

LISTING DETAIL

MLS # 28498
Status ACTIVE
Type Other
Township Callicoon Township
County Sullivan County

Address 4046 Route 52
Address 2
City Youngsville
State NY
Zip 12791
Class MULTI-FAMILY
Asking Price \$159,000

Kevin J Graham
American Heritage
Off: (845) 482-5565
Off: (845) 482-5565
4936 Route 52
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Directions Across from Hotel Clair in the center of Youngsville on Route 52

GENERAL

Listing Type	Exclusive Rights	Approx Year Built	1900	Unit 2 # of Bedrooms	1
Stories	Two	Approx Lot Size-Front	112	Unit 2 # of Bathrooms	1
Garage Type	None	Approx Lot Size-Side		Unit 2 Monthly Rent	
Garage Capacity	0	Tax Map-Section	19	Unit 3 # of Bedrooms	2
Current Use	Apartment Building	Tax Map-Block	3	Unit 3 # of Bathrooms	1
Number of Acres	0.62	Tax Map-Lot	2	Unit 3 Monthly Rent	
Number of Units		# Parking Spaces		Unit 4 # of Bedrooms	1
School District	Sullivan West	Unit 1 # of Bedrooms	1	Unit 4 # of Bathrooms	1
Development		Unit 1 # of Bathrooms	1	Unit 4 Monthly Rent	
		Unit 1 Monthly Rent			

FEATURES

STYLE	Two Story	SEWER	Septic	LAND FEATURES	Level
CONDITION	Good	WATER HEATER	Gas, Oil	POSSIBLE	Conventional, Owner First
BUILDING	Frame	HEATING	Baseboard, Hot Water, Zoned	FINANCING	
CONSTRUCTION		GARBAGE	Private	TO SHOW	By Appointment, Call Broker
EXTERIOR	Clapboard, Wood	BASEMENT	Slab	FEATURES	TV Cable, Wall To Wall
ROOF	Shingle	APPLIANCES	Refrigerator, Stove	/AMENITIES	Carpet
ELECTRIC	Circuit Breaker	NEAR (UNDER 5 MILES)	Golf, Hotels, Lake/Stream, Parks, River, Schools, Shopping	DOCUMENTS ON FILE	Disclosure, Income & Expense, Sellers Disclosure
FUEL	LP Gas, Oil, Fuel Tank Above Ground	ROAD	Paved, State	OPTIONS	Sale Only
WATER	Municipal				

FINANCIAL

Town & County Tax		Yearly Income	\$26220
School Tax		Yearly Expenses	\$19448
Village Tax		Land Value	
Tax Year	2009	Total Value	
Approx Total Taxes	4191	Financing Terms	
Tax Exemption Y/N	No		

REMARKS

Seller will hold first mortgage. Rents are low - room to raise them for an additional positive cash flow of approx \$400 to \$500 per month over the current positive cash flow of \$564.