14311 Rt 9W						
Ravena NY	**Asking**	**$1,995,000.00**				
UNIT	**Type / Number**	**Notes**	**Tenant**	**Lease**	**Actual**	**Projection**
HOUSE	4BR 2.5 Bath		Vacant	NOT RENTED	$2,300.00	$3,000.00
Office Attached to Home		Owner Office Or Studio	Vacant	NOT RENTED	$0.00	$0.00
Laundry Room		Estimated $		NOT RENTED	$300.00	$300.00
28 Unit Motel Converted into 16 Apartments						**4%**
1	Studio		Joseph A Pulice	02/25/2025-02/28/2027	$975.00	$1,014.00
2	1BR		Vacant	NOT RENTED	$1,250.00	$1,300.00
3	1BR		Scott S Smith	12/01/2025-11/30/2026	$1,250.00	$1,300.00
4	1BR		Vacant	NOT RENTED	$1,250.00	$1,300.00
5	1BR		Savannah K Felter	05/01/2026-04/30/2027	$1,300.00	$1,352.00
6	1BR		Maxwell J Holcomb	02/21/2025-01/31/2027	$1,325.00	$1,378.00
7	1BR		Jessica L Volpi	08/20/2025-07/31/2026	$1,250.00	$1,300.00
8	Studio		Elena Rogers	3/17/2026-3/31/2027	$950.00	$988.00
9	Studio		Sonia E Lamb	11/01/2025-10/31/2026	$950.00	$988.00
10	1BR		Nicholas L Gaglione	4/16/2026-04/30/2026	$1,250.00	$1,300.00
11	1BR		Alyssa J Speenburgh	4/01/2026-03/31/2027	$1,300.00	$1,352.00
12	1BR		Benjamin M Freitas	03/04/2026-02/27/2027	$1,250.00	$1,300.00
13	1BR		Holly Haas	04/03/2025-03/31/2027	$1,275.00	$1,326.00
14	1BR		Jordy Mwisa	02/01/2026-01/31/2027	$1,250.00	$1,300.00
15	1BR		Raymond A Benjamin	02/01/2026-01/31/2027	$1,250.00	$1,300.00
16	Studio		UNDER REVIEW	Applicant being reviewed	$950.00	$988.00
TOTAL INCOME	**Per Month**				**$21,625.00**	**$23,086.04**
	Per Year				**$259,500.00**	**$277,032.48**
Vacancy	3% estimated				$7,785.00	$8,310.97
Adjusted Gross Income					**$251,715.00**	**$268,721.51**
EXPENSES	**Note:**				**EXPENSE**	**EXPENSE**
maintenance	Actual 2025				$6,889.41	$6,889.41
Lawn/Snow Plow	$500 Month Estimated				$6,000.00	$6,000.00
Propane for Hot Water	Actual 2025				$2,884.76	$2,884.76
Water/Sewer	Actual 2025				$8,840.00	$8,840.00
LL Electric	12 Month Average per Central Hudson - $750 per month				$9,000.00	$9,000.00
Insurance	Actual 2025				$9,594.00	$9,594.00
County Tax	Confirmed 2026				$4,233.72	$4,233.72
School Tax	Confirmed 2025				$16,047.57	$16,047.57
Trash	Actual 2025				$1,992.00	$1,992.00
EXPENSES					$65,481.46	$65,481.46
NOI					**$186,233.54**	**$203,240.05**
CAP RATE at ask					**9.34%**	**10.19%**

Notes:

Motel has been gut renovated with all new electric, plumbing, insulation, framing etc. All new kitchens, baths, flooring, and seperate electric meters.

Tenants pay for their own heat (electric) and normal electric, LL supplies the hot water.

House tenant pays for their own heat, hot water and electric.