

669 Broadway Rt 9W  
Town of Esopus, NY

Asking price of 669/671 Broadway Rt 9W

\$1,600,000.00

Unit #	Type	Lease Dates	Security	Rents	Market-rent
1	Studio	06/21/2023-06/30/2025	\$1,050.00	\$1,050.00	\$1,200.00
2	Studio	07/08/2024-06/30/2025	\$1,100.00	\$1,100.00	\$1,200.00
3	Studio	01/16/2024-12/31/2024	\$1,100.00	\$1,100.00	\$1,200.00
4	Studio	03/15/2023-02/28/2025	\$1,100.00	\$1,100.00	\$1,200.00
6	Studio	02/01/2022-01/31/2023	\$850.00	\$850.00	\$1,200.00
7	Laundry	\$200 month Est.	\$0.00	\$200.00	\$200.00
8	Studio	03/01/2023-04/30/2025	\$950.00	\$950.00	\$1,200.00
9	Studio	11/21/2022-10/31/2025	\$1,125.00	\$1,125.00	\$1,200.00
10	Studio	06/26/2023-09/30/2025	\$1,000.00	\$1,050.00	\$1,200.00
11	Studio	11/01/2022-10/31/2025	\$1,125.00	\$1,125.00	\$1,200.00
Month				\$ 9,650.00	\$ 11,000.00
Year				\$ 115,800.00	\$132,000.00
Vacancy		estimated 3% vacancy		\$ 3,474.00	\$3,960.00
<b>Adjusted gross income</b>				<b>\$ 112,326.00</b>	<b>\$128,040.00</b>
<b>Expenses</b>				<b>Actual</b>	
Repair/Maintainence		3% of gross income estimated		\$3,474.00	\$3,960.00
Landlord Electric/Heat/Hot Water				\$13,528.26	\$13,528.26
Garbage		Contract Price		\$2,184.50	\$2,184.50
Lawn/Snow		\$150 per month est		\$1,800.00	\$1,800.00
Insurance		Actual		\$4,657.28	\$4,657.28
School Tax		2024 Actual		\$8,705.56	\$8,705.56
County Tax		2025 Actual		\$3,065.14	\$3,065.14
<b>Per Month</b>				<b>\$ 3,117.90</b>	<b>\$ 3,158.40</b>
<b>Total expenses Per Year</b>				<b>\$ 37,414.74</b>	<b>\$ 37,900.74</b>
<b>NOI (Net Operating Income)</b>				<b>\$ 74,911.26</b>	<b>\$ 90,139.26</b>
<b>671 Broadway Rt 9W</b>					
<b>Town of Esopus, NY</b>					
Unit #	Type	Lease Dates	Security	Rent	Market-rent
Apt 1	2BR	10/01/2024-09/30/2025	\$2,050.00	\$2,050.00	\$2,300.00
Apt 2	1BR	12/01/2022-12/31/2025	\$1,300.00	\$1,300.00	\$1,600.00
Month				\$ 3,350.00	\$ 3,900.00
Year				\$ 40,200.00	\$ 46,800.00
Vacancy		Estimated 3% vacancy		\$ 1,206.00	\$ 1,404.00
<b>Adjusted gross income</b>				<b>\$ 38,994.00</b>	<b>\$ 45,396.00</b>
<b>Expenses</b>					
Repair/Maintence		3% of gross income estimated		\$4,919.00	\$5,778.00
LL Electric		Ext. lights, Hotwater for units Month Est.		\$1,080.00	\$1,080.00
Garbage		Actual		\$2,184.50	\$2,184.50
Lawn/Snow		\$150 per Month Est		\$1,800.00	\$1,800.00
Insurance		Actual		\$1,456.00	\$1,456.00
School tax		2024 Actual		\$4,225.20	\$4,225.20
County tax		2025 Actual		\$1,865.60	\$1,865.60
<b>Per Month</b>				<b>\$ 1,460.86</b>	<b>\$ 1,532.44</b>
<b>Total expenses Per Year</b>				<b>\$ 17,530.30</b>	<b>\$ 18,389.30</b>
<b>NOI (Net operating income)</b>				<b>\$ 21,463.70</b>	<b>\$ 27,006.70</b>
<b>669 Broadway Rt 9W NOI</b>				<b>\$ 74,911.26</b>	<b>\$ 90,139.26</b>
<b>671 Broadway Rt 9W NOI</b>				<b>\$ 21,463.70</b>	<b>\$ 27,006.70</b>
<b>Total NOI</b>				<b>\$96,374.96</b>	<b>\$117,145.96</b>
<b>Asking price \$6M</b>					
<b>Cap Rate at Asking price</b>				<b>6.0%</b>	<b>7.32%</b>

# Property Description Report For: 669 Broadway/Route 9W, Municipality of Town of Esopus

*No Photo Available*

	<b>Status:</b>	Active
	<b>Roll Section:</b>	Taxable
	<b>Swis:</b>	512200
	<b>Tax Map ID #:</b>	64.3-1-11
	<b>Property Class:</b>	415 - Motel
	<b>Site:</b>	COM 1
	<b>In Ag. District:</b>	No
	<b>Site Property Class:</b>	415 - Motel
	<b>Zoning Code:</b>	R40 - 1 Fam Per Acre
	<b>Neighborhood Code:</b>	00003
	<b>School District:</b>	Kingston
	<b>Total Assessment:</b>	2024 - \$296,600 2023 - \$288,600
<b>Total Acreage/Size:</b>	70 x 274	
<b>Land Assessment:</b>	2024 - \$48,600 2023 - \$48,600	
<b>Full Market Value:</b>	2024 - \$502,712 2023 - \$465,484	
<b>Equalization Rate:</b>	2024 - 59.00% 2023 - 62.00%	
<b>Deed Book:</b>	6276	
<b>Grid East:</b>	635815	
	<b>Property Desc:</b>	11 units 669.1-11 office 669.5 broadway
	<b>Deed Page:</b>	333
	<b>Grid North:</b>	1105628

## Owners

Old Stockade Development,  
llc  
110 Maiden Lane  
Kingston NY 12401

## Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
3/5/2018	\$127,685	415 - Motel	Land & Building	Berardi, Gregory	No	No	No	6276/333
5/31/2006	\$100,000	415 - Motel	Land & Building	Canavan, Linda	Yes	Yes	No	4267/251

## Utilities

<b>Sewer Type:</b>	Private	<b>Water Supply:</b>	Private
<b>Utilities:</b>	Gas & elec		

## Inventory

<b>Overall Eff Year Built:</b>	0	<b>Overall Condition:</b>	Normal
<b>Overall Grade:</b>	Average	<b>Overall Desirability:</b>	3

### Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories	Num Indent Bldgs
100	0	0	0		2007		Normal	Average	2450	1	1

### Improvements

Structure	Size	Grade	Condition	Year	Replacement Cost
Canpy-w/slab	4 x 175	Economy	Normal	2007	\$10,052

### Special Districts for 2024

Description	Units	Percent	Type	Value
FD022-Esopus fire	0	0%		0
LB022-Town library	0	0%		0

### Special Districts for 2023

Description	Units	Percent	Type	Value
FD022-Esopus fire	0	0%		0
LB022-Town library	0	0%		0

### Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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### Taxes

Year	Description	Amount
2025	County	\$3,065.14
2024	County	\$2,960.35
2024	School	\$8,705.56

**\* Taxes reflect all exemptions (except STAR) and may not include recent changes in assessment.**



Tax Links

[Property Info](#)

[Tax Calculator](#)

## Tax Bill Information

### Municipality of Town of Esopus

SWIS:	512200	Tax ID:	64.3-1-11
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### Tax Summary

Taxes reflect exemptions, but may not include recent changes in assessment.

Tax Year	Tax Type	Original Bill	Total Assessed Value	Full Market Value	Uniform %	Roll Section
2025	County	\$3,065.14	\$296,600.00	\$502,712.00	59	1
<a href="#">Display Details for Taxes Levied in 2025</a>						
2024	School	\$8,705.56	\$296,600.00	\$502,712.00	59	1
2024	County	\$2,960.35	\$288,600.00	\$465,484.00	62	1
<a href="#">Display Details for Taxes Levied in 2024</a>						
2023	School	\$8,371.35	\$288,600.00	\$465,484.00	62	1
2023	County	\$2,937.75	\$288,600.00	\$412,286.00	70	1
<a href="#">Display Details for Taxes Levied in 2023</a>						
<a href="#">Display Historical Tax Information</a>						

### Taxable Values

2024			
County Taxable	\$296,600	Exemptions	\$0
Muni. Taxable	\$296,600	Exemptions	\$0
Village Taxable	N/A	Exemptions	N/A
School Taxable	\$296,600	Exemptions	\$0
2023			
County Taxable	\$288,600	Exemptions	\$0
Muni. Taxable	\$288,600	Exemptions	\$0
Village Taxable	N/A	Exemptions	N/A





# Property Description Report For: 671 Broadway/Route 9W, Municipality of Town of Esopus

*No Photo Available*

	<b>Status:</b>	Active
	<b>Roll Section:</b>	Taxable
	<b>Swis:</b>	512200
	<b>Tax Map ID #:</b>	64.3-1-12
	<b>Property Class:</b>	220 - 2 Family Res
	<b>Site:</b>	RES 1
	<b>In Ag. District:</b>	No
	<b>Site Property Class:</b>	220 - 2 Family Res
	<b>Zoning Code:</b>	R40 - 1 Fam Per Acre
	<b>Neighborhood Code:</b>	00003
	<b>School District:</b>	Kingston
	<b>Total Assessment:</b>	2024 - \$180,526 2023 - \$170,526
<b>Total Acreage/Size:</b>	130 x 255	
<b>Land Assessment:</b>	2024 - \$41,760 2023 - \$41,760	
<b>Full Market Value:</b>	2024 - \$305,976 2023 - \$275,042	
<b>Equalization Rate:</b>	2024 - 59.00% 2023 - 62.00%	
<b>Deed Book:</b>	6276	<b>Property Desc:</b>
<b>Grid East:</b>	635816	<b>Deed Page:</b> 329
		<b>Grid North:</b> 1105542

## Area

<b>Living Area:</b>	2,352 sq. ft.	<b>First Story Area:</b>	1,430 sq. ft.
<b>Second Story Area:</b>	0 sq. ft.	<b>Half Story Area:</b>	0 sq. ft.
<b>Additional Story Area:</b>	0 sq. ft.	<b>3/4 Story Area:</b>	922 sq. ft.
<b>Finished Basement:</b>	0 sq. ft.	<b>Number of Stories:</b>	1.7
<b>Finished Rec Room</b>	0 sq. ft.	<b>Finished Area Over Garage</b>	0 sq. ft.

## Structure

<b>Building Style:</b>	Cape cod	<b>Bathrooms (Full - Half):</b>	2 - 0
<b>Bedrooms:</b>	3	<b>Kitchens:</b>	2
<b>Fireplaces:</b>	1	<b>Basement Type:</b>	Crawl
<b>Porch Type:</b>	Porch-enclsd	<b>Porch Area:</b>	216.00
<b>Basement Garage Cap:</b>	0	<b>Attached Garage Cap:</b>	264.00 sq. ft.
<b>Overall Condition:</b>	Normal	<b>Overall Grade:</b>	Average
<b>Year Built:</b>	1940	<b>Eff Year Built:</b>	

## Owners

Old Stockade Development  
llc  
110 Maiden Lane  
Kingston NY 12401

### Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
3/5/2018	\$244,000	220 - 2 Family Res	Land & Building	Berardi, Gregory	No	No	No	6276/329
3/17/2010	\$180,000	220 - 2 Family Res	Land & Building	Canavan, Linda	Yes	Yes	No	4914/124

### Utilities

<b>Sewer Type:</b>	Private	<b>Water Supply:</b>	Private
<b>Utilities:</b>	Gas & elec	<b>Heat Type:</b>	Hot wtr/stm
<b>Fuel Type:</b>	Natural Gas	<b>Central Air:</b>	No

### Improvements

Structure	Size	Grade	Condition	Year	Replacement Cost
Gar-1.0 att	12 x 22	Average	Normal	1940	\$22,699
Porch-enclsd	12 x 18	Average	Normal	1940	\$15,109

### Special Districts for 2024

Description	Units	Percent	Type	Value
FD022-Esopus fire	0	0%		0
LB022-Town library	0	0%		0

### Special Districts for 2023

Description	Units	Percent	Type	Value
FD022-Esopus fire	0	0%		0
LB022-Town library	0	0%		0

### Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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### Taxes

Year	Description	Amount
2025	County	\$1,865.60
2024	County	\$1,749.19
2024	School	\$4,225.20

**\* Taxes reflect all exemptions (except STAR) and may not include recent changes in assessment.**



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## Tax Bill Information

### Municipality of Town of Esopus

SWIS:	512200	Tax ID:	64.3-1-12
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### Tax Summary

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Tax Year	Tax Type	Original Bill	Total Assessed Value	Full Market Value	Uniform %	Roll Section
2025	County	\$1,865.60	\$180,526.00	\$305,976.00	59	1
<a href="#">Display Details for Taxes Levied in 2025</a>						
2024	School	\$4,225.20	\$180,526.00	\$305,976.00	59	1
2024	County	\$1,749.19	\$170,526.00	\$275,042.00	62	1
<a href="#">Display Details for Taxes Levied in 2024</a>						
2023	School	\$3,890.60	\$170,526.00	\$275,042.00	62	1
2023	County	\$1,735.85	\$170,526.00	\$243,609.00	70	1
<a href="#">Display Details for Taxes Levied in 2023</a>						
<a href="#">Display Historical Tax Information</a>						

### Taxable Values

2024			
County Taxable	\$180,526	Exemptions	\$0
Muni. Taxable	\$180,526	Exemptions	\$0
Village Taxable	N/A	Exemptions	N/A
School Taxable	\$180,526	Exemptions	\$0
2023			
County Taxable	\$170,526	Exemptions	\$0
Muni. Taxable	\$170,526	Exemptions	\$0
Village Taxable	N/A	Exemptions	N/A





