

Financial Portfolio Summary – 6 Units
416 Glen St. Glens Falls, New York 12801



416 Glen St.

Listing Agent: Nic Ketter

Prepared on 6/28/2022

All information in this report is deemed accurate, however is not guaranteed.

REALIZE

BROKERS & CONSULTANTS

Unit Mix

<i>Unit Mix</i>		
	Unit Type	Tenant pays
Unit 1	1 BR	Natural Gas & Electricity
Unit 2	1 BR	Natural Gas & Electricity
Unit 3	2 BR	Natural Gas & Electricity
Unit 4	1 BR	Electricity
Unit 5	Studio	Electricity
Unit 6	Studio	Electricity

Current Rent Roll

<i>Current Rent Roll</i>	
MONTHLY	
Unit 1	\$ 700.00
Unit 2	\$ 800.00
Unit 3	\$ 850.00
Unit 4	\$ 750.00
Unit 5	\$ 700.00
Unit 6	\$ 650.00
Gross Monthly Revenue	\$ 4,450.00
ANNUAL	
Unit 1	\$ 8,400.00
Unit 2	\$ 9,600.00
Unit 3	\$ 10,200.00
Unit 4	\$ 9,000.00
Unit 5	\$ 8,400.00
Unit 6	\$ 7,800.00
Gross Annual Revenues	\$ 53,400.00
Less Vacancy Factor @5%	\$ 2,670.00
Net Annual Revenues	\$ 50,730.00

Expenses (Annual Estimated)

<i>Expenses</i>	
ANNUAL (Estimated)	
Insurance	\$ 2,500.00
Trash Removal	\$ 923.46
Utilities (Gas & Electric)	\$ 2,113.55
Water/Sewer	\$ 1,200.00
City Tax	\$ 6,466.88
School Tax	\$ 4,885.93
Total Estimated Annual Expenses	\$ 18,089.82