

**Property Type MF - Multi-Family Full Agent Report**



MLS#: **29104691** Area: **114** List Price: **\$259,000**  
 Status: **Active** Map: **110DK114** Orig List Price: **\$259,000**  
 Spec Mkt Cond: **No Special Conditions** Sale Price:  
  
 Address: **380 SECOND AV** Zip: **12209**  
 City/Town: **Albany** Style: **4 Family**  
 Village: School District: **Albany**  
 County: **Albany County** Projected School:  
 Locale: Handicap: **See Remarks**  
 Off St Parking: **6**  
 Section: **76.69** Block: **3** Lot: **46**

UNIT LOC	#RM	#BR	FB/PB	OCC	AVAIL	M RENT	OWNER FURNISHES	APPLIANCES
Unit 1:	<b>1</b>	<b>4</b>	<b>1</b>	<b>1/0</b>	<b>Leased</b>	<b>600</b>		# Stoves: <b>4</b>
Unit 2:	<b>2</b>	<b>4</b>	<b>1</b>	<b>1/0</b>	<b>Leased</b>	<b>625</b>		# Refrigerators: <b>4</b>
Unit 3:	<b>3</b>	<b>4</b>	<b>1</b>	<b>1/0</b>	<b>Leased</b>	<b>725</b>		# Dishwashers:
Unit 4:	<b>4</b>	<b>4</b>	<b>1</b>	<b>1/0</b>	<b>Leased</b>	<b>775</b>		# Washers: <b>1</b>
Unit 5:	<b>Garage</b>		<b>/</b>			<b>40</b>		# Dryers: <b>1</b>
Unit 6:	<b>Garage</b>		<b>/</b>			<b>40</b>		# A/C:
Unit 7:	<b>Garage</b>		<b>/</b>			<b>40</b>		Age: <b>88</b>
Unit 8:			<b>/</b>					

Remarks: **EXTRA BUILDING LOT INCLUDED IN PRICE: #384 2nd Ave. Don't Miss This Property! Excellent Condition! MANY Updates: 8 New Basement Windows, Garage Roof Redone, 3 Apartments TOTALLY REHABBED: Including Refinished Hard Wood Floors, Updated Electrical, New Kitchen & Bathroom Fixtures, New Paint & New Proch Railings. Also, Apt. 2E Has A New Stove. Coin Operated Laundry In Basement. Extra Rental Income With 3 Garages!**  
 Directions: **787 To End: 1 Block: Take Left Onto Second Ave: Four Unit Is On The Corner Of Marshall &**  
 Condition: **Excellent**  
 Lot Size: **As Per Deed**  
 Description: **Corner**  
 Acres:  
 Above Gr SqFt: **2368**  
**Estimated Other**  
 Below GR SqFt:

EXPENSES		ANNUAL TAXES		UTILITIES	
Oil: \$	Sewer: \$	General: \$	Heat System: <b>Hot Water, Radiator</b>		
Electric: \$	Total Taxes: <b>\$ 4325 Estimated</b>	Village: \$	Heat Fuel: <b>Natural Gas</b>		
Gas: \$	Insurance: \$	School: \$	Cooling: <b>None</b>		
Water: \$	Miscellaneous: \$	Spec Assess: \$	Water: <b>Public</b> Sewer: <b>Public</b>		
<b>INCOME</b>	Offering Terms:		Basement: <b>Full</b>		
Rental: <b>\$ 32400</b>	Assum Mtg:		Exterior: <b>Vinyl</b>		
Other: <b>\$ 1440 Actual</b>	Balance: \$		Roof: <b>Slate</b>		
Total: <b>\$ 33840 Actual</b>	Rate:		Garage: <b>3 Detached</b>		

LO: **Got Property Realty Group** Office: **(518) 857-5466** Show: **Key, Lockbox, Call Listing Agent, Tenants, 24-Hour Notice, See Remarks** Sign:  
 LO Code: **1966A** Fax: **(518) 399-3077**  
 LA1: **Dominic F Karl - Home: (518) 857-5466ext. 0** List Team:  
 LA1 Code: **20663** gotproperty@nycap.rr.com Owner:  
 LA2 Possession:  
 Sub-Ag **2.5** Buy Ag **2.5** Bkr Ag **2.5** Depository: **First Niagara**

List Date: **3/13/2009** Expire Date: **9/15/2009** Sale Terms:  
 Pend Date: Status Date: **4/1/2009** Sell Office:  
 Closed Date: Sell Agent 1:  
 Days On Market: **81** Sell Agent 2:  
 Owner Contribution: Sld Rmks & Contribution \$:  
 Virtual Tour URL:

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