

**31 Union St, Glens Falls, NY  
Revenues (As of 4/23/2025)**

**MONTHLY**

Apt A	\$	1,300.00
Apt B (Owner Occupied)	\$	1,300.00
Apt C	\$	1,100.00
Apt D	\$	1,300.00
<b>Gross Monthly Revenue</b>	\$	5,000.00

**ANNUAL**

Apt A	\$	15,600.00
Apt B	\$	15,600.00
Apt C	\$	13,200.00
Apt D	\$	15,600.00
<b>Gross Annual Revenues</b>	\$	60,000.00
Less Vacancy Factor @5%	\$	3,000.00
<b>Net Annual Revenues</b>	\$	57,000.00

***Expenses***

**ANNUAL (Estimated, provided by owner)**

Insurance	\$	1,600.00
Trash Removal	\$	1,332.00
Utilities (Gas & Electric)	\$	-
Water/Sewer	\$	1,200.00
Taxes	\$	7,971.08
Less Maintenance Reserve @5%	\$	2,850.00
Less Management Fee @5%	\$	2,850.00

<b>Total Estimated Annual Expenses</b>	\$	17,803.08
--	----	-----------

***NOI & Cap Rate***

Net Operating Income	\$	39,196.92
----------------------	----	-----------

***Valuation***

*Disclaimer: All information is deemed accurate, but not guaranteed.*