

Mixed Use Investment Portfolio  
28, 29, 31 Croton Avenue  
Ossining, NY 10520

# For Sale

\$1,050,000



## Features

Centrally located in the Village of Ossining  
Highly desirable, high visibility location just off of Route 9  
Five residential units, two commercial units, and a 21 space parking lot

**Showings By Appointment Only**

## Contact

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**Property Type:** Mixed Use & Parking Lot  
**Units:** 2 Commercial, 5 Residential  
**Parking Spaces:** 21  
**Zoning:** VC, Village Center  
**Total Building Size:** 5,400 SF  
**Parking Lot Size:** 8,700 SF  
**Gross Income:** \$126,255  
**NOI:** \$77,215  
**Real Estate Taxes:** \$22,000

- Westchester County - Village of Ossining
- High Traffic & Excellent Visibility
- Municipal Water & Sewer
- Electric, Natural Gas, & Oil Utilities
- Flexible Zoning
- Lots of parking
- Attractive Buildings



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# INCOME & EXPENSE PRO FORMA

## Rental Income\*

### 31 Croton Avenue

1: Office	\$ 2,000	\$ 24,000
2: 1 BR Apt	\$ 1,150	\$ 13,800
3: 1 BR Apt	\$ 1,250	\$ 15,000

### 29 Croton Avenue

LL: 1BR Apt	\$ 1,075	\$ 12,900
1: Office	\$ 1,150	\$ 13,800
2: 1BR Apt	\$ 1,350	\$ 16,200
3: 1BR Apt	\$ 1,250	\$ 15,000

### 28 Croton Avenue

Space 1:	\$ 75	\$ 900
Space 2:	\$ 75	\$ 900
Space 3:	\$ 75	\$ 900
Space 4:	\$ 75	\$ 900
Space 5:	\$ 75	\$ 900
Space 6:	\$ 75	\$ 900
Space 7:	\$ 75	\$ 900
Space 8:	\$ 75	\$ 900
Space 9:	\$ 75	\$ 900
Space 10:	\$ 75	\$ 900
Space 11:	\$ 75	\$ 900
Space 12:	\$ 75	\$ 900
Space 13:	\$ 75	\$ 900
Space 14:	\$ 75	\$ 900
Space 15:	\$ 75	\$ 900
Space 16:	\$ 75	\$ 900
Space 17:	\$ 75	\$ 900
Space 18:	\$ 75	\$ 900
Space 19:	\$ 100	\$ 1,200
Space 20:	\$ 100	\$ 1,200
Space 21:	\$ 50	\$ 600

Potential Gross Income: \$ 10,825 \$129,900

Vacancy & Collection: \$ 541 \$ 6,495

Effective Gross Income: \$ 10,284 \$123,405

## Expenses

Real Estate Taxes**:	\$ 22,000
Property Insurance:	\$ 4,060
Oil***:	\$ 6,200
Gas & Electric:	\$ 3,530
Water & Sewer:	\$ 2,400
Repairs & Maintenance:	\$ 4,000
Replacement & Reserve:	\$ 4,000
Total:	\$ 46,190

## Notes

\* This is a pro forma rent statement. There are currently vacancies in building 31, unit 1, and in six parking spaces, and the rent provided is the assumed rent once these spaces are leased up. All other rents are current and actual.

\*\* The entire Town of Ossining is being re-assessed as part of a complete overhaul of the property tax system in Ossining. The number above is the current tax, accurate through 2016. However, the new assessment will take place in 2017. The official taxes have not yet been levied, but we anticipate that taxes will go up by approximately 30%.

\*\*\* Oil prices are now significantly lower than they were last year. At today's prices the oil cost for the year would have been under \$4,000. We have also been able to secure oil deliveries from a company with much more favorable pricing, which will save an additional \$1,000 +/- each year.

## NET OPERATING INCOME: \$77,215

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