

3 RENTAL UNITS: 49-51 WORTH AVE, HUDSON

Total Bedrooms: 8+

Total Baths: 3 Baths

<u>General Information</u>	<u>UNIT 1</u> 1 st Floor Apartment	<u>UNIT 2</u> 2 nd & 3rd Floor Apartment	<u>UNIT 3</u> Basement Apartment
RENT	\$2,625	Owner Occupied Potential rent \$3,000+	\$1,300
BEDROOMS	3	3+	1
BATHS	1 Full Bath	1 Full Bath	1 – ¾ Bath
HEAT Included	Yes	Yes	Yes
ELECTRIC Included	No	No	No
HOT WATER Included	No	No	No
GARBAGE Included	No	No	No
APPLIANCES	Stove, refrigerator, dishwasher, washer, & dryer	Stove, refrigerator, dishwasher, washer, & dryer	Stove & refrigerator. This unit has an elevator to the 1 st floor.
TERMS	Month to Month	Owner occupied	Lease till April 31, 2025 Seller will negotiate with the tenant for an earlier departure if needed

<u>EXPENSES</u>	<u>PAID 2023</u>
TAXES	\$12,583.14
INSURANCE	\$2,719.84
WATER & SEWER	\$1,500
FUEL & ELECTRIC	\$3,500
OWNER'S APT ELECTRIC	\$634.08
GARBAGE	\$0
TOTAL	\$20,876.54

TOTAL RENT ROLL	\$*
-----------------	-----

Notes: *The gross potential rent roll could be more than \$84,000 per year. Given the market data for 3 and 1 bedroom apartments, respectively, you ought to be able to procure \$3,000 or more for Unit 2 and \$1,500 or more for the basement unit.