

FOR SALE - FIVE-BUILDING INVESTMENT PORTFOLIO ON THE RPI HILL

1300 15th Street, & 377, 379, 381, 383 Congress Street, Troy, New York 12180



Property Overview

This impressive portfolio consists of four multifamily apartment buildings and a well-established, highly successful restaurant & bar with multi-tiered stone patio, gorgeous landscaping, waterfall and two kitchens and dining areas.

PURCHASE PRICE = \$998,000



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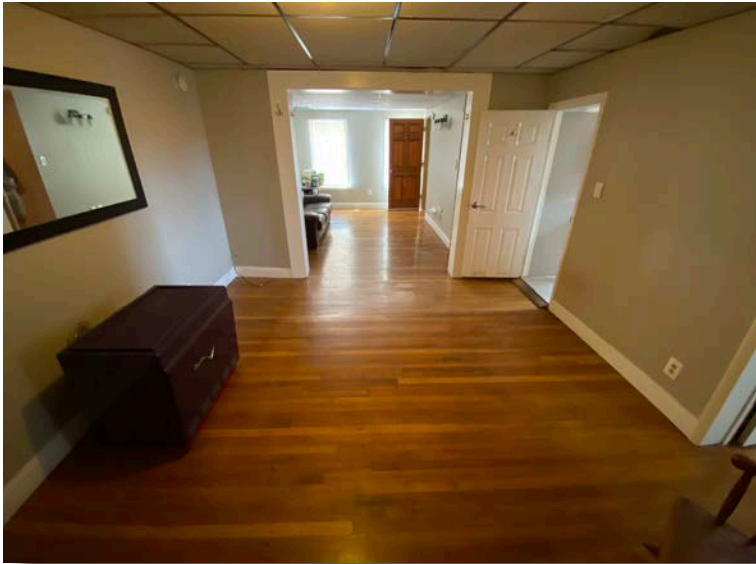


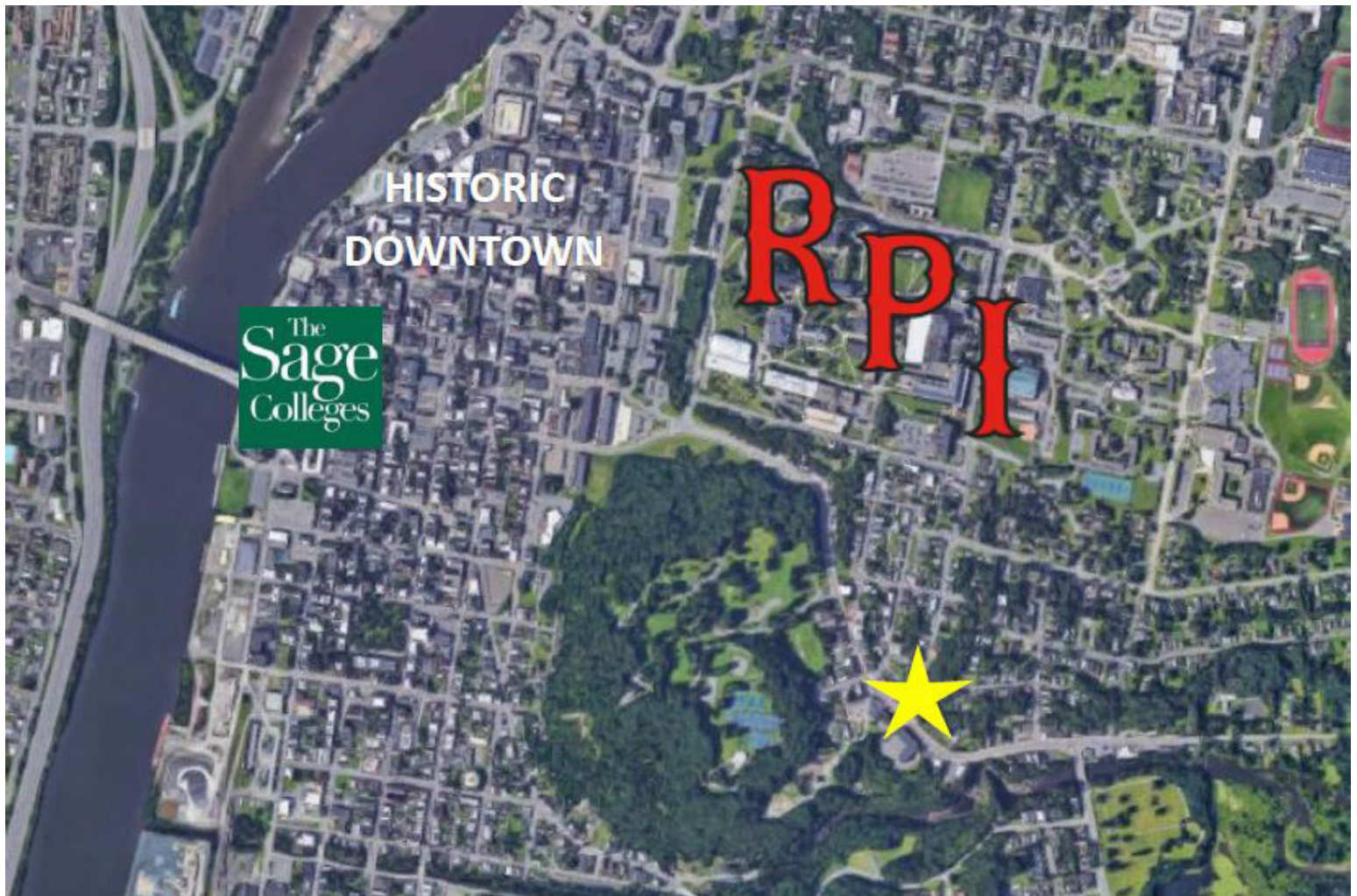
UNIT	SF	ACRE	BEDS
1300 15TH STREET - RESTAURANT	1,152	0.57	0
377 1 FL STORE	1,012	0.33	0
377 2 FL APARTMENT	961		3
377 3 FL APARTMENT	1,026		3
377 4 FL APARTMENT	536		1
379 1 FL APARTMENT	1,148		2
379 2 FL CAFE	1,824		0
381 1 FL	1,213		Development Project
381 2 FL	1,213		
381 Attic	250		
383 1 FL APARTMENT	815	0.06	1
383 2 FL APARTMENT	815		3
383 3 FL APARTMENT	815		3
TOTAL =	12,779	0.96	16

This one-acre property is located on the RPI university hill and is within blocks of its student union. The furnished apartments have been especially popular with RPI students, graduates and professors.

Residents have the best of both worlds: urban city living with direct access to Troy's Prospect Park. Abundant hiking trails, tennis courts, a soccer field, picnic areas and other recreational pursuits are just across the street.

SEVEN FULLY-FURNISHED APARTMENTS WITH THE POTENTIAL FOR TWO MORE





Opportunity Zone

This portfolio is located in an Opportunity Zone, which offers: temporary deferral of taxes on previously earned capital gains; basis step-up of previously earned capital gains invested; and permanent exclusion of taxable income on new gains.

A very substantial investment
The net benefit to investors or the impact is between 40% to 50% higher after-tax returns than a non-opportunity zone investment.

BUILDING DETAILS

Sales Price:	\$998,000
Total Building SF:	12,779
Zoning:	B2 Community Commercial, R-3 Multiple-Family Residential, Medium Density
Parcel:	0.96 Acres
Stories:	1-4
Water & Sewer:	Municipal
Heat:	Natural Gas
Construction:	Brick, Cedar Shake, Siding
Roof:	Rubber, Shingle
Condition:	Excellent
Age:	Circa 1890