

2389 State Route 5 Schuyler NY 13502

Papa Charlies 2000 sq foot fully equipped BBQ and Ice cream

Equipment all replaced about 5 yrs ago

Currently operated by owners estimated rental \$4,000.00 Month (about 6 months of year)

Natural gas/ public water/ Septic

Sales \$230K-\$250K

14 Unit efficiency apartments \$11,200 monthly rents

Unit 1 & 2 \$700 15x15 Full kitchens/stand up showers

Units 3,4,5,7 \$850 19x15 full kitchens/stand up showers

Units 8,9 \$650 12.5x15 Cook plate/ microwave

Units 10,11,12,14,15,16 \$850 22x15 Full kitchens and Bathtub/shower

Washer & Dryer room 3 sets \$30 month extra if tenants use option

6 Months lease then month to month (long term tenants currently)

Roof/flooring/insulation/electric/furnace in 2019

Estimated Utilities

Electric/Gas \$1-\$1200

Insurance \$5,000

Internet- tenants pays for

Taxes: Currently about \$12K to be separated

