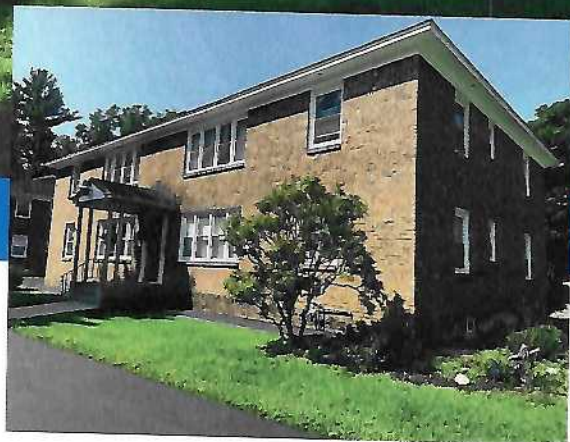


JUST LISTED



BEDS: 16

BATHS: 8

SQUARE FEET: 8680

494 KENWOOD AV

Fantastic location ! 8-2 bedroom units in 2 solid brick buildings with 4 garages. Bethlehem School District. Separate utilities, storage and coin op washer and dryer in basements. Individual heat and a/c units. Fully leased. Currently rented below market value and could command significantly more.

LISTING PRICE: \$1,150,000



Deborah Hoelzli
Discover NY Homes
518-986-6713
518-462-7491
dhoelzli@gmail.com
<https://www.discovernyhomes.com/>
NYS Licensed Associate Broker



If you have a brokerage relationship with another agency, this is not intended as a solicitation. All information deemed reliable but not guaranteed.

MF-Multi-Family-Full Agent Report



MLS # 202128251
 Status Active
 List Price \$1,150,000
 Orig Price \$1,150,000
 Sold Price
 Price/SQFT \$132.49

Address 494 KENWOOD AV
 City/Town/Village (Tax) Bethlehem NY
 City/Town (Mail) Delmar 12159-9547
 County Albany
 Locale/Subdivision
 Sub Area Bethlehem Town-Central (153)
 APN 012200 85.11-6-32

AltStrName BOW
 Schl Dist Bethlehem
 ProjHS
 ProjElem

YrBlt 1965
 Handicap Access No
 Zoning

Total # Units 8
 # Garage Spaces 4
 #Off Street Parking 8
 Spc
 # Air Conditioners 8
 # Refrigerators 8
 # Washers 2

Abv SQFT 8680
 Blw SQFT
 Acres 0.680
 Lot Size 29,621
 RoadFmt
 Survey
 Tax ID Sec 85.11
 Tax ID Blk 6
 Tax ID Lot 32

HOA Freq
 Assum Mort
 Asm Rate
 Asm Bal

STYLE Apartment 4+ Units
 BASEMENT Full
 EXTERIOR Brick
 GARAGE DESCRIPTION Detached

COOLING TYPE Central Air
 HEAT SYSTEM Hot Air
 HEAT FUEL Natural Gas
 SEWER Public
 WATER Public

FLOORING Hardwood

| Unit | Location | Available | Occupancy | Mo. Rent | Rent Desc. | #Rm | #Bd | B-Fl | B-Prt | Unit Owner Furnishes |
|--------|----------|-----------|-----------|----------|------------|-----|-----|------|-------|--------------------------------------|
| Unit 1 | 494B 2L | 08/31/22 | Leased | \$500 | Actual | 4 | 2 | 1 | 0 | Hot Water, Water & Sewer, Lawn Care, |
| Unit 2 | 494B 2R | 08/31/22 | Leased | \$900 | Actual | 4 | 2 | 1 | 0 | Hot Water, Water & Sewer, Lawn Care, |
| Unit 3 | 494B 1L | 08/31/22 | Leased | \$1,000 | Actual | 4 | 2 | 1 | 0 | Hot Water, Water & Sewer, Lawn Care, |
| Unit 4 | 494B 1R | 10/31/21 | Leased | \$950 | Actual | 4 | 2 | 1 | 0 | Hot Water, Water & Sewer, Lawn Care, |
| Unit 5 | 494A 1L | 07/31/22 | Leased | \$1,000 | Actual | 4 | 2 | 1 | 0 | Hot Water, Water & Sewer, Lawn Care, |
| Unit 6 | 494A 2R | 02/28/22 | Leased | \$900 | Actual | 4 | 2 | 1 | 0 | Hot Water, Water & Sewer, Lawn Care, |
| Unit 7 | 494A 1R | 08/30/22 | Leased | \$925 | Actual | 4 | 2 | 1 | 0 | Hot Water, Water & Sewer, Lawn Care, |
| Unit 8 | 494 2L | 8/31/22 | Leased | \$500 | Actual | 4 | 2 | 1 | 0 | Hot Water, Water & Sewer, Lawn Care, |

Directions Kenwood between Bothwick and Kenaware

Agent to Agent Remarks Fantastic location ! 8-2 bedroom units in 2 solid brick buildings with 4 garages. Bethlehem School District. Separate utilities, storage and coin op washer and dryer in basements. Individual heat and a/c units. Fully leased. Currently rented below market value and could command significantly more.
Public Remarks Fantastic location ! 8-2 bedroom units in 2 solid brick buildings with 4 garages. Bethlehem School District. Separate utilities, storage and coin op washer and dryer in basements. Individual heat and a/c units. Fully leased. Currently rented below market value and could command significantly more.

Listing Date 9/10/2021 Owner Name The Mgm Family LLC
 Exp Date 9/9/2022 BuyAg 2.5 Gen Taxes \$5,844 E NYS Asmnt DOM 7
 Contract Date BkrAg 2.5 Sch Taxes \$15,510 E FIPS Code Assoc Doc 3
 Closing Date Owner Nm2 SubAg 0 Vlg Taxes SWIS Code 012200 Depository NBT
 OffMktDate Seller Contribution SplCom Total Tax \$21,354 E IDX Incl Y How Sold
 Ls Opt Dt SplComDs Spc Assess Internet A

Showing Instructions: Agent to Accompany

Spec Mkt Cond: No Special Conditions

Concessions Amount:

Concession Comments:

1813A SO:

29944 SA:

SA2:

SA3:

SA4:

SA5:

Agent Hit Count 124

Client Hit Count 96

LO: Carrow Real Est Services LLC - Office: 518-462-7491

LA: Deborah A Hoelzli - Cell: 518-986-6713

dhoelzli@gmail.com

LA2:

LT:

MLS #202128251

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09/17/2021 10:12 AM



[Schedule a Showing](#)



MLS #: 202128251

Sub-Area: 153

Status: Active

List Price: \$1,150,000

Original Price: \$1,150,000

Sale Price:

Price/SQFT: \$132.49

Spec Mkt Cond: No Special Conditions

Address: 494 KENWOOD AV

School District: Bethlehem

City/Town (Tax): Bethlehem

State: NY

Style: Apartment 4+ Units

City/Town (Mail): Delmar

Zip: 12159-9547

Year Built: 1965

County: Albany

Lot Size: 29,621

Acres: 0.680

Locale:

AGSF: 8680

AGSF Desc: Estimated

Condition:

BGSF:

Body of Water:

Handicap Access: No

Off Street Parking: Y

SWIS Code: 012200

Section: 85.11

Block: 6

Lot: 32

APN: 012200 85.11-6-32

Branded VT:

Unbranded VT:

| UNIT LOC | #RM | #BR | FB/PB | OCCUPANCY | AVAILABLE | RENT | OWNER FURNISHES | | |
|-----------------|-----|-----|-------|-----------|-----------|---------|--------------------------------------|-----------------------|---|
| Unit 1: 494B 2L | 4 | 2 | 1 / 0 | Leased | 08/31/22 | \$500 | Hot Water, Water & Sewer, Lawn Care, | | |
| Unit 2: 494B 2R | 4 | 2 | 1 / 0 | Leased | 08/31/22 | \$900 | Hot Water, Water & Sewer, Lawn Care, | Total # Units: | 8 |
| Unit 3: 494B 1L | 4 | 2 | 1 / 0 | Leased | 08/31/22 | \$1,000 | Hot Water, Water & Sewer, Lawn Care, | | |
| Unit 4: 494B 1R | 4 | 2 | 1 / 0 | Leased | 10/31/21 | \$950 | Hot Water, Water & Sewer, Lawn Care, | | |
| Unit 5: 494A 1L | 4 | 2 | 1 / 0 | Leased | 07/31/22 | \$1,000 | Hot Water, Water & Sewer, Lawn Care, | APPLIANCES | |
| Unit 6: 494A 2R | 4 | 2 | 1 / 0 | Leased | 02/28/22 | \$900 | Hot Water, Water & Sewer, Lawn Care, | # Stoves: | 8 |
| Unit 7: 494A 1R | 4 | 2 | 1 / 0 | Leased | 08/30/22 | \$925 | Hot Water, Water & Sewer, Lawn Care, | # Refrigerators: | 8 |
| Unit 8: 494A 2L | 4 | 2 | 1 / 0 | Leased | 08/30/22 | \$500 | Hot Water, Water & Sewer, Lawn Care, | # Dishwashers: | |
| | | | | | | | | # Washers: | 2 |
| | | | | | | | | # Dryers: | 2 |
| | | | | | | | | # Air Conditioners: | 8 |
| | | | | | | | | # Gas Meters: | 9 |
| | | | | | | | | # Electric Meters: | 9 |
| | | | | | | | | # Off Street Parking: | 8 |
| | | | | | | | | # Garage Spaces: | 4 |

Garage: Detached

Roof:

INCOME

Rental Income: 80,100

Basement: Full

Attic:

Other Income:

Total Income: 80,100

Flooring: Hardwood

Exterior: Brick

Total Income Desc:

Net Operating Income: 39,272

Exterior Features:

Lot Description:

Directions Kenwood between Bothwick and Kenaware

Agent to Agent Remarks Fantastic location ! 8-2 bedroom units in 2 solid brick buildings with 4 garages. Bethlehem School District. Separate utilities, storage and coin op washer and dryer in basements. Individual heat and a/c units. Fully leased. Currently rented below market value and could command significantly more.

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UTILITIES

Heat System: Hot Air
Heat Fuel: Natural Gas
Cooling: Central Air
Water: Public
Sewer: Public

EXPENSES

Gas Exp:
Elec 3,237.00
Sewer Exp: 3,660.00
Insurance Exp: 5,308.00
Misc Exp:

ANNUAL TAXES

General: \$5,844 Estimated
School: \$15,510 Estimated
Village:
Total: \$21,354 Estimated
Spec Assess:

OFFERING TERMS

Assum Mtg:
Assum Bal:
Assum Rate:
Terms:

LO: Carrow Real Est Services LLC - Office: 518-462-7491

LO Code: 1813A

To Show: Members call ShowingTime 800-746-9464

LA1: Deborah A Hoelzli - Cell: 518-986-6713
dhoelzli@gmail.com

LA1 Code: 29944

Show: Agent to Accompany

LA2:

LA2 Code:

Owner: The Mgm Family LLC

List Team:

Possession:

Sub-Ag:0 Buyer Ag:2.5

Bkr Ag:2.5

Split Comm:

Depository: NBT

List Date: 9/10/2021

Expire Date: 9/9/2022

Concession Comments:

Sell Office:

Pend Date:

Status Date: 9/16/2021

Sell Agent 1:

Closed Date:

Sale Terms:

Sell Agent 2:

Days On Market: 7

Concessions Amt:

Sell Team

Owner Contr:

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MLS # 202128251

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Town of Bethlehem



Image Mate Online

Details for Taxes Levied and Payments in 2021

| Tax Links |
|---------------|
| Property Info |
| Tax Info |

| 2021 County/Town Payments | | | | | |
|---------------------------|---------|-----------|---------------|------------|-----------|
| Original Tax | Penalty | Total Tax | Unpaid Amount | Date Paid | Tax ID# |
| 5,844.39 | 0.00 | 5,844.39 | 0.00 | 01/27/2021 | 000011274 |

| Tax Bill # | Swis | Tax Map ID# |
|-----------------|--------------------|-------------------|
| 11727 | 012200 | 85.11-6-32 |
| Address | Municipality | School |
| 494 Kenwood Ave | Bethlehem, Town of | Bethlehem Central |

| Address | Property Information | Assessment Information |
|------------------------|---------------------------|----------------------------------|
| The MGM Family LLC | Roll Section: 1 | Full Market Value: 715,789.00 |
| 714 Sachem Cir | Property Class: Apartment | Total Assessed Value: 680,000.00 |
| Slingerlands, NY 12159 | Lot Size: 0.68 | Uniform %: 95 |

| Estimated State Aid - Type | Amount |
|----------------------------|---------------|
| County | 96,037,904.00 |
| Town | 1,780,638.00 |

| 2021 County/Town Taxes | | | |
|------------------------|---------------------------|------------|-----------------|
| Description | Rate (per \$1000 or Unit) | Value | Amount |
| COUNTY PURPOSES | 3.695200 | 680,000.00 | 2,512.74 |
| GENERAL FUND TAX | 0.998391 | 680,000.00 | 678.91 |
| HIGHWAY TAX | 1.707225 | 680,000.00 | 1,160.91 |
| Albany County EMS | 0.302960 | 680,000.00 | 206.01 |
| Delmar-Bethlehem EMS | 0.040050 | 680,000.00 | 27.23 |
| Bethlehem sewer -s1 | 0.328081 | 680,000.00 | 223.10 |
| Delmar fire | 0.923487 | 680,000.00 | 627.97 |
| Water district #1 | 0.599292 | 680,000.00 | 407.52 |
| | | | Total: 5,844.39 |

Bethlehem CSD

518 - 439 - 7481

Notice of 2021 School Tax

SBL: 85.11-6-32
ADDR: 494 KENWOOD AVE
SWIS: 012200 Bethlehem
Bill #: 2021-006630

THE MGM FAMILY LLC
714 SACHEM CIR
SLINGERLANDS, NY 12159

MAIL PAYMENT WITH REMITTANCE STUB TO:

Bethlehem CSD
Tax Processing Unit
PO Box 12905
Albany, NY 12212

ASSESSMENT INFORMATION

Full Market Value as of July 01, 2020 \$731,183.00
Total Assessed Value as of March 01, 2021 \$680,000.00
Uniform Percentage of Value 93.00

Exemption

Ex Amt

| PROPERTY TAXES | | | |
|-----------------------|--------------------|------------------------|------------------------|
| | Taxable Assessed | | Non-Homestead |
| | <u>Before STAR</u> | <u>Rate per \$1000</u> | <u>Rate per \$1000</u> |
| Sch | \$680,000.00 | 21.512341 | \$14,628.39 |
| Lib: | \$680,000.00 | 1.296515 | \$881.63 |
| Total Tax Due: | | | \$15,510.02 |

SEND STUB WITH PAYMENT

2021 - 2022 SCHOOL TAX INSTALLMENT #1 85.11-6-32

Mark here [] for receipt Bethlehem CSD

DUE WITHOUT PENALTY BY Sep 30, 2021



2021-006630-1

| <u>If Paid Between</u> | <u>Penalty Amt</u> | <u>Total Due</u> |
|------------------------|--------------------|------------------|
| Sep 01 - Sep 30 | \$0.00 | \$15,510.02 |
| Oct 01 - Nov 01 | \$310.20 | \$15,820.22 |