



INVESTMENT PORTFOLIO

OFFERING MEMORANDUM
23 Unit/12 Property
Investment Portfolio
Troy, New York



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NYS Licensed Real Estate Broker

MULTI-FAMILY

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INVESTMENT HIGHLIGHTS

Troy is being hailed by many investors as the new upstate Brooklyn. These properties were renovated and have been meticulously maintained by their current owner. These properties can be purchased individually or as a package. They are in close proximity to each other as well as Troy's three colleges and its hospital, making hands-on management easy. They are mostly duplexes with a three-unit and single-family properties mixed in the portfolio. Units are rented as a mix of yearly leases and AirBnB. Please see full package for additional details.

RENT ROLL

INVESTMENT PROPERTIES 23 UNITS - TROY, NEW YORK

UNIT	TENANT	BEDROOMS	BATHROOMS	PROPOSED MONTHLY RENT	MONTHLY RENT	POTENTIAL ANNUAL INCOME	SQUARE FEET	NOTES
61 Tyler St, Troy, NY	1st Floor - Leased	2	1	\$1,000	\$1,000	\$12,000	1,166	
	2nd Floor - Leased	3	1	\$1,800	\$1,800	\$21,600	1,166	
65 Tyler St, Troy, NY	1st Floor - Leased	2	1	\$1,500	\$1,500	\$18,000	989	
	2nd Floor - AirBNB	2	1	\$1,700	\$1,700	\$20,400	989	
67 Inglass Ave, Troy, NY	Single Family - Leased	3	2	\$1,600	\$1,600	\$19,200	1,470	
626 4th St, Troy, NY	1st Floor - Leased	2	1	\$1,500	\$1,500	\$18,000	713	
	2nd Floor - Leased	2	1	\$1,200	\$1,200	\$14,400	713	
628 4th St, Troy, NY	1st Floor - Leased	2	1	\$1,200	\$1,500	\$18,000	704	
	2nd Floor - Leased	2	1	\$1,200	\$1,200	\$14,400	704	
60 Thompston St, Troy, NY	1st Floor - AVAILABLE	2	1	\$1,400	\$0.00	\$16,800	1,008	
	2nd Floor - AVAILABLE	3	1	\$1,250	\$0.00	\$15,000	1,008	
3324 6th Ave, Troy, NY	1st Floor - Leased	2	1	\$1,200	\$1,200	\$14,400	1,172	
	2nd Floor - Leased	3	1	\$1,200	\$1,200	\$14,400	1,172	
503 1st Street, Troy, NY	1st Floor - Leased	3	1	\$1,500	\$1,500	\$18,000	1,210	
	2nd Floor - Leased	3	1	\$1,200	\$1,200	\$14,400	1,228	
	3rd Floor - Leased	3	1	\$1,500	\$1,500	\$18,000	1,228	
82 Ida St, Troy, NY	1st Floor - Leased	2	1	\$1,200	\$1,200	\$14,400	1,144	
	2nd Floor - Leased	2	1	\$1,200	\$1,200	\$14,400	1,144	
242 4th St, Troy, NY	1st Floor - Leased	2	1	\$795	\$795	\$10,740	1,127	
	2nd Floor - Leased	3	1	\$1,200	\$1,200	\$14,400	1,127	
393 1st St, Troy, NY	1st Floor - Leased	2	1	\$1,200	\$1,200	\$14,400	924	
	2nd Floor - Leased	2	1	\$1,000	\$1,000	\$12,000	924	
374 3rd St, Troy, NY	Single Family - Leased	4	2	\$1,600	\$1,600	\$19,200	1,657	
				\$30,145		\$366,540.00		

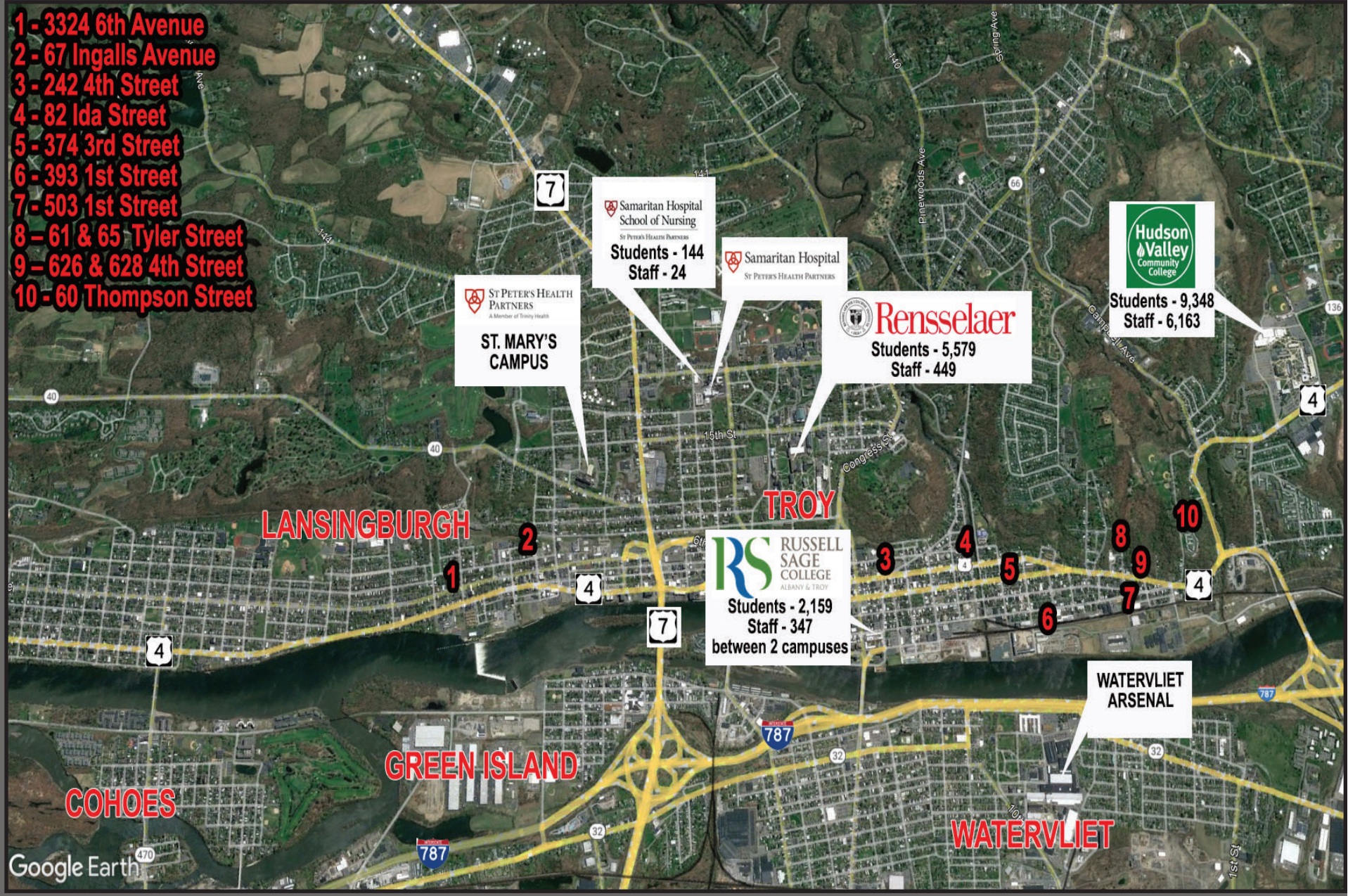
FINANCIAL ANALYSIS

INCOME & EXPENSES

<u>INCOME</u>			<u>EXPENSES</u>		
61 Tyler Street, 1st Floor	LEASED	\$12,000.00	PROPERTY TAX		\$23,865.54
61 Tyler Street, 2nd Floor	LEASED	\$21,600.00	SCHOOL TAX		\$20,360.90
65 Tyler Street, 1st Floor	VACANT	\$18,000.00	WATER		Varies
65 Tyler Street, 2nd Floor	AirBNB	\$20,400.00	SEWER		Varies
67 Ingalls Avenue	LEASED	\$19,200.00	NATIONAL GRID/ELECTRIC & GAS EXPENSE		\$17,097.49
626 4th Street, 1st Floor	LEASED	\$18,000.00	PROPERTY & LIABILITY INSURANCE		\$13,000.00
626 4th Street, 2nd Floor	LEASED	\$14,400.00	SNOW/ICE REMOVAL		N/A
628 4th Street, 1st Floor	VACANT	\$18,000.00	TRASH REMOVAL (\$260/unit annually)		\$5,980.00
628 4th Street, 2nd Floor	LEASED	\$14,400.00	VACANCY 5%		\$18,377.00
60 Thompson Street, 1st Floor	VACANT	\$16,800.00	CAPITAL EXPENDITURES 2%		\$7,330.80
60 Thompson Street, 2nd Floor	VACANT	\$15,000.00	MANAGEMENT 3%		\$10,996.20
3324 6th Avenue, 1st Floor	LEASED	\$14,400.00			
3324 6th Avenue, 2nd Floor	LEASED	\$14,400.00	TOTAL EXPENSES		\$117,007.93
501 1st Street, 1st Floor	LEASED	\$18,000.00			
503 1st Street, 2nd Floor	LEASED	\$14,400.00	NET OPERATING INCOME:		\$249,532.07
503 1st Street, 3rd Floor	LEASED	\$18,000.00			
82 Ida Street, 1st Floor	LEASED	\$14,400.00			
82 Ida Street, 2nd Floor	LEASED	\$14,400.00			
242 4th Street, 1st Floor	LEASED	\$10,740.00			
242 4th Street, 2nd Floor	LEASED	\$14,400.00			
393 1st Street, 1st Floor	LEASED	\$14,400.00			
393 1st Street, 2nd Floor	LEASED	\$12,000.00			
374 3rd Street	LEASED	\$19,200.00			
TOTAL POTENTIAL INCOME		\$366,540.00	ASKING PRICE WITH ~10% CAPITALIZATION RATE APPLIED		\$2,422,000
			ASKING PRICE		

PROPERTY AERIAL

- 1 - 3324 6th Avenue
- 2 - 67 Ingalls Avenue
- 3 - 242 4th Street
- 4 - 82 Ida Street
- 5 - 374 3rd Street
- 6 - 393 1st Street
- 7 - 503 1st Street
- 8 - 61 & 65 Tyler Street
- 9 - 626 & 628 4th Street
- 10 - 60 Thompson Street



ST. PETER'S HEALTH PARTNERS
A Member of Trinity Health
ST. MARY'S CAMPUS

Samaritan Hospital
School of Nursing
ST. PETER'S HEALTH PARTNERS
Students - 144
Staff - 24

Samaritan Hospital
ST. PETER'S HEALTH PARTNERS

Rensselaer
Students - 5,579
Staff - 449

Hudson Valley
Community College
Students - 9,348
Staff - 6,163

RS RUSSELL SAGE COLLEGE
ALBANY & TROY
Students - 2,159
Staff - 347
between 2 campuses

WATERVLIET ARSENAL

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PROPERTY SUMMARY:

Property Type:	9 - Two-Family Houses 2 - One-Family Houses 1 - Three-Family House
Total Units:	23
Year Built:	Varies
Lot Size:	Varies
Stories:	2
Zoning:	Varies
School Tax:	\$20,360.90
Property Tax:	\$23,865.54

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile	10 Mile
Population	19,022	81,527	139,725	371,076
Avg. HH Income	\$49,599	\$60,664	\$73,242	\$80,806
Median Age	29.1	34.4	37.0	37.4
Businesses	1,231	2,922	5,097	19,138
Employees	21,764	39,891	70,678	316,781

Video Tour:

PROPERTY PHOTOS



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MARKET OVERVIEW

Troy, New York is a small city located in Rensselaer County, New York, with a population of approximately 49,000. The city is situated on the eastern bank of the Hudson River, and it is part of the Capital District, which includes Albany, Schenectady, and Troy. In recent years, Troy has experienced a growing population, with a significant influx of young professionals and families.

From a commercial real estate perspective, Troy presents several opportunities for investors. The city has a diverse mix of industries, including healthcare, education, and technology, which has driven demand for office and industrial space. Additionally, the city's vibrant downtown area has attracted numerous restaurants, bars, and retail shops, creating opportunities for retail and mixed-use development.

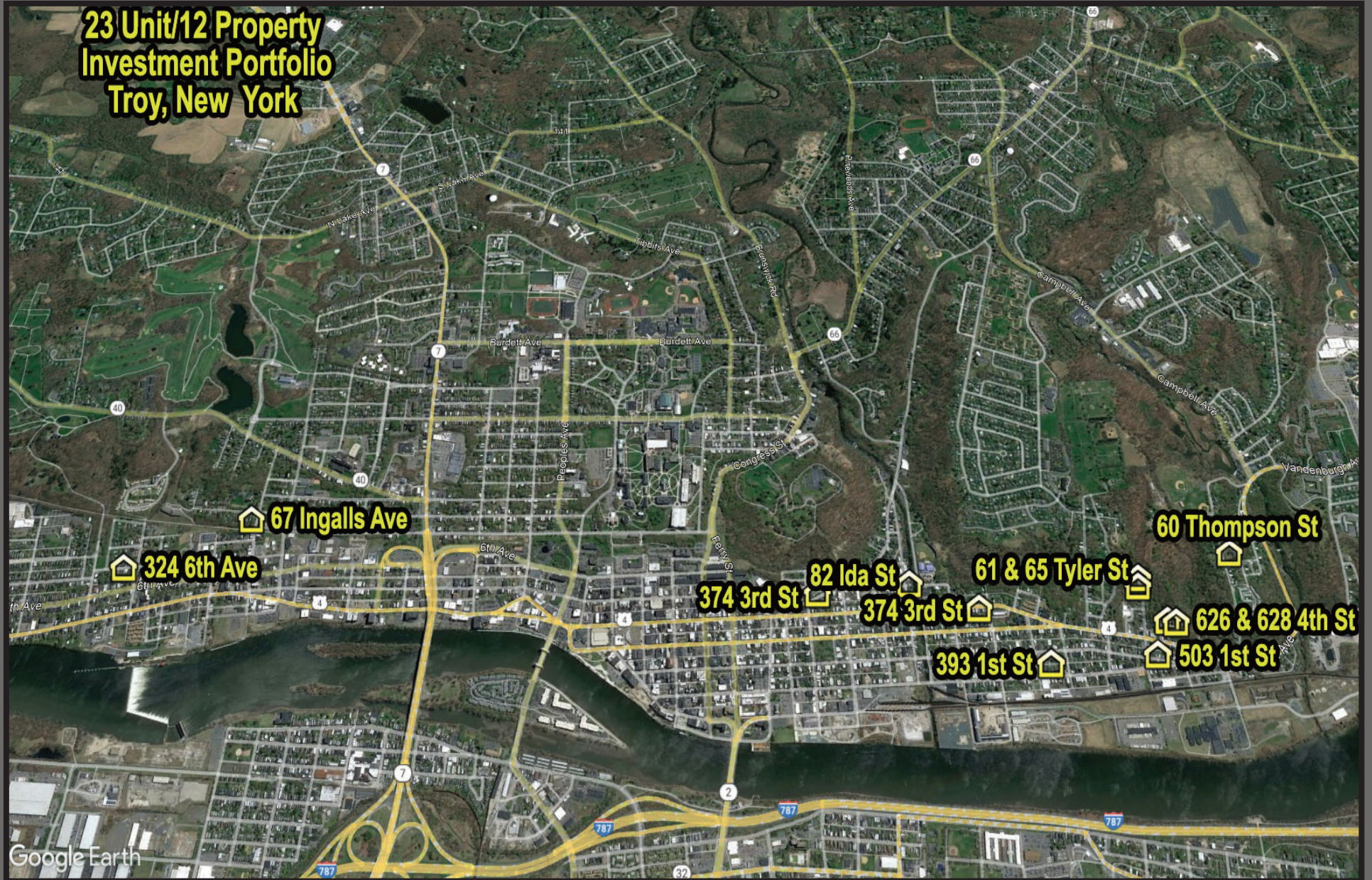
One of the key drivers of Troy's population growth is its location. The city is just a short drive from Albany, which is the state capital and a major economic hub in the region. This proximity has made Troy an attractive option for people who want to live in a smaller city but still have easy access to the amenities of a larger metropolitan area.

The city has also invested heavily in infrastructure, with a focus on revitalizing its downtown area. This effort has led to the development of new public spaces, such as the Riverfront Park and the Troy Riverwalk, which have helped to attract new businesses and residents.

In terms of real estate opportunities, Troy has a range of properties available for investors. The city has a mix of historic buildings, modern office buildings, and industrial properties, which can accommodate a variety of uses. There are also opportunities for new development, particularly in the downtown area, where there is high demand for retail and mixed-use space.

Troy's growing population and strong economic fundamentals make it an attractive option for real estate investors. With its diverse mix of industries, expanding infrastructure, and vibrant downtown area, the city is well-positioned for continued growth in the coming years.

PROPERTY AERIAL



MAP

