

VILLAGE OF TARRYTOWN – SEVEN (7) APARTMENTS



Address: 53 South Washington Street - Tarrytown, NY 10591

Location: Between Main Street and Franklin Street in the Village of Tarrytown, walking distance to downtown Tarrytown (Music Hall, cafes, shopping, etc.) and 2 blocks from the Tarrytown Train Station.

Description: A 3.5-story walk-up wood frame with aluminum siding apt house containing seven (7) residential units and basement.

Income: Gross: \$100,013 Net: \$65,957 Taxes: \$17,508

Price: \$999,000 6.6% CAP Rate

Features: New Roof, 2 new above-ground 330-gallon oil tanks, new hot water heater, new windows, back doors with porches, 2 new washers, 2 new dryers, hardwood floors and tin walls and ceilings throughout building.



For more photos and full financial details, visit the website:

<http://www.broadnbailey.com>

For all other questions and showings, call or email Peter Nikic.

Call: (914) 804-0037
E-mail: peter@nikic.com

Peter Z. Nikic is a licensed Real Estate Broker, a member of the Westchester County Board of Realtors - WPMLS and WCBR – CID Member.

RENT ROLL
8/1/2009

Property Address: 53 South Washington Street
Tarrytown, NY 10591

Borrower: Broad & Bailey, Inc.

Phone Number: (914) 804-0037

Unit#	Sq. Ft.	# of Bedrooms	Tenant	Start	End	Rent	Lease Type	Util-L/T
1B	1000	2				\$1,600.00		
1N	800	1				\$1,400.00		
1S	800	1				\$523.80		
2N	800	1				\$1,400.00		
2S	800	1				\$476.00		
3N	800	1				\$1,180.00		
3S	800	2				\$1,550.00		

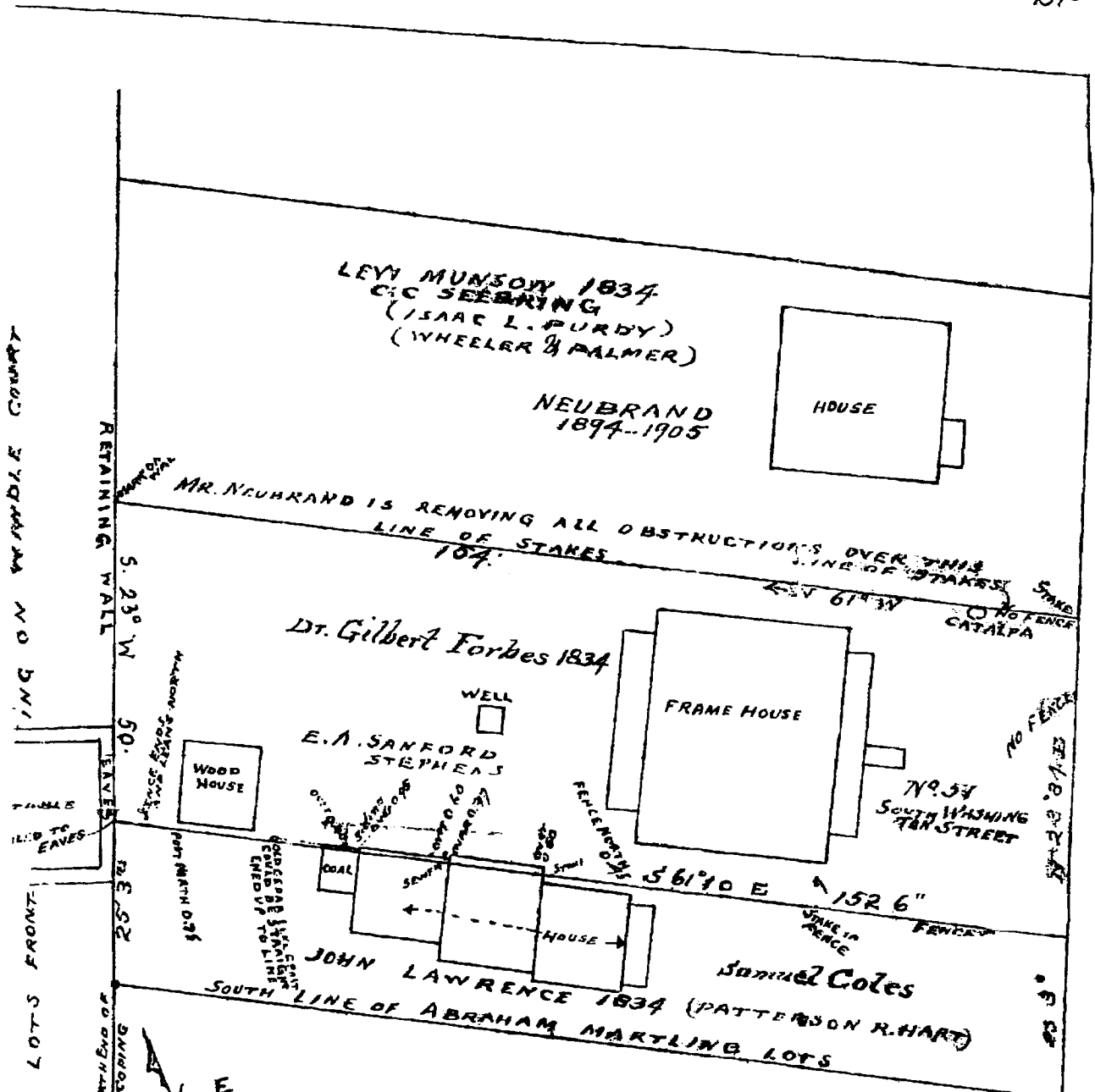
Total Sq. Ft. 5800 Monthly Rent \$8,129.80

Utilities:

	Gas	Electric	Heat	Water
L/T				

Annual Rent \$97,557.60

Comments: _____



JAMES DUELL
 formerly of Steuben Square
 MAP OF LAND IN VILLAGE OF
 TARRYTOWN, N.Y.
 SURVEYED FOR AND CERTIFIED TO
 THE WESTCHESTER & BRONX TITLE & MORTGAGE
 GUARANTY CO.
 Scale 20 Feet per Inch

TITLE NO. 1556

Ward Carpenter & Son
 April 24 1905

AT THE WORD SEWER THE
 VENTILATING PIPE COMES THROUGH SIDING
 AND ASCENDS PERPENDICULARLY
 SAID PIPE EXTENDS 7.20 NORTH OF LINE
 THIS AND THE CORRESPONDING PART OF
 HOUSE PROBABLY OF MORE RECENT DATE THAN
 MAIN HOUSE.

ALL THE LOT LINES
 BEAR NORTH OF SQUARE ALL THE WAY TO MAIN STREET. THE CART
 MAP IS NOT ON FILE & CAN NOT BE FOUND.