

Multifamily Investment Opportunity

15 2nd Street, Albany, NY 12210



Sale Price \$389,900

6 Units - 4 one bedroom, 2 two bedroom

Under market rents from \$600 to \$750 month

Located near the upcoming north end of Albany near the Albany Palace Theater

Coin operated washer/dryer

History of low vacancy

All Tenant's utilities separately metered

Full basement

Gas heating w/electric baseboard supplement

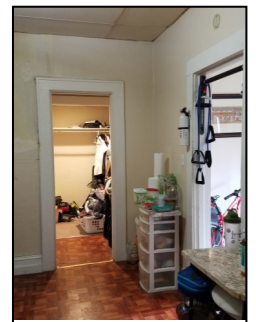
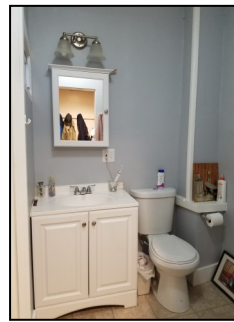
ANNUAL INCOME

Potential Rent :	\$49,400
Laundry Income:	\$1,200
Vacancy (5.00%):	(\$2,470)
TOTAL INCOME:	\$48,130

ANNUAL EXPENSES

Taxes:	\$10,233
Insurance:	\$2,240
Utilities:	\$857
Garbage:	\$1,788
Management (4.00%):	\$1,925
Reserves (3.00%):	\$1,444
TOTAL EXPENSES:	\$18,487

NET OPERATING INCOME \$29,643



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