

FOR SALE

**775 MAIN STREET
4 EVERETT STREET
45-47 CHARLES STREET
NEW ROCHELLE**

**17 UNITS
\$5,000,000**



**Insite
Realty
SERVICES**

**SONIA VELASCO
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Rent Roll

775 Main Street

5 Units

3 2-Bedroom Units, 1 3-Bedroom Unit, 1 Studio

Unit	Size	Monthly Rent	Yearly Rent	Status
1	Studio	\$1,650	\$19,800	Rented
2	3BR	\$3,173	\$38,076	Rented
3	2BR	\$2,352	\$28,224	Rented
4	2BR	\$2,082	\$24,984	Rented
5	2BR	\$2,600	\$31,200	Vacant *Projected Rent



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SERVICES

Rent Roll

4 Everett Street

6 Units

1 2-Bedroom Unit, 3 3-Bedroom Units, 2 1-Bedroom Units

Unit	Size	Monthly Rent	Yearly Rent	Status
1	1BR	\$1,641	\$19,692	Rented
2	2BR	\$2,606*	\$31,272	Vacant *Projected Rent
3	3BR	\$3,173	\$38,076	Rented
4	1BR	\$1,651*	\$19,812	Rented *Awaiting signing
5	3BR	\$1,790	\$21,480	Rented
6	3BR	\$2,191	\$26,292	Rented



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SERVICES

Yearly Expenses

775 Main Street & 4 Everett Street

Insurance	\$18,457
Taxes	\$27,960
Repairs	\$3,507
Water	\$11,195
Utilities	\$3,319

Total Yearly Expenses: \$64,438

Total Yearly Income: \$298,908

Number of Units: 11

Rent Rolls

45 Charles | 3 Units • 3 Bedrooms

Unit	Monthly Rent	Yearly Rent	Status
1	\$3,247	\$38,964	Rented
2	\$2,360	\$28,324	Rented *Awaiting Lease Signing
3	\$2,273	\$27,276	Rented *Awaiting Approval

47 Charles | 3 Units • 3 Bedrooms

Unit	Monthly Rent	Yearly Rent	Status
1	\$2,491.65	\$29,889.98	Rented *Awaiting Approval
2	\$2,509	\$30,108	Vacant *Awaiting Approval
3	\$2,197	\$26,364	Rented *Awaiting Lease Signing

Yearly Expenses
45-47 Charles Street

Insurance	\$10,836
Taxes	\$22,434
Repairs	\$754
Water	\$5,758
Utilities	\$2,946

Total Yearly Expenses: \$42,728

Total Yearly Income: \$180,924

Number of Units: 6

New Rochelle Buildings Package Sale

\$5,000,000 | 3 Buildings | 17 Units Total

45-47 Charles

6 Units

Free Market Rental

2 Entrances

Back Parking

Stucco

4 Everett

Brick

6 Units

No DHCR

775 Main

5 Units

No DHCR

Affordable program "LIHTC"

Projected Income and Expenses

Annual Rents **\$479,832**

11 Parking Spots **\$16,500**

Coin Operated Laundry **\$4,000**

Total Annual Projected Income **\$500,332**