



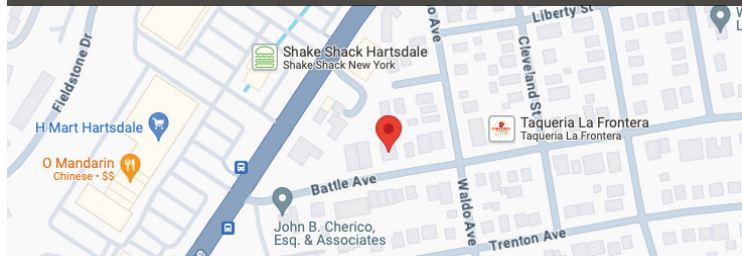
Purchase Opportunity:

285 Battle Ave.
White Plains, NY 10606

\$1,600,000

BUILDING DETAILS

- 5 units
- Property Type: Multifamily Property
- Subtype: Apartment
- Sale Type: Investment
- Building Size: 5,590 square feet
- Lot Size: 7,011 square feet
- Year Built: 1962



Located in the prime area of White Plains, this well-kept five-family apartment building is a great investment opportunity at market rate. Custom-built, it features 4 garages with additional parking and a new heating system. Just a short distance from downtown White Plains, the Metro-North train station, Westchester Mall, White Plains Hospital, schools, parks, and houses of worship. Inquire today!

285 Battle Ave., White Plains, NY

Pro Forma

Unit	Size	Type	Rent	Lease EXP
Apt 1	4	2BR	\$2,400	8/31/2024
Apt 2	4	2BR	\$2,700	Month-Month
Apt 3	3	2BR (Sec 8)	\$2,100	04/30/2025
Apt 4	4	2BR	\$2,700	Month-Month
Apt 5	3	1 BR	\$2,250	Month-Month

Monthly Rental Income

\$12,150

Annual Rental Income

\$145,800

Expenses

Taxes	\$29,864
Insurance	\$5,906
Water & Sewer	\$3,000
Utilities (Con Ed)	\$9,114
Repairs/Maintenance	\$4,055
Vacancy & Collection	\$3,500
Total Expenses	\$55,439.00
NOI	\$90,361

5 Family

Lot Acres: 0.16 Acres



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