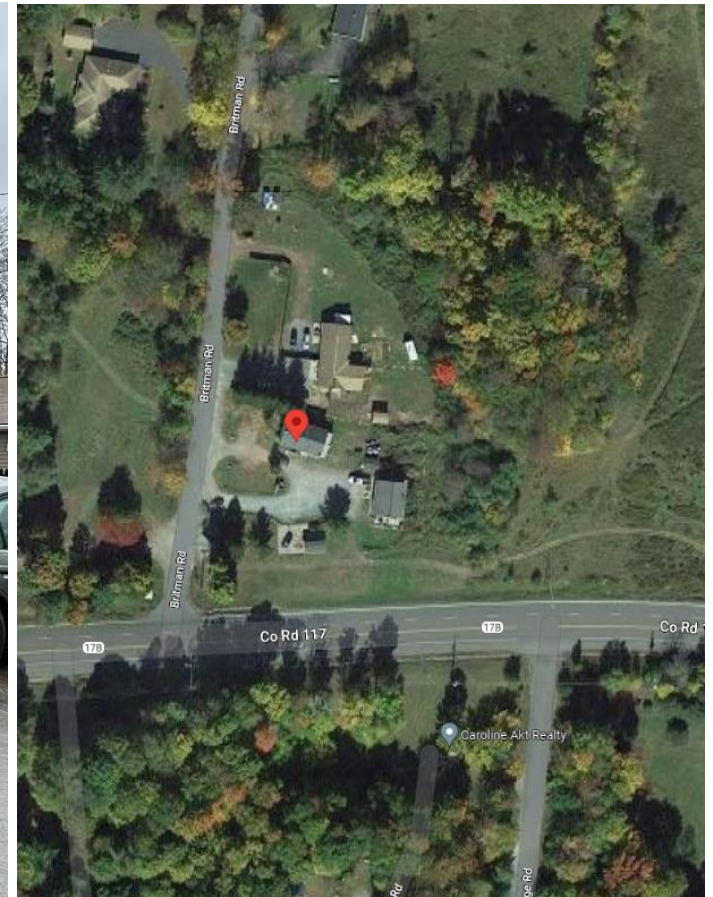


# For Sale

5 Unit Apartment Building

10 Britman Road, Mongaup Valley, New York 12762

**Brown  
Harris  
Stevens** **Bold  
Honest  
Smart**



## For Further Information and Inspection:

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The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

# Property Highlights

10 Britman Road, Mongaup Valley, NY 12762

|                     |  |                        |   |
|---------------------|--|------------------------|---|
| <b>LOCATION:</b>    | 10 Britman Road<br>Mongaup Valley, NY 12762  | <b>UTILITIES:</b>      | Tenants pay electric                                  |
| <b>PLOT SIZE:</b>   | 1 Acre   | <b>HEAT:</b>           | • Oil + Gas (Propane)<br>• One Tank for each building |
| <b>ZONING:</b>      | Residential  | <b>PURCHASE PRICE:</b> | Upon Request  |
| <b>DESCRIPTION:</b> | <b><u>5 Apartments</u></b><br>1 – Efficiency @ \$600/month<br>2 – 1 Bedroom – Vacant<br>1 – 2 Bedroom @ \$1,100/month<br>1 – 3 Bedroom @ \$1,450/month | <b>COMMENT:</b>        | All 1 year leases                                     |
| <b>REVENUE:</b>     | \$37,800   |                        |   |
| <b>EXPENSES:</b>    | Taxes: \$3,213<br>Utilities: \$15,500  |                        |   |

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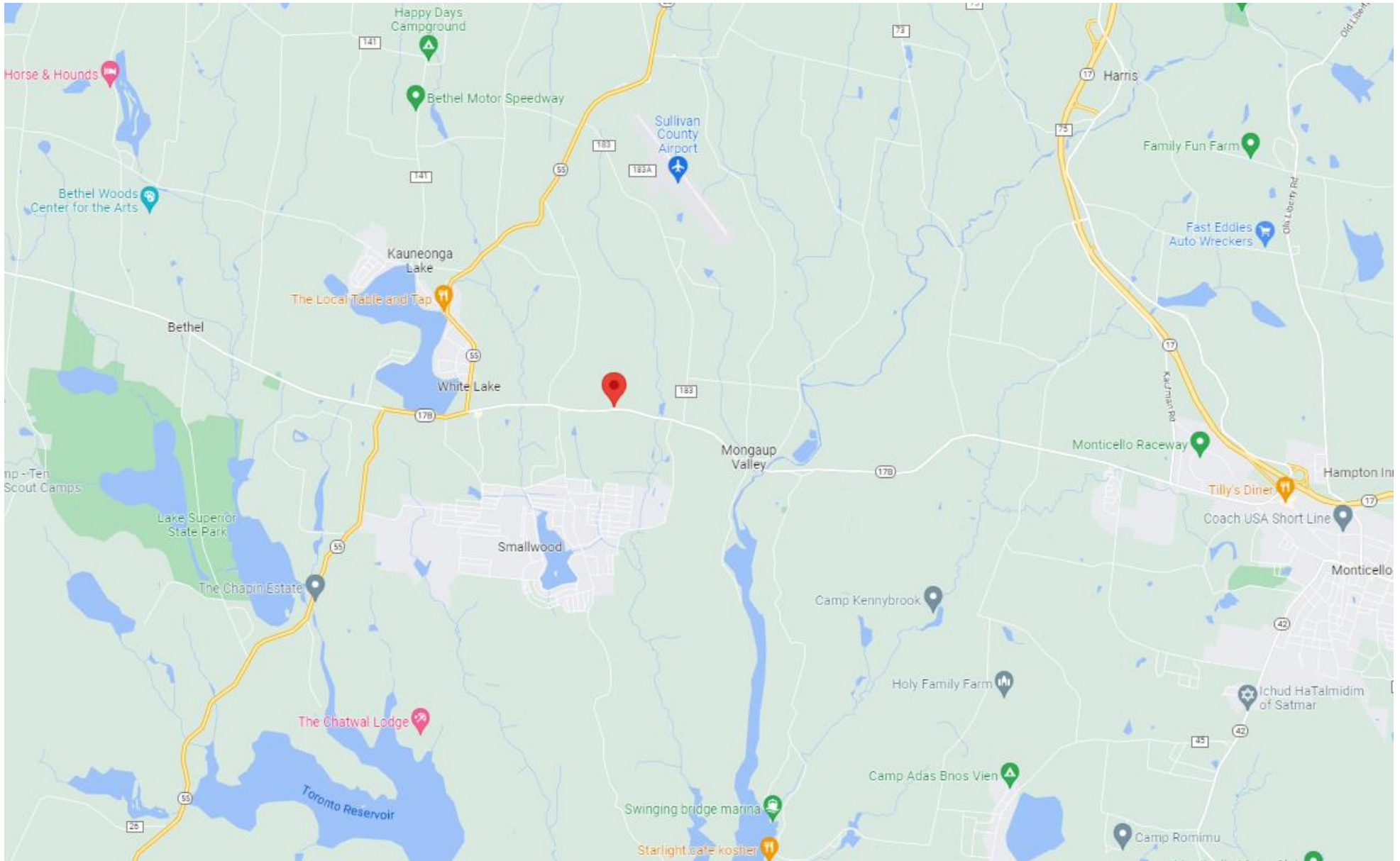
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