



HUDSON
MODERN

21 Unit Kingston Portfolio
\$2,195,000



SBL No. 56.93-1-3

60 Franklin St

Separate Meters

All Units Updated

Unit	Size	Current Monthly Rent	Current Annual Rent	Fully Leased Monthly	Fully Leased Annual Rent	Pro forma Monthly Rent	Pro forma Annual Rent	Taxes	Insurance	R&M	Utilities	Expenses	Current NOI	Leased NOI	Pro forma NOI
A	2 BR / 1 BA	\$ -	\$ -	\$ 1,400	\$ 16,800	\$ 1,500	\$ 18,000								
B	1 BR / 1 BA	\$ 1,200	\$ 14,400	\$ 1,200	\$ 14,400	\$ 1,200	\$ 14,400								
C	1 BR / 1 BA	\$ -	\$ -	\$ 1,100	\$ 13,200	\$ 1,200	\$ 14,400								
D	2 BR / 1 BA	\$ -	\$ -	\$ 1,400	\$ 16,800	\$ 1,500	\$ 18,000								

4		\$ 1,200	\$ 14,400	\$ 5,100	\$ 61,200	\$ 5,400	\$ 64,800	\$ 11,951	\$ 2,786	\$ 3,732	\$ 4,888	\$ 23,357	-\$8,956.67	\$ 37,843	\$ 41,443
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SBL No. 56.109-1-9

52 Van Buren St

Separate Meters

A	3 BR / 1 BA	\$ -	\$ -	\$ 1,350	\$ 16,200	\$ 2,000	\$ 24,000								
B	3 BR / 1 BA	\$ 1,350	\$ 16,200	\$ 1,350	\$ 16,200	\$ 2,000	\$ 24,000								

2		\$ 1,350	\$ 16,200	\$ 2,700	\$ 32,400	\$ 4,000	\$ 48,000	\$ 3,182	\$ 1,700	\$ 3,366	\$ 4,224	\$ 12,472	\$ 3,728	\$ 19,928	\$ 35,528
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SBL No. 56.109-1-8

54 Van Buren St

Separate Meters

All Units Updated

A	3 BR / 1 BA	\$ 1,650	\$ 19,800	\$ 1,650	\$ 19,800	\$ 2,000	\$ 24,000								
B	3 BR / 1 BA	\$ -	\$ -	\$ 1,650	\$ 19,800	\$ 2,000	\$ 24,000								

2		\$ 1,650	\$ 19,800	\$ 3,250	\$ 39,000	\$ 3,250	\$ 39,000	\$ 4,173	\$ 1,657	\$ 4,290	\$ 5,086	\$ 15,206	\$ 4,594	\$ 23,794	\$ 23,794
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SBL No. 48.330-1-9

357 Washington Ave

Separate Meters

A	3 BR / 1 BA	\$ 1,100	\$ 13,200	\$ 1,100	\$ 13,200	\$ 2,000	\$ 24,000								
B	3 BR / 1 BA	\$ 1,100	\$ 13,200	\$ 1,100	\$ 13,200	\$ 2,000	\$ 24,000								

2		\$ 2,200	\$ 26,400	\$ 2,200	\$ 26,400	\$ 4,000	\$ 48,000	\$ 5,017	\$ 1,657	\$ 2,904	\$ 3,904	\$ 13,482	\$ 12,918	\$ 12,918	\$ 34,518
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SBL No. 56.36-4-9

2-8 Walnut St

LL Heat & Hot Water

Separate Meters

3 Units Renovated

1 Partially Renovated

A	1 BR / 1 BA	\$ 962	\$ 11,544	\$ 962	\$ 11,544	\$ 1,400	\$ 16,800								
B	1 BR / 1 BA	\$ -	\$ -	\$ 1,300	\$ 15,600	\$ 1,400	\$ 16,800								
C	1 BR / 1 BA	\$ 1,250	\$ 15,000	\$ 1,250	\$ 15,000	\$ 1,400	\$ 16,800								
4	1 BR / 1 BA	\$ 1,350	\$ 16,200	\$ 1,350	\$ 16,200	\$ 1,400	\$ 16,800								

4		\$ 3,562	\$ 42,744	\$ 4,862	\$ 58,344	\$ 4,862	\$ 67,200	\$ 10,501	\$ 3,139	\$ 6,418	\$ 10,699	\$ 30,756	\$ 11,988	\$ 27,588	\$ 36,444
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SBL No. 48.318-7-9

7 Wiltwyck Ave

LL Heat

Separate Meters

All New Kitchens

New Floors

New Bathrooms

1	Studio	\$ 800	\$ 9,600	\$ 1,000	\$ 12,000	\$ 1,000	\$ 12,000								
2	Studio	\$ 945	\$ 11,340	\$ 1,000	\$ 12,000	\$ 1,000	\$ 12,000								
3	1 BR / 1 BA	\$ 1,300	\$ 15,600	\$ 1,300	\$ 15,600	\$ 1,400	\$ 16,800								
4	Studio	\$ 1,100	\$ 13,200	\$ 1,100	\$ 13,200	\$ 1,100	\$ 13,200								
5	Studio	\$ 1,150	\$ 13,800	\$ 1,150	\$ 13,800	\$ 1,150	\$ 13,800								
6	Studio	\$ 850	\$ 10,200	\$ 1,000	\$ 12,000	\$ 1,000	\$ 12,000								
7	Studio	\$ 982	\$ 11,784	\$ 1,000	\$ 12,000	\$ 1,000	\$ 12,000								

7		\$ 7,127	\$ 85,524	\$ 7,550	\$ 90,600	\$ 7,650	\$ 91,800	\$ 10,220	\$ 3,324	\$ 4,408	\$ 8,584	\$ 26,535	\$ 58,989	\$ 58,989	\$ 65,265
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Totals		\$ 17,089	\$ 205,068	\$ 25,662	\$ 307,944	\$ 29,162	\$ 358,800	\$ 24,323	\$ 7,801	\$ 14,292	\$ 18,101	\$ 64,517	\$ 83,260	\$ 181,060	\$ 236,992
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