layout	Use	Status	Annual Rent	Monthly Rent	PSF	
1	3 Bedrooms	Residential	Occupied	\$24,000	\$2,000	-	
				\$24,000	\$2,000	-	

Income & Expense				In-Place		
	Units	SF	Annual		PSF	
Residential Income	1	1,300	\$24,000		\$18.46	
Other Income	0	-	-		-	
Total Rental Income		1,300	\$24,000		\$18.46	

Operating Expenses			Annual	PSF	% of EGI
Real Estate Taxes	Actual		\$3,135	\$2.41	13.1%
Utilities	Actual		-	-	0.0%
Insurance	Actual		\$524	\$0.40	2.2%
Repairs and Maintenance	Projected		\$960	\$0.74	4.0%
Management	Projected		\$1,920	\$1.48	8.0%
Total Expenses			\$6,539	\$5.03	27.2%

Net Operating Income \$17,461

2 BAYARD STREET

Rent Roll					In-Place		
Unit #	Layout	Use	Status	Annual Rent	Monthly Rent	PSF	
1	5 Bedrooms	Residential	Occupied	\$21,600	\$1,800	-	
				\$21,600	\$1,800	-	

Income & Expense				In-Place		
	Units	SF	Annual		PSF	
Residential Income	1	2,688	\$21,600		\$8.04	
Other Income	0	-	-		-	
Total Rental Income		2,688	\$21,600		\$8.04	

Operating Expenses			Annual	PSF	% of EGI
Real Estate Taxes	Actual		\$3,970	\$1.48	18.4%
Utilities	Actual		-	-	0.0%
Insurance	Actual		\$375	\$0.14	1.7%
Repairs and Maintenance	Projected		\$864	\$0.32	4.0%
Management	Projected		\$1,728	\$0.64	8.0%
Total Expenses			\$6,937	\$2.58	32.1%

Net Operating Income \$14,664

205 CHURCH STREET

Rent Roll					In-Place		
Unit #	Layout	Use	Status	Annual Rent	Monthly Rent	PSF	
1		Residential	Occupied	\$18,000	\$1,500	-	
2		Residential	Occupied	\$18,000	\$1,500	-	
1		Residential	Occupied	\$18,000	\$1,500	-	
1		Residential	Occupied	\$18,000	\$1,500	-	
				\$72,000	\$6,000	-	

Income & Expense				In-Place		
	Units	SF	Annual		PSF	
Residential Income	4	6,090	\$72,000		\$11.82	
Other Income	0	-	\$-		-	
Total Rental Income		6,090	\$72,000		\$11.82	

Operating Expenses			Annual	PSF	% of EGI
Real Estate Taxes	Actual		\$9,411	\$1.55	13.1%
Utilities	Actual		\$-	\$-	0.0%
Insurance	Actual		\$1,552	\$0.25	2.2%
Repairs and Maintenance	Projected		\$2,880	\$0.47	4.0%
Management	Projected		\$5,760	\$0.95	8.0%
Total Expenses			\$19,603	\$3.22	27.2%

Net Operating Income \$52,397

90 FORBES STREET

Rent Roll					In-Place		
Unit #	Layout	Use	Status	Annual Rent	Monthly Rent	PSF	
1	3 Bedrooms	Residential	Occupied	\$14,400	\$1,200	-	
				\$14,400	\$1,200	-	

Income & Expense				In-Place		
	Units	SF	Annual		PSF	
Residential Income	1	959	\$14,400		\$15.02	
Other Income	0	-	\$-		-	
Total Rental Income		959	\$14,400		\$15.02	

Operating Expenses			Annual	PSF	% of EGI
Real Estate Taxes	Actual		\$2,579	\$2.69	17.9%
Utilities	Actual		\$-	\$-	0.0%
Insurance	Actual		\$515	\$0.54	3.6%
Repairs and Maintenance	Projected		\$576	\$0.60	4.0%
Management	Projected		\$1,152	\$1.20	8.0%
Total Expenses			\$4,822	\$5.03	33.5%

Net Operating Income \$9,578

FINANCIAL ANALYSIS

5 MCCLELLAN AVENUE

Rent Roll					In-Place	
Unit #	Layout	Use	Status	Annual Rent	Monthly Rent	PSF
1		Residential	Occupied	\$9,000	\$750	-
2		Residential	Occupied	\$13,800	\$1,150	-
3		Residential	Occupied	\$13,200	\$1,100	-
Garage		Other	Occupied	\$1,200	\$100	-
				\$37,200	\$3,100	-

Income & Expense				In-Place	
	Units	SF	Annual		PSF
Residential Income	3	3,232	\$36,000		\$11.14
Other Income	1		\$1,200		-
Total Rental Income		3,232	\$37,200		\$11.51

Operating Expenses			Annual	PSF	% of EGI
Real Estate Taxes	Actual		\$7,041	\$2.18	18.9%
Utilities	Actual		\$-	\$-	0.0%
Insurance	Actual		\$939	\$0.29	2.5%
Repairs and Maintenance	Projected		\$1,488	\$0.46	4.0%
Management	Projected		\$2,976	\$0.92	8.0%
Total Expenses			\$12,444	\$3.85	33.5%

Net Operating Income \$24,756

5 PHILLIPS STREET

Rent Roll					In-Place	
Unit #	Layout	Use	Status	Annual Rent	Monthly Rent	PSF
1		Residential	Occupied	\$16,800	\$1,400	-
2		Residential	Occupied	\$15,000	\$1,250	-
				\$31,800	\$2,650	-

Income & Expense				In-Place	
	Units	SF	Annual		PSF
Residential Income	2	3,232	\$31,800		\$9.84
Other Income	0		\$-		-
Total Rental Income		3,232	\$31,800		\$9.84

Operating Expenses			Annual	PSF	% of EGI
Real Estate Taxes	Actual		\$5,297	\$1.64	16.7%
Utilities	Actual		\$-	\$-	0.0%
Insurance	Actual		\$728	\$0.23	2.3%
Repairs and Maintenance	Projected		\$1,272	\$0.39	4.0%
Management	Projected		\$2,544	\$0.79	8.0%
Total Expenses			\$9,841	\$3.04	30.9%

Net Operating Income \$21,959

261 WEST MAIN STREET

Rent Roll					In-Place	
Unit #	Layout	Use	Status	Annual Rent	Monthly Rent	PSF
1		Residential	Occupied	\$21,600	\$1,800	-
2		Residential	Occupied	\$21,600	\$1,800	-
				\$43,200	\$3,600	-

Income & Expense				In-Place	
	Units	SF	Annual		PSF
Residential Income	2	2,304	\$43,200		\$18.75
Other Income	0		\$-		-
Total Rental Income		2,304	\$43,200		\$18.75

Operating Expenses			Annual	PSF	% of EGI
Real Estate Taxes	Actual		\$1,894	\$0.82	4.4%
Utilities	Actual		\$-	\$-	0.0%
Insurance	Actual		\$877	\$0.38	2.0%
Repairs and Maintenance	Projected		\$1,728	\$0.75	4.0%
Management	Projected		\$3,456	\$1.50	8.0%
Total Expenses			\$7,955	\$3.45	18.4%

Net Operating Income \$35,245

68 JAMES STREET

Rent Roll					In-Place	
Unit #	Layout	Use	Status	Annual Rent	Monthly Rent	PSF
1		Residential	Occupied	\$16,800	\$1,400	-
2		Residential	Occupied	\$14,400	\$1,200	-
				\$31,200	\$2,600	-

Income & Expense				In-Place	
	Units	SF	Annual		PSF
Residential Income	2	2,136	\$31,200		\$14.61
Other Income	0		\$-		-
Total Rental Income		2,136	\$31,200		\$14.61

Operating Expenses			Annual	PSF	% of EGI
Real Estate Taxes	Actual		\$5,227	\$2.45	16.8%
Utilities	Actual		\$-	\$-	0.0%
Insurance	Actual		\$1,298	\$0.61	4.2%
Repairs and Maintenance	Projected		\$1,248	\$0.58	4.0%
Management	Projected		\$2,496	\$1.17	8.0%
Total Expenses			\$10,269	\$4.81	32.9%

Net Operating Income \$20,931



MARKET OVERVIEW

MARKET OVERVIEW

Amsterdam, Located in Montgomery County, New York, Amsterdam is a vibrant city with a population of approximately 18,000 residents. It is part of the scenic Capital District, nestled in the Mohawk Valley, and offers a blend of historical charm and modern amenities. The city of Amsterdam has a median age of around 38 years, indicating a balanced mix of young families, working adults, and seniors. There are approximately 7,500 households in the city, with an average household size of 2.3 persons. Families constitute a significant portion of these households, although there is also a considerable number of individuals living alone, particularly among the older population.

The economy of Amsterdam is diverse, with key sectors including manufacturing, healthcare, retail, and education. Historically known for its textile industry, the city has since diversified. Major employers in the area include healthcare institutions like St. Mary's Healthcare, the Greater Amsterdam School District, and various retail and service businesses. Efforts to revitalize the downtown area have attracted new businesses, contributing to a more vibrant economic environment.

Amsterdam boasts a variety of amenities and community resources that enhance the quality of life for its residents. The city is known for its parks and recreational areas, with Riverlink Park along the Mohawk River being a popular spot for concerts, festivals, and other community events. The historical architecture and museums provide cultural depth and a connection to the city's rich past.

Education is well-supported by local schools and nearby colleges, making Amsterdam an attractive place for families. Community involvement is strong, with various local events, farmers markets, and community groups fostering a close-knit and supportive neighborhood atmosphere.



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