



1011 Union Street, Schenectady, NY 12308

Gross Monthly Rent Roll **\$17,479.00**

1011 Union School Taxes Total = **\$8,432.00**

Paid (Quarterly) Property Taxes Total = **\$9,081.02**

Total School & Property Taxes = \$17,513.00

16 Total Units - 19 Bedrooms -16 Bathrooms

Listed For Sale \$1,695,900

Tenants pay all their own electric bills.

Property insurance **\$6,500**

Principal and Interest (7%) **\$8,989.70**

Escrow Expenses **\$2,001.00** (All Taxes, Insurance)

Total Monthly Payment including Escrow \$10,990.78

Based on 25% Down @7.0% interest rate financed for 25 years

Gross Monthly Rent Roll \$17,479.00 (- 5% +/- for Vacancies)

Net Monthly Rent Roll \$6,488.22

Yearly Net \$77,856.00

10.75% Cap Rate