

TURNKEY

5-UNIT INVESTMENT OPPORTUNITY

- ✓ Stable Income.
- ✓ Low Maintenance.
- ✓ Long-Term Value.



**FULLY
OCCUPIED**
IMMEDIATE
CASH FLOW

100½ KINGSTON AVENUE PORT JERVIS, NY 12771

5-UNIT MULTIFAMILY ASSET | BUILT 1990 | 6,706 SF | 0.52 ACRES

ASKING PRICE
\$1,300,000
MLS#: 1020785

INVESTMENT HIGHLIGHTS

- 100% OCCUPIED**
Immediate, stable income stream
- STRONG INCOME**
\$106,200 Gross Annual Income
- 7% CAP RATE**
\$89,023 Net Operating Income
- MONTH-TO-MONTH LEASES**
Opportunity for future rent increases
- NEWER CONSTRUCTION**
Built in 1990 – younger than most multifamily in the area
- LOW MAINTENANCE**
New roof, siding & gutters (within the past 2 years)
- MUNICIPAL SERVICES**
Public water & sewer
- TENANTS PAY UTILITIES**
Gas, electric & heat
- TOWNHOUSE STYLE UNITS**
Private entrances, covered porches & fenced patios
- PARKING & CURB APPEAL**
Newly paved driveway with assigned parking
- ACCESSIBLE UNIT**
One single-level 2BR/1.5BA unit

FINANCIAL SNAPSHOT



GROSS INCOME
\$106,200
ANNUALLY



NET OPERATING INCOME
\$89,023
ANNUALLY



CAP RATE
7%
AT ASKING PRICE



TOTAL UNITS
5
100% OCCUPIED



BUILDING SIZE
6,706 SF
ON 0.52 ACRES

RENT ROLL

UNIT	TYPE	MONTHLY RENT	ANNUAL RENT
1	3 BR / 2 BA	\$1,800	\$21,600
2	3 BR / 2 BA	\$1,800	\$21,600
3	3 BR / 2 BA	\$1,800	\$21,600
4	3 BR / 2 BA	\$1,800	\$21,600
5	2 BR / 1.5 BA (Accessible, Single Level)	\$1,650	\$19,800
TOTAL		\$8,850	\$106,200

OPERATING SUMMARY (ANNUAL)

INCOME	
Gross Rental Income	\$106,200
EXPENSES	
Property Taxes	\$8,502
Insurance	\$3,500
Trash	\$3,150
Water / Sewer	\$1,600
Other Operating Expenses	\$564
TOTAL OPERATING EXPENSES	\$17,176
NET OPERATING INCOME	\$89,023
CAP RATE	7%

THE PROPERTY

Built in 1990, this exceptionally well-maintained 5-unit townhouse-style property sits on over half an acre with mature trees providing privacy and a beautiful natural setting. Each unit features its own private entrance, covered front porch, fenced patio, in-unit laundry hookups and spacious layouts with high ceilings and a mix of updated flooring and finishes.

Tenants enjoy private outdoor space, assigned parking and municipal water & sewer. With recent capital improvements and separate utilities, this is a truly low-maintenance asset positioned for long-term performance.

RECENT CAPITAL IMPROVEMENTS



NEW ROOF
(Within 2 Years)



NEW SIDING
(Within 2 Years)



NEW GUTTERS
(Within 2 Years)



NEWLY PAVED
DRIVEWAY



MATURE
LANDSCAPING

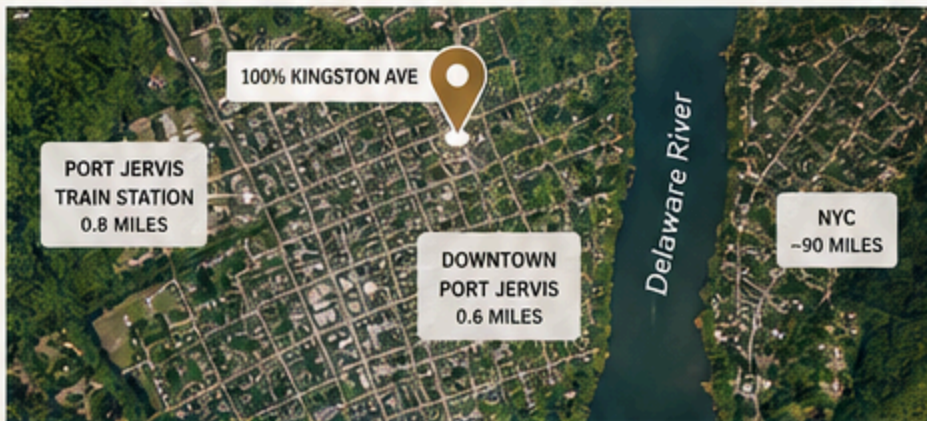


PRIVATE PATIOS
& PORCHES

PRIME LOCATION

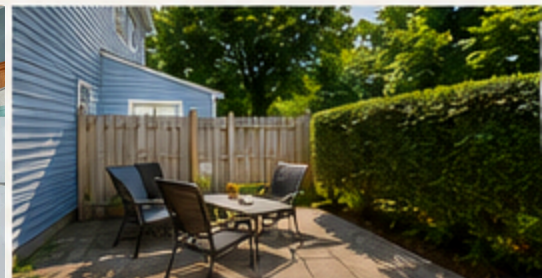
Just 0.8 miles to the Port Jervis Metro-North / NJ Transit Train Station – direct access to New York City.

- Downtown & Shopping
- Restaurants & Cafés
- Schools
- Medical Facilities
- Parks & Recreation
- Walkable Location



WHY PORT JERVIS?

- ✓ Strong rental demand from NYC commuters
- ✓ Limited newer multifamily inventory
- ✓ Municipal investment & revitalization
- ✓ Affordable market with upside potential
- ✓ Growing job market in Orange County
- ✓ Desirable location along the Delaware River



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