

FOR SALE

Oak Crest LIHTC Portfolio

Poughkeepsie, NY 12603

Hudson Valley Affordable Housing Portfolio With
Added Development Potential

Oak Crest LIHTC Portfolio, Poughkeepsie, NY 12603

Hudson Valley Affordable Housing Portfolio With Added Development Potential | **FOR SALE**



Property Information

Address	1-39 Summersweet Dr, Poughkeepsie, NY 12603
Number of Townhouses	8 Clusters
Units	28
Total Sq.Ft. (Approx.)	37,930
Acreage	39.82
Real Estate Taxes	\$68,000

*All square footage/buildable area calculations are approximate



Asking Price: \$2,000,000

➤ Scale & Layouts:

28 total residential units efficiently spread across 8 high-quality townhouse clusters

➤ Future Development Potential:

Available land to build approximately 5-single family homes or 18 townhomes with necessary approvals

➤ Favorable Floorplans:

Features large layouts with a heavily weighted premium towards family spaces with 19 Three-Bedroom and 9 Two-Bedroom configurations

➤ 100% Affordable Program Structure:

Governed by an HTFC regulatory framework allocating 100% of the portfolio (all 28 units) to very low-income residents earning at or below 50% Area Median Income (AMI)

➤ Assumable Financing:

Lucrative, assumable secondary loan from the New York State Housing Trust Fund Corporation (HTFC) locked in at a 1% interest rate through February 2035

➤ Strategic Transit & Employment Hub:

Located in the heart of Dutchess County, offering seamless connectivity to major regional employers, commuter paths, and the greater New York metropolitan market

➤ Unbeatable Suburban Setting:

Situated directly between the highly trafficked, scenic Dutchess Rail Trail and Underhill Road, giving residents immediate access to top-tier outdoor recreation and local amenities

For More Information Contact Our Exclusive Sales Agents at 212.544.9500 | arielpa.nyc

Victor Sozio x12
vsozio@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Remi Mandell x33
rmandell@arielpa.com

Chéri Roohi x2020
croohi@arielpa.com

Wii Ades x10007
wades@arielpa.com

For Financing Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. August 25, 2026 7:47 pm

Oak Crest LIHTC Portfolio, Poughkeepsie, NY 12603

Hudson Valley Affordable Housing Portfolio With Added Development Potential | **FOR SALE**



For More Information Contact Our Exclusive
Sales Agents at 212.544.9500 | arielpa.nyc

Victor Sozio x12
vsozio@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Remi Mandell x33
rmandell@arielpa.com

Chéri Roohi x2020
croohi@arielpa.com

Wii Ades x10007
wades@arielpa.com

For Financing
Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. August 25, 2026 7:47 pm

Oak Crest LIHTC Portfolio, Poughkeepsie, NY 12603

Hudson Valley Affordable Housing Portfolio With Added Development Potential | **FOR SALE**



Poughkeepsie is perfectly positioned to offer the quintessential Hudson Valley lifestyle, seamlessly blending rich historic charm with modern convenience. Situated in a vibrant and growing community, residents enjoy effortless access to iconic outdoor landmarks; including the scenic Walkway Over the Hudson, sprawling riverfront parks, and breathtaking hiking along the Hudson River.

Beyond its natural beauty, the neighborhood thrives with a dynamic cultural and collegiate energy anchored by prestigious institutions like Vassar College and Marist College, alongside a bustling downtown filled with farm-to-table dining, local artisan cafes, and craft breweries. Complete with direct, stress-free Metro-North rail service straight into Manhattan, this prime location delivers the perfect balance of upstate tranquility, rich lifestyle amenities, and effortless New York City connectivity.



Asking Price: \$2,000,000

For More Information Contact Our Exclusive
Sales Agents at 212.544.9500 | arielpa.nyc

Victor Sozio x12
vsozio@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Remi Mandell x33
rmandell@arielpa.com

Chéri Roohi x2020
croohi@arielpa.com

Wii Ades x10007
wades@arielpa.com

For Financing
Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. August 25, 2026 7:47 pm

Oak Crest LIHTC Portfolio, Poughkeepsie, NY 12603

Hudson Valley Affordable Housing Portfolio With Added Development Potential | **FOR SALE**



Existing Mortgage Information Summary

Lender	CPC
Start Date	1/28/2005
Original Amount	\$400,000
Maturity Date	2/1/2035
Interest Rate	7.10%
Monthly Payments	\$2,688
Principal Balance (As of 2025)	\$216,891
Lender	NYS Housing Trust Fund
Start Date	1/28/2005
Original Amount	\$738,247
Maturity Date	2/1/2035
Interest Rate	1.00%
Monthly Payments	\$615
Principal Balance	\$738,247
Total UPB	\$955,138

Regulatory Agreement Summary

Placed in Service Date (8609)	12/31/2003
Minimum Set-Aside Requirements - Per 8609	40% of the units - 60% AMI
Home Program	15 Year Term - Expired
Agency	HTF
Agreement Type	Regulatory Agreement
Date of Agreement	1/28/2005
Term	30 Years
Income/Rent Restrictions	28 Units at less than or equal to 50% AMI
Agency	Housing and Community Renewal
Agreement Type	Regulatory Agreement
Agreement Date	05/10/2005
Term	35 Years After 15 Year-Compliance Period
Income/Rent Restrictions	22 units not exceeding 60% AMI 6 units not exceeding 50% AMI 100% applicable fraction

Asking Price: \$2,000,000

For More Information Contact Our Exclusive Sales Agents at 212.544.9500 | arielpa.nyc

Victor Sozio x12
vsozio@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Remi Mandell x33
rmandell@arielpa.com

Chéri Roohi x2020
croohi@arielpa.com

Wii Ades x10007
wades@arielpa.com

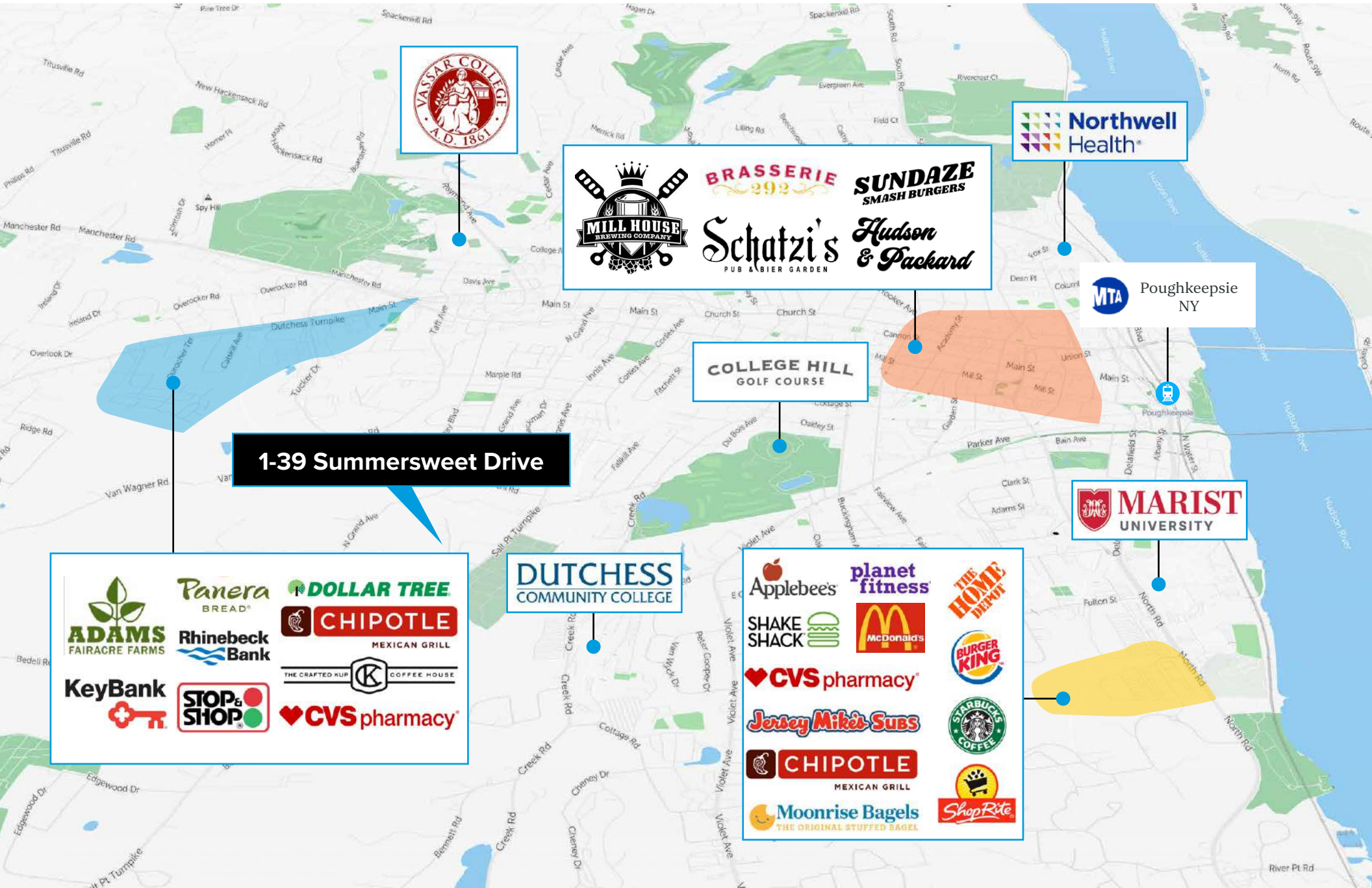
For Financing Information:

Matthew Swerdlow x56
mswerdlow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. August 25, 2026 7:47 pm

Oak Crest LIHTC Portfolio, Poughkeepsie, NY 12603

Hudson Valley Affordable Housing Portfolio With Added Development Potential | **FOR SALE**





Exclusively Represented By
212.544.9500 | arielpa.nyc

Victor Sozio x12
vsozio@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Remi Mandell x33
rmandell@arielpa.com

Wil Ades x10007
wades@arielpa.com

**For Financing
Information:**

Matthew Swerdlow x56
mswerdlow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates, and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. August 25, 2026 7:47 pm