

FOR SALE

**31 & 33 1/2 Griswold Street
Binghamton, NY**



Exclusive

INVESTMENT OPPORTUNITY

- Well positioned 12 unit multifamily with excellent occupancy history.
- Well managed with many updates.

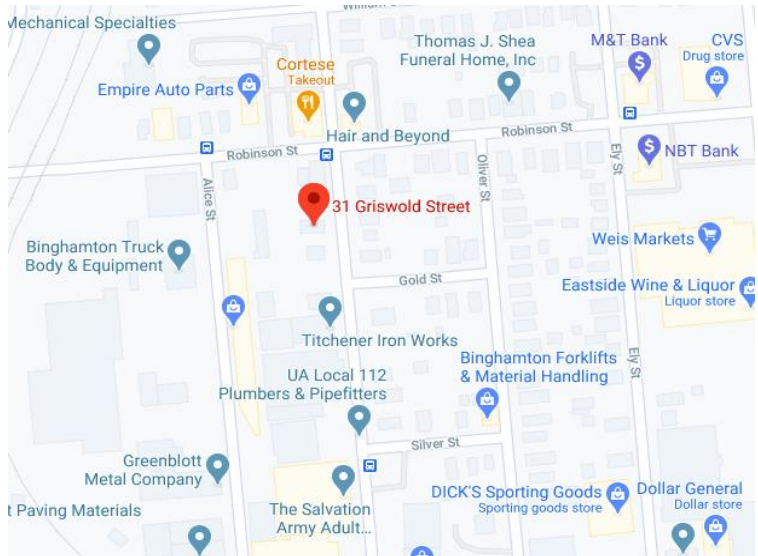
DETAILS	
SQUARE FEET	8,600 sf
ASKING PRICE	\$495,000
NOI	\$47,667.80
CAP RATE	10.0%
ZONING	Multi-Family

For more information, contact:

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Income	Monthly	2021 Pro-forma
Potential Rent - 12 Units	\$7,835	\$94,020
Less Vacancy & Credit loss (10%)	-\$784	-\$9,402.00
Effective Rental Income	\$7,052	\$84,618
Expenses		
Property Insurance	\$220.83	\$2,650.00
Maintenance & Repairs	\$625.00	\$7,500.00
Grounds, Lawn, & Snow	\$62.50	\$750.00
Management	\$375.00	\$4,500.00
Common Area Utilities and Vacants	\$150.00	\$1,800.00
Water/Sewer	\$458.33	\$5,500.00
Garbage	\$183.58	\$2,203.00
Real Estate Taxes	\$937.27	\$11,247.20
Accounting & Misc Office	\$66.67	\$800.00
Total	\$3,079.18	\$36,950.20
	NOI	\$47,667.80
	Asking Price	\$495,000.00
	Cap Rate	9.63%
	Price /unit	\$41,250.00
All information furnished, regarding property for sale, rental, or financial is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, change of price, rental or conditions prior sale, lease or financing or withdrawal without notice		

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